

Land at Finches Farm, Five Oak Green, Kent
Archaeological Desk-Based Assessment
March 2020

Land at Finches Farm, Five Oak Green, Kent
Archaeological Desk-Based Assessment
March 2020

© Orion Heritage Ltd 2020

No part of this report is to be copied in any way
without prior written consent.

Every effort is made to provide detailed and accurate
information, however, Orion Heritage Ltd cannot be held
responsible for errors or inaccuracies within 3rd party data
supplied to Orion and referred to within this report.

© Ordnance Survey maps reproduced with the
sanction of the controller of HM Stationery Office.

Licence No: 100056706

Report

Archaeological Desk-Based Assessment

Site

Land at Finches Farm, Five Oak Green, Kent

Client

Rydon Homes Ltd

Date

March 2020

Planning Authority

Tunbridge Wells Borough Council

Grid Reference

TQ 64139 45241

Prepared By

Ben Redclift BA MA PCIfA

Approved By

Rob Bourn BA MA MCIfA

Report Status

FINAL

Orion Ref

PN2419/1

Contents

Executive Summary

- 1.0 Introduction
- 2.0 Statutory and Planning Policy Framework
- 3.0 Heritage Baseline
- 4.0 Proposed Development and Potential Impact on Heritage Assets
- 5.0 Summary and Conclusions

Sources Consulted

List of Illustrations

- Figure 1 Site Location Map
- Figure 2 HER Data Plot – Monuments data
- Figure 3 HER Data Plot – Event data
- Figure 4 NHLE – Designated Assets
- Figure 5 1769 Andrews and Drury Map
- Figure 6 1805 Mudge Map of Kent
- Figure 7 1843 Capel Tithe Map
- Figure 8 1872 OS Map 1:10,560
- Figure 9 1897 OS Map 1:2,500
- Figure 10 1938 OS Map 1:2,500
- Figure 11 1963 - 1964 OS Map 1:2,500
- Figure 12 1993 OS Map 1:2,500

Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

A review of the available evidence has confirmed that the study site has moderate potential to contain remains from the Prehistoric period. This potential comprises river terrace deposits in the centre and east of the study site, which may contain evidence which would contribute to understanding of the Palaeolithic period. However, the geo-archaeological investigation works undertaken of these deposits in the adjacent Hadlow Solar Farm found that these deposits had a low geo-archaeological potential within that site. Therefore, it is considered that, based on current evidence, any such remains would be of no more than local interest if present.

There is a low potential for remains of all other archaeological periods.

Should archaeological remains be present within the site, the construction of the proposed development may impact upon them. Such remains are considered unlikely to be more than of local significance.

In light of this, it is anticipated that a programme of archaeological evaluation will be necessary in due course to support a future planning application. The scope and timing of such works will need to be agreed with Kent County Council.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraph 197 of the NPPF and policy EN10 of the local plan 2006, as well as policies STR8 and EN6 and EN7 of the emerging local plan.

Introduction

- 1.1 This archaeological desk-based assessment considers land at Finches Farm, Five Oaks Green, Kent (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Rydon Homes Ltd to support the promotion of the site through the Local Plan process. The site (hereinafter referred to as the “Site”) is located at grid reference TQ 64139 45241.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 and 3).
- 1.5 A site visit was undertaken on 25th October 2019, when the conditions were sunny with good visibility.

Location, Topography and Geology

- 1.6 The study site is located north of Five Oaks Green Road and south of the South Eastern Main Line Railway, to the west of Five Oaks Green. The study site is relatively level at c. 18m AOD.
- 1.7 The solid geology of the study site comprises Sandstone and Siltstone of the Tonbridge Wells Sand Formation with superficial deposits of river terrace deposits of Clay and Silt in the centre and east of the Site. No superficial deposits are recorded in the north west and west of the study site. (BSG Geology of Britain viewer 2020).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the Site;
- Identify any archaeological constraints to the development of the Site; and
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- *Management of Recording Projects in the Historic Environment: MORPHE* (English Heritage 2006);
- *Code of Conduct* (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

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

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at the Kent History and Library Centre;

6

- Examination of material currently held in the Kent Historic Environment Record, including Historic Landscape Characterisation, for the proposed routes and for a 1km search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of LIDAR and aerial photography for the study site.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This 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 of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 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.
- 3.4 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 197 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.8 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9 *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.

3.10 *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.

3.11 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

Local Planning Policy

3.12 Planning policy for the study site is provided by saved policies from the Tunbridge Wells Borough Council Local Plan (adopted 2006). This contains the following policy relevant to this assessment:

Policy EN10 Archaeological Sites

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.

