

Proposed new settlement at Tudeley, Kent  
Archaeology Desk-Based Assessment  
October 2019

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**Report**

Archaeology Desk-Based Assessment

**Site**

Proposed new settlement at Tudeley, Kent

**Clients**

Hadlow Estate

**Date**

October 2019

**Planning Authority**

Tunbridge Wells Borough Council

**Site Centred At**

TQ 62901 45501

**Prepared By**

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**Report Status**

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### 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

This historic environment desk-based assessment considers land under consideration for a new settlement at Tudeley, Kent. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence has confirmed that the study site has a moderate potential to contain prehistoric, Saxon and Medieval evidence and known heritage assets from the Post-Medieval period. The potential prehistoric evidence comprises river terrace deposits present in the northern half and eastern boundary of the study site, which may contain evidence which would contribute to understanding of the Palaeolithic period. There is also potential for remains associated with the Saxon and Medieval occupation at Tudeley to be present in the westernmost part of the study site, primarily close to the Church of All Saints. Post-Medieval remains would comprise buried remains associated with the occupation of the farmsteads at Bank Farm and Lilley Farm, which would be focussed on the extent of the historic farmsteads. The study site also contains 20th century remains comprising the Goldsmid family cemetery and the remains of a crashed German Messerschmitt Bf109E-4 fighter craft. It is also recognised that there is a lack of detailed archaeological investigations in the study site and wider area, and as such the potential for as yet unknown archaeological remains cannot be completely discounted.

This assessment has assessed the above potential remains and has concluded that they are likely to be of no more than local interest. In the case of the palaeo-environmental remains, if additional remains are present which could make a more substantive contribution to regional research objectives these could be of Regional interest, but they are considered unlikely to be of such significance that would require preservation or preclude the development of the study site.

The proposed new settlement impact has not been finalised at the time of writing, but would involve below ground impacts through the digging of foundation trenches, access roads and services runs, as well as other infrastructure such as drainage solutions. These impacts would destroy any archaeological remains which are present where these activities are proposed. It is likely that such activities would result in some impacts to the river terrace deposits, any surviving remains of the crashed German Messerschmitt Bf109E-4 fighter craft, buried peripheral remains associated with the Post-Medieval farmsteads at Bank and Lilley Farm and any as yet unknown buried remains within the study site. The new settlement is likely to be set back from the historic core of Tudeley and as such any impact to Saxon or Medieval occupation remains is likely to be limited to more peripheral elements. It is anticipated that the Goldsmid family cemetery will be left in situ.

As such, the new settlement is likely to impact only on remains of local archaeological interest, unless palaeo-environmental remains of higher interest are present, in which case remains of Regional interest may be affected. However the proposed new settlement is not anticipated to impact on any buried archaeological remains of national significance, that would require preservation in situ.

Given this, it is considered that the loss of the archaeological remains within the study site could be adequately mitigated via a staged programme of archaeological works. These works would comprise an initial stage of evaluation works, to include a palaeo-environmental assessment of any river terrace deposits present within the study site, followed by a programme of mitigation works, to adequately record any remains which would be lost as a result of the proposed development. Such a programme of works could be readily secured via the planning process in due course.

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 EN7 of the emerging local plan.

## 1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land at Tudeley, Kent, which is being considered for development as a new settlement (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Hadlow Estate. The site (hereafter referred to as the 'study site') is located at grid reference TQ 62901 45501.
- 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 study site boundary (Figures 2 and 3).

### Location, Topography and Geology

- 1.5 The study site is located between Tonbridge to the west, and Five Oak Green and Paddock Wood to the east (see Figure 1). The study site occupies a north-facing slope, with a height above ordnance survey (aOD) of 50m along the southern boundary of the study site, falling to 20m aOD at the northern boundary. The River Medway is located approximately 1km to the north of the northern boundary of the study site at the nearest point.
- 1.6 The solid geology of the study site comprises primarily mudstones of the Wadhurst Clay Formation across the southern half of the study site and sandstone and siltstone of the Tunbridge Wells Sand Formation across the northern half of the study site. Superficial river terrace deposits are recorded across the northern half and eastern boundary of the study site (BGS online geology viewer, accessed October 2019).