3.13 Emerging policy is laid out in the Tunbridge Wells Borough Council Draft Local plan, which has been published as a draft for consultation at the time of writing. It has the following policies relevant to this assessment:

Policy STR 8 Conserving and enhancing the natural, built, and historic environment

The natural, built, and historic environment, including landscape assets, biodiversity, geodiversity, priority habitats and species, and statutory and locally designated sites, will be conserved and enhanced by the following approach:

1. *The urban and rural landscapes of the borough, including the designated High Weald AONB, will be conserved and enhanced;*
2. *The landscape character of the borough will be protected through retention and enhancement of the key characteristics or valued landscape features and*

qualities, as well as through the restoration of landscape character where it has been eroded;

3. *Where development proposals have an impact on the landscape, developers will be required to clearly demonstrate that any harmful effects have, where possible, been avoided. Where effects are unavoidable, suitable mitigation must be provided that identifies all important landscape features and, where possible, are incorporated into the proposal;*
4. *Any new landscaping must make a positive contribution to the local landscape character;*
5. *Within the area designated as AONB and its setting, development will be managed in a way that conserves and enhances the natural beauty of the area, and developers will be expected to demonstrate (through relevant documentation submitted as part of a planning application) how proposals have had regard to the objectives of the High Weald AONB Management Plan. Proposals that would harm the natural beauty of the AONB will not be permitted unless it is clearly in the public interest to do so. In such instances, effective mitigation should form an integral part of the development proposals;*
6. *A hierarchical approach to nature conservation and the protection of biodiversity will be applied across the sites and habitats of national, regional, and local importance within the borough. The objective is to achieve net gains for nature and protect and enhance sites of geological interest across the whole borough;*
7. *Opportunities and locations for biodiversity enhancements will be identified and pursued by the creation, protection, enhancement, extension, and management of green corridors and through the development of green infrastructure networks in urban and rural areas to improve connectivity between habitats;*
8. *The designated and non-designated heritage assets of the borough, including historic field patterns, 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;*
9. *Regard shall be given to the Historic England Conservation Principles and the Council's Historic Environment Review, which identifies historic environment themes particular to the borough; and*
10. *The positive management of heritage assets through partnership approaches and measures will be encouraged, including by the use of Conservation Area Management Plans. A more detailed suite of development management policies in relation to conserving and enhancing the natural, built, and historic environment is set out within Section 6 of the Draft Local Plan.*

Policy EN6 Historic Environment

Proposals for development will be required to reflect the local distinctiveness, condition (state of repair), and sensitivity to change of the historic environment as defined in the guidance listed above in paragraph 6.50.

All new development shall commit to the overall conservation and, where possible, enhancement, of the historic environment of the borough, by demonstrating how it has regard to the advice set out in current government historic environment policy and guidance, including Historic England Good Practice Advice Notes and Historic Environment Advice Notes, and the themes in the Historic Environment Review.

All proposals shall demonstrate:

1. How the development proposal would preserve or enhance the historic environment;
2. A clear consideration of the relationship of the proposal with the historic evolution of the borough;
3. An assessment of the historic character of the local area, including current conditions; and
4. An understanding of the presence of heritage assets and their setting and associated significance, vulnerabilities, and opportunities.

Policy EN7 Heritage Assets

Proposals that affect a designated or non-designated heritage asset, or its setting, will only be permitted where the development conserves or enhances the character, appearance, amenity, and setting of the asset; and in the case of historic parks and gardens, provides, where possible, improvement of access to it.

Applications will be assessed with reference to the following:

1. The historic and/or architectural significance of the asset;
2. The prominence of its location and setting; and
3. The historic and/or architectural significance of any elements to be lost or replaced.

Proposals should also comply with the advice set out in the Conserving and Enhancing the Historic Environment Section of the NPPF (and any subsequent versions).

Any development that might directly or indirectly affect the significance of a listed building, conservation area, historic park and garden, scheduled ancient monument, historic landscape (including ancient woodland and veteran trees), archaeological site, or local heritage asset, will be required to submit a heritage statement, and/or where applicable, an archaeological assessment and/or management plan as above for historic parks and gardens, with any planning application, which can be included within a design and access statement. This includes development affecting their setting.

The assessment of proposals should make reference to the Tunbridge Wells Borough Historic Environment Review, the Council's List of Local Heritage Assets, which includes buildings and historic parks and gardens of local importance, and relevant guidance. Although the Council does not hold an exhaustive list of non-designated heritage assets, it should be noted that these are often identified at the application stage of any proposal.

Should permission be granted for the removal of part or all of a heritage asset, the Local Planning Authority will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.14 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-

stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 3.15 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.16 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.17 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 3.18 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

4.1 The heritage assets under consideration have been identified by means of a review of the following resources:

- Historic Environment Record (HER) Data held by Kent County Council;
- The National Heritage List for England (NHLE) held by Historic England
- Historic England Archive
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

4.3 There are no scheduled monuments within the search area.

4.4 The study site is covered by a Historic Landscape Character polygon described as 'Rectilinear with wavy boundaries (late medieval to 17th/18th century enclosure' (5767).

4.5 It is noted that there have been a limited number of intrusive archaeological investigations within the study area.

4.6 Extensive geoarchaeological assessment took place in 2014 prior to the development of Hadlow Place Solar Farm covering an area of 26.6ha, at least c.190m to the north west of the study site (EKE14844). Groundworks exposed consistent subsoil and topsoil layers overlaying natural geology. A 19th century demolition deposit was noted which corresponded to the location of former Post Medieval farm buildings. A single flint scraper and a Neolithic/Early Bronze Age pottery sherd was recovered from the ploughsoil but no other archaeological features were identified. The geoarchaeological assessment similarly identified no buried soils or archaeological deposits, although evidence of subsoils typical of river terrace deposits were recorded.

4.7 The report on the results (AC 2015) had the following conclusion in relation to the palaeo-environmental potential of that site:

The geoarchaeological assessment of the borehole sequence did not identify any horizons or evidence of ancient human interaction with the landscape. The work identified a typical sequence of soil and river valley deposits that were associated with extensive flooding in the upper reaches of the River Medway Valley. The modelling also identified the presence of small infilled feature in the centre of the site, which is likely to have been part of a palaeochannel. Overall a low geoarchaeological potential was identified.

4.8 This work was undertaken following advice from the Kent County Council (KCC) archaeology officer, highlighting the potential for the river terrace gravel deposits on the solar farm site to contain important palaeo-environmental remains (KCC Senior Archaeological Officer response to planning application 14/00870/FUL).

Undated

4.9 A series of cropmarks were visible on aerial photographs of 1946 and 1961, surrounding Moat Farm, 390m to the north east of the study site (TQ 64 NW 297). These were interpreted as old field boundaries but remain undated.

Prehistoric

- 4.10 A Bronze Age flint knife and scraper were found in Capel. Their findspot location is given as c.570m to the south west of the study site (TQ 64 SW 10).
- 4.11 According to the British Geological Survey, the centre and east of the study site contains river terrace deposits of clay and silt. These deposits were examined in geo-archaeological works undertaken at the Hadlow Solar Farm site, c.190m to the north west of the study site (HER EKE14844). This investigation found “evidence of subsoils and fine grained water lain river terrace deposits typical to a river valley environment”, and also found a palaeo-channel (AC 2015). However this investigation found no evidence of any human activity or remains of archaeological interest within the geo-archaeological investigations, other than a single flint scraper and pottery fragment dating from the Neolithic or Early Bronze Age which was found in the ploughsoil approximately c.460m to the north west of the study site (TQ 64 NW 298).
- 4.12 The South East Research Framework (SERF) and Research Agenda for the Early Palaeolithic (Wenban-Smith et al 2019) notes that the area east of Tonbridge contains large deposits of Brickearth which have a known potential to contain early Palaeolithic evidence. It also notes that other colluvial and alluvial deposits in the Medway basin may contain evidence from this period. These alluvial deposits lie at least c.350m to the north of the study site (BGS). While the study site is outside of the areas containing Brickearth deposits, the presence of the river terrace deposits in the centre and east of the study site could contain some evidence from the Pleistocene period which could contribute to wider research objectives.
- 4.13 Furthermore, while there is a lack of Prehistoric occupation evidence in the Historic Environment Record, this may also be a reflection of the relatively limited level of archaeological field investigations which have taken place both within the study site, and in the wider study area. As such, the potential for some remains of archaeological interest to be identified within the study site cannot be completely discounted on current evidence.
- 4.14 There is therefore considered to be a moderate potential for the study site to contain remains from the Prehistoric period. This comprises potential Palaeolithic evidence in the river terrace deposits in the centre and east of the study site. While the Hadlow Solar site directly to the north west was found to have a low geo-archaeological potential (AC 2015), some areas of evidence of interest may nonetheless be present within the central and eastern portion of the study site.

Roman

- 4.15 A review of the Rural Settlement of Roman Britain online resource for the wider area around the study site shows no known settlements within 2km of the study site.
- 4.16 There are no records of Roman finds or features within the study area. As such there is a low potential for Roman period finds or features to be present within the study site.

Saxon and early Medieval

- 4.17 Tatlingbury was a Manor in the parish of Capel, which was noted in the ‘Book of Knights Fees’, compiled in the late 13th century. It was part of the possession of the convent of Tonbridge until taken by Henry VIII, eventually coming into the ownership of the local Fane Family.

- 4.18 A local history of the church at Tudeley, c.1.8km to the west of the study site, suggests it was one of four present in Kent in the 7th century AD, and previous research has highlighted that the presence of ironstone bloomeries in the vicinity may help explain why it was chosen so early (Neervoort-Moore 2000). It is likely that any small-scale settlement would have been focussed in the vicinity of the Church of All Saints'. No settlement is recorded at Five Oaks Green in the period. It was a sparsely populated, low-lying, predominantly forested and waterlogged area.
- 4.19 In the wider area, the nearest significant settlement during this period was at Tonbridge, 5km to the west of the study site, which is thought to have originated in the Early Medieval period, with the Church of St Peter and St Paul established beside the river crossing over the Medway by the 9th or 10th century (KCC 2004).
- 4.20 There are no records of Saxon finds or features within the study area and it seems that the study site lay apart from settlement in this period. As such there is a low potential for Saxon and Early Medieval period finds or features to be present within the study site.