## 2.0 Planning Background and Development Plan Framework

### Ancient Monuments & Archaeological Areas Act 1979

- 2.1 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)

- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 *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).
- 2.6 *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.
- 2.7 *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.
- 2.8 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.9 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.10 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’.”*

- 2.11 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.12 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.13 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.14 Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 2.15 The key test in NPPF Paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- “What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*
- 2.16 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits (note that the reference to the NPPF paragraph 8 has been corrected to reflect the updated NPPF in 2019):

*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”*

- 2.17 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### Local Planning Policy

- 2.18 Planning policy for the study site is provided by the saved policies of the Tunbridge Wells Borough Council Local Plan 2006. This contains the following policies relevant to this assessment:

#### **POLICY EN10**

*Proposals for development affecting sites of archaeological interest, ~~other than those covered by POLICY EN9,~~ 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.*

- 2.19 The borough council is also working on a new 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 EN 7*

##### *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)*

2.20 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)*

2.21 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.

2.22 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.

2.23 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

2.24 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.

## 3.0 Archaeological and Historic Baseline

### Archaeological Heritage Assets

- 3.1 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.

- 3.2 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.

- 3.3 Chapter 4 will assess the nature of any effects to those heritage assets by the proposed development.

#### *Previous archaeological investigations*

- 3.4 No previous archaeological investigations are recorded as having taken place within the study site. The only archaeological field investigation undertaken close to the study site comprises a programme of archaeological monitoring and geo-archaeological assessment work was undertaken as part of the Hadlow Farm solar farm project, immediately to the east of the eastern boundary of the study site (HER EKE13415). The HER provides the following summary of the results of this investigation:

*An archaeological watching brief and geoarchaeological assessment of groundworks associated with cable trenches, access tracks and ancillary buildings.*

*Groundworks exposed consistent subsoil and topsoil layers overlying the natural geology. A demolition deposit comprising 19th century brick fragments was exposed that corresponded with the location of the former post medieval farm buildings. Otherwise, no other archaeological features were located.*

*A single flint scraper and a pottery sherd dating to the late Neolithic or Early Bronze Age was recovered from the ploughsoil.*

*The geoarchaeological assessment identified no buried soils or archaeological deposits but did illustrate a sequence of topsoils, subsoils and fine grained water lain river terrace deposits typical to a river valley environment. Transect profiles across the site also identified a small palaeochannel.*

- 3.5 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.*

- 3.6 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).

- 3.7 This investigation, and others further afield in the wider study area will be discussed as appropriate in the sections below.

*Undated*

- 3.8 The HER records a series of cropmarks approximately 1km to the east of the study site's eastern boundary, close to Moat Farm (HER MKE92143).

*Prehistoric*

- 3.9 The HER records no evidence of prehistoric remains as being present within the study site. The closest evidence found in the surrounding area comprises a single flint scraper and a pottery sherd of late Neolithic to Early Bronze Age date, which were recovered from the ploughsoil during the archaeological investigation works undertaken there as part of the solar farm application (HER MKE97950).
- 3.10 Other evidence from the surrounding area comprises artefactual evidence. For example Neolithic / Bronze Age artefacts were recovered at Stonecastle Farm during a site walkover in 1998 (HER MKE17703, 1km NNE of the study site). Prehistoric worked flints were also recorded during an archaeological watching brief in 2007 1km NNW of the study site (HER MKE21128). While the flints recovered did not come from defined features, the site archaeologists suspected that some form of settlement activity may have been nearby. A Bronze Age flint knife and scraper were also recovered in Capel, 450m to the southeast of the study site, however no further information is available regarding its provenance (HER MKE1125).
- 3.11 According to the BGS, the northern half and eastern boundary of the study site contains a river terrace deposits of clay and silt. These deposits were examined in geo-archaeological works undertaken at the Hadlow Solar Farm site, to the east of the study site (HER EKE13415). This investigation found "evidence of subsoils and fine grained water lain river terrace deposits typical to a river valley environment", and also found a palaeochannel. However this investigation found no evidence of any human activity or remains of archaeological interest within the geo-archaeological investigations (AC 2015).
- 3.12 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 also contain evidence from this period. While the study site is outside of the areas containing the Brickearth deposits, the presence of the river terrace deposits in the northern half and eastern boundary of the study site could contain some evidence from the Pleistocene period which could contribute to wider research objectives.
- 3.13 Furthermore, while there is a lack of prehistoric occupation evidence in the HER, 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 cannot be completely discounted on current evidence.
- 3.14 As such there is 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 northern half and eastern boundary of the study site. While the Hadlow Solar site was found to have a low geo-archaeological potential (AC 2015), the scale of the study site and the extent of the river terrace deposits within it means that the presence of some areas of evidence of interest may nonetheless be present within the northern half and along the eastern boundary of the study site. Also, as has been noted, there is some potential for some as yet unknown prehistoric archaeological remains, which cannot be

discounted on present evidence, although there is no clear evidence for their presence either.