Medieval

- 4.21 The Domesday Survey of 1086 records the manor of Tudeley (Tivelele) as once owned by Queen Edith, wife of Edward the Confessor, but was granted by William I to the Clare family who held Tonbridge Castle. The chapel at Capel was a chapel of ease, thought to have been used by pilgrims travelling to Canterbury.
- 4.22 A lead seal matrix was found in the garden of a Late Medieval house, 560m to the south east of the study site, in 1955. The seal is inscribed "S THOME BARS" and on the reverse the raised letters "R" and "L" appear on either side of a pierced handle (TQ 69 SW 14).
- 4.23 A number of Late Medieval buildings lie within the study area. 'Thistles' is Grade II listed building dated to c.1436 from dendrochronological analysis, lying c.500m to the east of the study site (TQ 64 NW 203). It was originally a Medieval hall house with a 3-room plan facing south east. Some additions were made in the 16th century and again in the 19th century when the house was probably divided into two cottages.
- 4.24 George and Dragon Cottage has origins in the late 15th century although it was massively refurbished in the 1920's. It lies south of Five Oak Green Road, c.440m to the east of the study site (TQ 64 SW 89).
- 4.25 Approximately 170m to the south west of the study site is Tatlingbury Farmhouse (TQ 64 NW 146). It is essentially an L-shaped building, timber framed, with parts dating to the mid-15th century, although much of the front wall has been rebuilt or faced with 18th and 19th century brick.
- 4.26 The church of St Thomas a Becket, in Capel c.650m to the south west of the study site, is Norman with later additions. It has long been a chapel annexed to Tudeley Church and was anciently part of the possessions of the Knight's Hospitallers (TQ 64 SW 6). The Chancel seems very ancient but the rest of the building fabric is chiefly brick in the perpendicular style.
- 4.27 There is considered to be a low potential for Medieval archaeological finds or features to be present within the study site as occupation lay at some distance from the study site during this period; at Tudeley to the west, and Capel to the south, based on current evidence.

Post Medieval

- 4.28 Five Oak Green village lies to the east of Tonbridge in Kent, in the civil parish of Capel, which since 1894 has encompassed Tudeley, Five Oak Green, Capel and surrounding smaller settlements. It was part of Tonbridge Rural District Council until 1974, and now falls under the jurisdiction of the Borough of Tunbridge Wells.
- 4.29 The History and Topographical Survey of the County of Kent in 1798 describes the parish as “*a wet place, full of ponds, and watered besides by two small streams, on the east and west sides of the parish, which runs from hence into the Medway*”. The village of Five Oak Green, which lies to the east of the redline site area, has flooded several times in the last 60 years – in 1968, 1999, 2001 and 2009.
- 4.30 The history of the area is linked primarily with hop-growing from the 19th century, witnessed by the Oasthouse in Tatlingbury, and the Hoppers Hospital in Five Oak Green. The latter is a listed building, originally a public house, which was transformed into a hospital to serve the hop-pickers in the area. To prevent requests for alcohol from those who thought it still sold beer, a sign noting ‘No beer sold here’ was placed outside. Maps from this time illustrate areas similar to orchards, which may have been either fruit trees or hops (Figures 10 & 11).
- 4.31 A number of historic farmsteads have been identified within the study area through the Kent Farmsteads and Landscape Project 2012, some of which are outlined below.
- 4.32 Finches Farm is a loose courtyard plan farmstead dating from the Post Medieval period, although suffering over 50% destruction of its original form. It lies c.50m to the north east of the study site (MKE81818). The former farmhouse is early/mid-17th century but extensively renovated circa 1985 (TQ 64 NW 144).
- 4.33 Moat Farm was originally a moated site of late 16th and early 17th century but probably has earlier origins (TQ 64 NW 129). It lies approximately 570m to the north east of the study site. Traces of the moat survive in the north west of the site, taking the form of a slight depression with the shape of the island on all sides but the south. A causeway is identifiable on the northern side (TQ 64 NW 11).
- 4.34 Since the Second World War, most of the population growth in the parish has been in Five Oak Green with the building of Falmouth Place and Sychem Place to the east and west of the village respectively, and three estates in the centre of the village. Apart from Five Oak Green village, the parish is covered by the Metropolitan Green Belt, so has seen no major post-war development or building.
- 4.35 Post Medieval buildings, some of which are listed and have their origins in the late Medieval period, can be found throughout the study area. A number lie to the east of the study site in Five Oaks Green and at Capel, to the south west of the study site. Historic farmsteads have also been identified to the south east of the study site and to the north east of the study site. However it appears that the study site formed the rural hinterland surrounding settlement throughout the Post Medieval period.

Map regression

- 4.36 The Andrews and Drury map dating from 1769 represents Five Oaks Green Road and Tatlingbury Farmhouse. The study site is undefined but the watercourse running to the west of the study site can be seen (Figure 5).
- 4.37 The Mudge Map of Kent of 1808 delimits the field boundaries in greater detail and depicts the central watercourse within the study site more clearly (Figure 6).

- 4.38 By the time of the 1843 tithe map of Capel the three fields making up the study site are shown as land parcels 219, 220 and 221 (Figure 7). The accompanying apportionment records these as (219) Pound Field Arable, (220) Little Meadow Hop, (221) Meadow, (222) The Slip Pasture.
- 4.39 The western half of the site falls in Capel Parish. The eastern half of the site falls in Tudeley Parish. The survey shows that in the 1840s the fields within the site area also fell across two different farms: Brook Farm (largely located to the south and west of the site) and Flinches Farm (largely located to the north of the site). A mixture of arable and meadow land; both farms had fields planted with hops that fell within the site area. During the 20th century some of the area also appears to have been used as fruit orchards (KHLC EK/U1453/P259-260).
- 4.40 The early 1:10:560 OS map (1872) shows the Site occupying three fields to the west of Five Oaks Green (Figure 8). A group of at least four buildings represents the nearest area of settlement, at Tatlingbury c.130m to the south west of the study site on the south side of Five Oaks Green Road. Buildings are also present at Moat Farm, c.570m to the north east of the study site. Brooks Farm and Lid House are represented c.460m to the south east of the study site. Church Farm and Tanners Farm lie c.600m to the south west of the study site in Capel.
- 4.41 By 1897 the Capel County Primary School had been constructed (Figure 9). A small terraced building lies to the east of the study site, south of Five Oak Green Road. At least two buildings are present directly to the north east of the study site, south of the railway line in the area of present Flinches Farm.
- 4.42 It is not until 1938 that any significant changes are apparent to the study area (Figure 10). By this time orchards cover most of the Site excluding the central portion..
- 4.43 By 1963-1964 a number of buildings associated with a water treatment works had been constructed in the centre of the Site (Figure 11). The sewage is labelled as disused by 1993 and houses encroach from Five Oaks Green to the eastern study site boundary around Larkfield and Norton's Way (Figure 12).

Summary of Archaeological Potential and Assessment of Significance

- 4.44 A review of the available evidence has confirmed that the study site has moderate potential to contain Palaeolithic remains in the river terrace deposits in the centre and east of the Site. However, the geo-archaeological investigation works undertaken in the adjacent Hadlow Solar Farm found that these deposits had a low geo-archaeological potential within that site. Consequently, it is considered that, should Palaeolithic remains were to be present, based on current evidence, such remains would be of no more than local interest.
- 4.45 The Site is considered to have low potential for remains of all other archaeological periods.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The site is currently formed by two arable fields.

The Proposed Development

- 5.2 The proposed development comprises of a residential development. The layout of the scheme has not been finalised at the time of writing. Therefore, the following assessment of impact is based on a generalised impact typical of the sort of proposed development.

Potential Archaeological Impacts and Mitigation Measures

- 5.3 A review of the available evidence has confirmed that the study site has moderate potential to contain remains from the Prehistoric period. This potential comprises river terrace deposits in the centre and east of the study site, which may contain evidence which would contribute to understanding of the Palaeolithic period. However, the geo-archaeological investigation works undertaken of these deposits in the adjacent Hadlow Solar Farm found that these deposits had a low geo-archaeological potential within that site. Therefore, it is considered that, based on current evidence, any such remains would be of no more than local interest if present.
- 5.4 There is a low potential for remains of all other archaeological periods.
- 5.5 Should archaeological remains be present within the site, the construction of the proposed development may impact upon them. Such remains are considered unlikely to be more than of local significance.
- 5.6 In light of this, it is anticipated that a programme of archaeological evaluation will be necessary in due course to support a future planning application. The scope and timing of such works will need to be agreed with Kent County Council.

6.0 Summary and Conclusions

- 6.1 This archaeological desk based assessment considers land at Finches Farm, Five Oaks Green, Kent, which is proposed for a residential development (Fig. 1).
- 6.2 A review of the available evidence has confirmed that the study site has moderate potential to contain remains from the Prehistoric period. This potential comprises river terrace deposits in the centre and east of the study site, which may contain evidence which would contribute to understanding of the Palaeolithic period. However, geo-archaeological investigation works undertaken of these deposits in the adjacent Hadlow Solar Farm found that these deposits had a low geo-archaeological potential within that site. Therefore, it is considered that, based on current evidence, any such remains would be of no more than local interest if present.
- 6.3 There is a low potential for remains of all other archaeological periods.
- 6.4 Should archaeological remains be present within the site, the construction of the proposed development may impact upon them. Such remains are considered unlikely to be more than of local significance.
- 6.5 In light of this, it is anticipated that a programme of archaeological evaluation will be necessary in due course to support a future planning application. The scope and timing of such works will need to be agreed with Kent County Council.
- 6.6 On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraph 197 of the NPPF and policy EN10 of the local plan 2006, as well as policies STR8 and EN6 and EN7 of the emerging local plan.

Sources

General

British Library

The National Archives

Historic Environment Record Kent County Council

Cartographic

1769 Andrews & Drury Map

1805 Mudge Map of Kent

1843 Tithe Maps for Tudeley and Capel

Ordnance Survey 1:10,560, 1:10,000, 1:2,500 scale maps 1872 - 2019

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Historic England National Heritage List for England -
<https://www.historicengland.org.uk/listing/the-list/>

Heritage Gateway - www.heritagegateway.org.uk

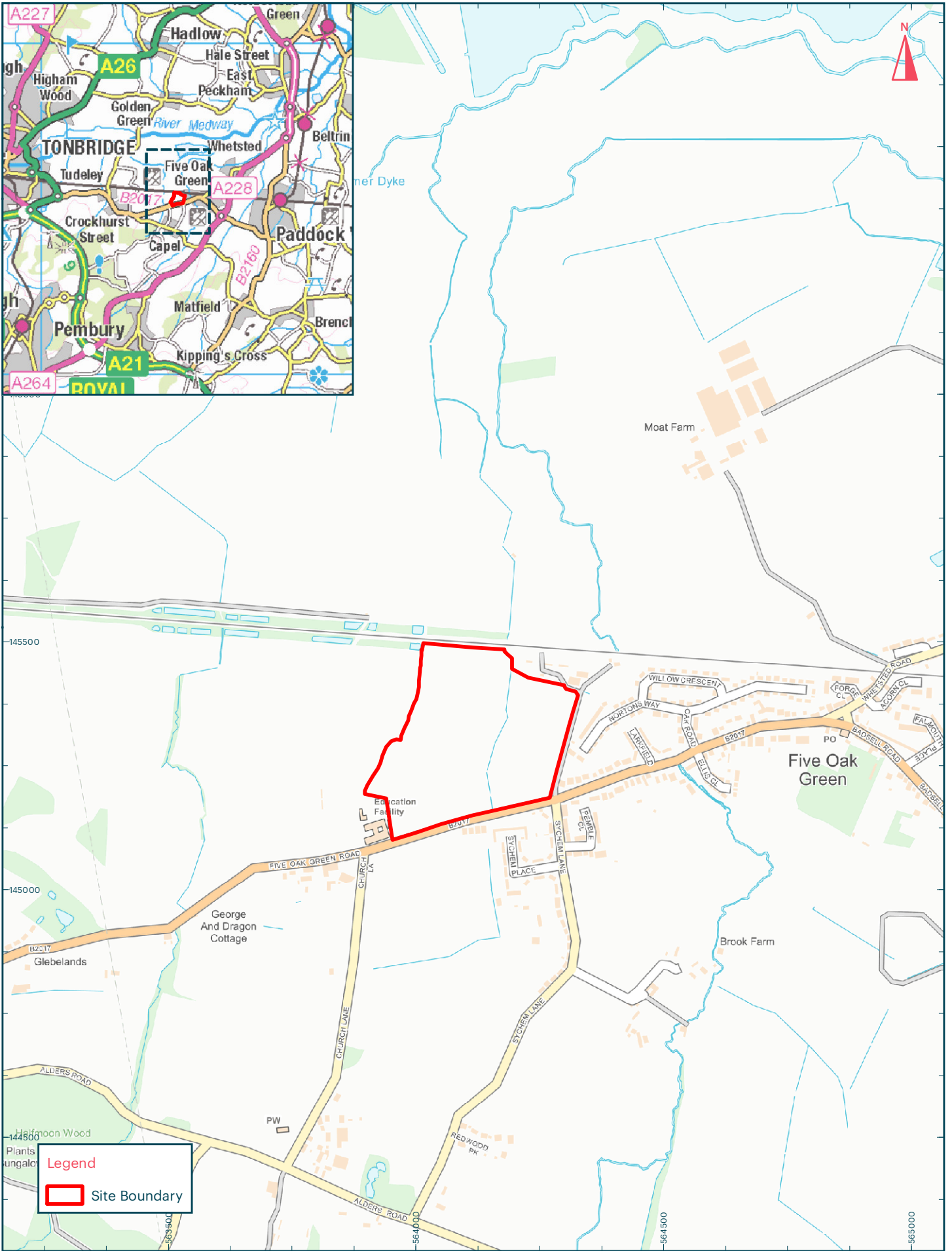
MAGIC - www.magic.gov.uk

Pastscape - www.pastscape.org.uk

Capel Parish Council – Parish History <https://capel-pc.org.uk/parish-history/>

Bibliographic

- AC Archaeology. 2015. Hadlow Place Farm Solar Park, Tudeley, Tonbridge, Kent: Results of an Archaeological Watching Brief and Geoarchaeological Assessment
- Edward Hasted, 'The lowy of Tunbridge: Capel', in The History and Topographical Survey of the County of Kent: Volume 5, Canterbury, 1798
- DCMS 2013. Scheduled Monuments & nationally important but non-scheduled monuments. DCMS
- Department of Communities and Local Government. 2019. Planning Practice Guidance
- Department for Communities and Local Government. 2019. National Planning Policy Framework DCLG
- Historic England. 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment
- Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets
- Kent County Council. 2004. Kent Historic Towns Survey – Tonbridge: Archaeological Assessment Document
- Neervert-Moore, M. 2014. The History of All-Saints' Tudeley. Bloomsbury Publishing PLC
- Wenban-Smith et al. 2019. South-East Research Framework: Resource Assessment and Research Agenda for the Early Palaeolithic (2010 with revisions in 2017 and 2019)
- Williams, A. and Martin, G. H. 2003 Domesday Book: A Complete Translation

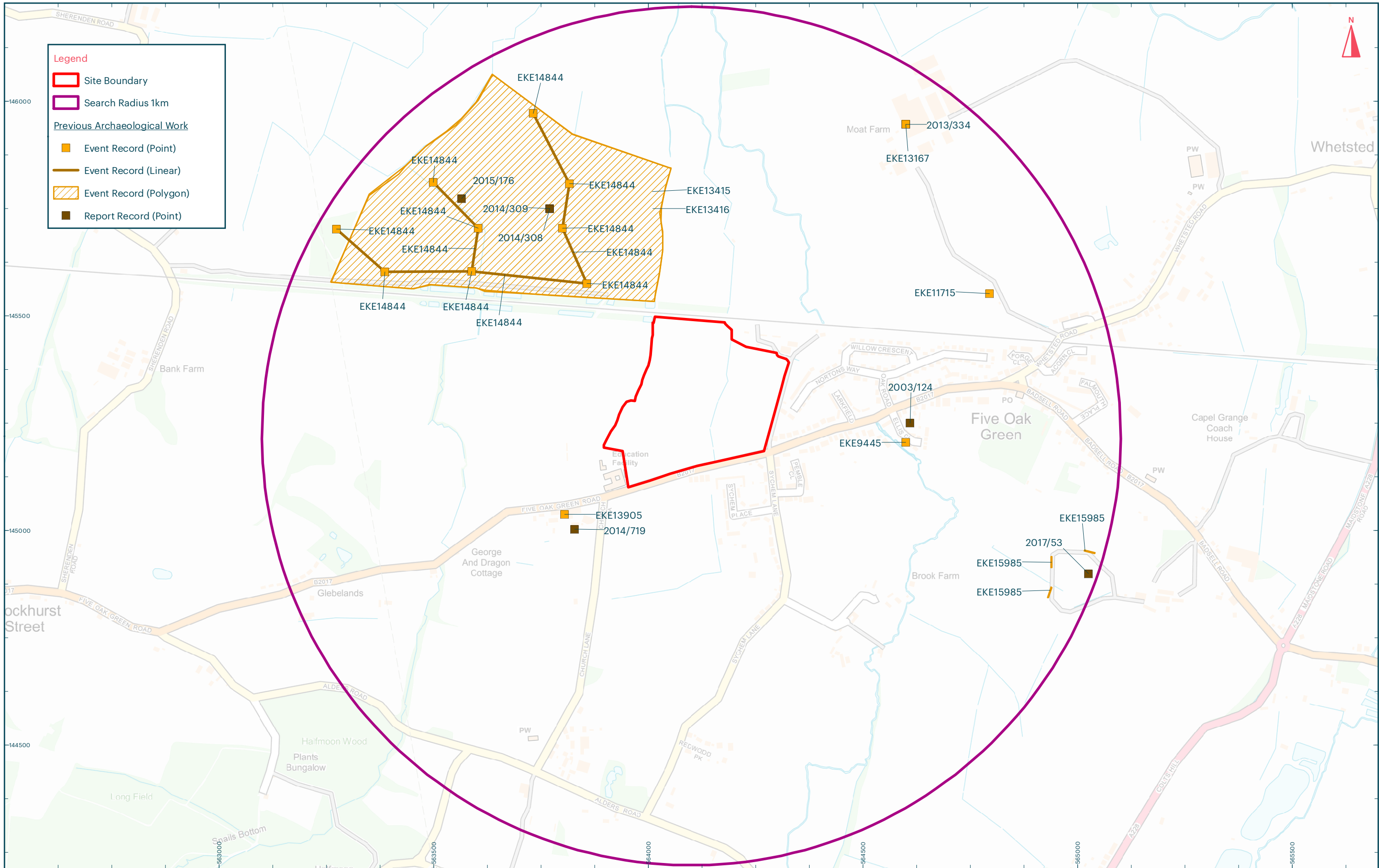


Title:
Figure 1: Site Location

Address:
Land at Finches Farm, Five Oak Green, Kent

Scale at A4: 1:10,000



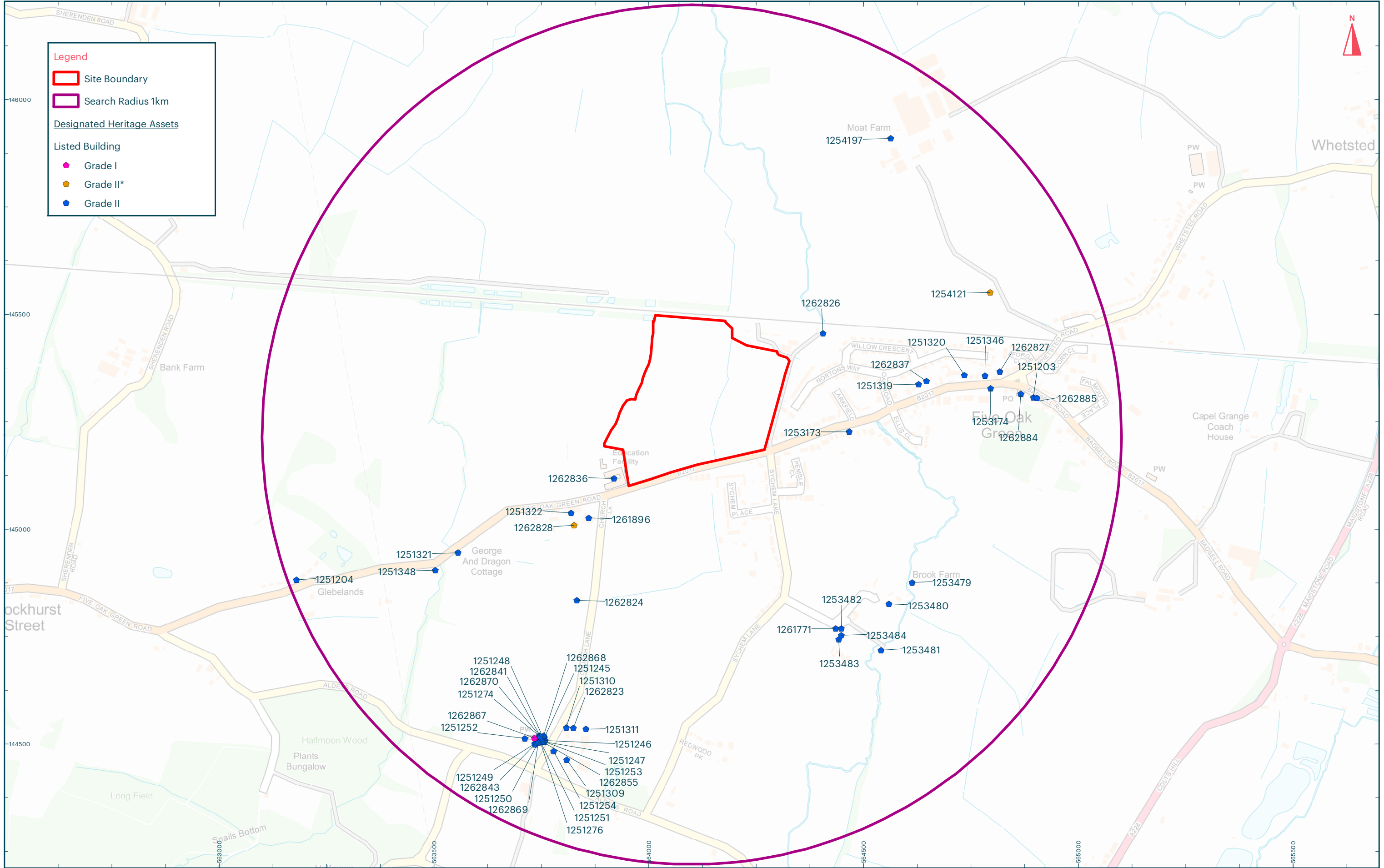


Title:
Figure 3: HER Data Plot - Event data
Address:
Land at Finches Farm, Five Oak Green, Kent

Scale at A3: 1:8,000
0 250m



© Historic England (2019). Contains OS data © Crown copyright and database right (2019).
© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office.
Licence No: 100056706. Data contained in this material was obtained on 16.03.20



Title:
Figure 4: NHLE – Designated Assets

Address:
Land at Finches Farm, Five Oak Green, Kent

Scale at A3: 1:8,000



© Historic England (2019). Contains OS data © Crown copyright and database right (2019).
© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office.
Licence No: 100056706. Data contained in this material was obtained on 16.03.20