#### *Roman*

- 3.15 The HER contains no records of Roman evidence either within the study site or the wider study area. A review of the Rural Settlement of Roman Britain online resource for the wider area around the study area shows no known settlements within 2km of the study site. Roman evidence in Tonbridge and the surrounding area is limited and the Kent Historic Towns Survey of Tonbridge in 2004 noted that the only known evidence from this period for the town comprised a fourth century coin found on the mound of Tonbridge Castle (KCC 2004).
- 3.16 On this basis it is considered that the study site has a low potential to contain buried remains of interest from this period.

#### *Saxon and early Medieval*

- 3.17 The HER contains no records of Saxon or early medieval activity within the study site or the wider study area. A local history of the church suggests that a church at Tudeley was one of four present in Kent in the 7<sup>th</sup> century AD, and suggested that the presence of ironstone bloomeries may help explain why it was chosen so early (Neervoort-Moore 2000). The settlement of Tudeley is also recorded in the Domesday Book as being held in AD1066, suggesting some form of small settlement activity there (Williams and Martin 2003). It is likely that any small scale settlement here would have been focussed in the vicinity of the Church of All Saints'.
- 3.18 In the wider area, the nearest known settlement during this period was at Tonbridge, 2km 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 9<sup>th</sup> or 10<sup>th</sup> century (KCC 2004).
- 3.19 On this basis it is considered that the study site has a moderate potential to contain some Saxon evidence, focussed on the westernmost boundary of the study site, close to the church of All Saints. The remainder of the study site has a low potential to contain buried occupation remains of interest from this period.

#### *Medieval*

- 3.20 The HER records the site of a possible small bloomeries just inside of the western boundary of the study site (HER MKE1097). Another possible bloomery site is recorded approximately 200m southwest of the study site (HER MKE1122). The HER has the following notes on the evidence in relation to these records:

#### ***MKE1097 (HER data point within the study site)***

*A small bloomery forge was formerly located near the bloomery at Tudeley (see TQ 64 SW 7). The word 'fabrica' can be used for a small blacksmith's forge, and a reference to two at this location appears in a documentary source from the 14<sup>th</sup> century. Their size is uncertain as this source indicates the rent was the same as for the large bloomery at Tudeley. No evidence of such structures was discovered during a field investigation.*

*In the accounts of the bloomery at Tudeley (TQ 64 SW 7) which run from 1329-1375 deficiencies in the payment of rent are noted after the Black Death of 1349. They include two "fabrica". The word 'fabrica' may be used for a small blacksmith's forge but the rent of these is the same as the Tudeley bloomery. (1) No siting evidence discovered during field investigation.(2) (Tudeley, centred TQ 6245) Forge associated with the medieval bloomery*

at Tudeley. Its siting corresponds with the pattern of the production of blooms taking place within the forest and secondary working in nearby villages. (3)

**MKE1122 (HER data point 200m SW of study site)**

*A possible site of 14<sup>th</sup> century bloomeries near Tudeley. Smithy Wood, Blacksmith's Fields, Upper and Lower Ashpit Fields, Ashpond Field are all place names from the area. Cinder remains have at various time been spotted in the bed of a stream. Possible mine pit depressions, and are stream are present but no cinder has been sighted in the surrounding field where the bloomeries are suspected. No definite identification of the site of this furnace has therefore been made. The bloomeries at Tudeley are documented in a documentary account on the 1 the Southfrith lands of the Clares from 1329. It is thought that the bloomeries were out of use by 1370.*

- 3.21 As can be seen from the above entries from the HER, the evidence for the bloomery sites is based on some field observations and historical resources, but their locations have not been confirmed by any detailed archaeological investigations, and so remain conjectural at present. However, their presence is consistent with the continued occupation of Tudeley during the medieval period.
- 3.22 Other evidence from the Medieval period from the surrounding area comprises Tudeley Hall (HER MKE38703), located close to the north-western boundary of the study site and the George and Dragon Cottage (HER MKE37626), located close to the south-eastern boundary of the study site. Both of these buildings are thought to potentially date to the late Medieval period.
- 3.23 The available evidence suggests that during most of the Medieval period activity was focussed on the settlement at Tudeley and the vicinity, and included occupation and also some industrial activity in the form of bloomeries in operation in the 13<sup>th</sup> and 14<sup>th</sup> centuries. On this basis, the westernmost part of the study site, which is close to the Church of All Saints', is considered to have a moderate potential to contain occupation and potential industrial remains associated with the medieval settlement and bloomery activity in Tudeley. The remainder of the study site is likely to have comprised either rural land or forest during this period and as such has a low potential for occupation remains of interest.

*Post Medieval*

- 3.24 The Post-Medieval period saw the development of a number of farmsteads throughout the study area. Two of these, Bank Farm and Lilley Farm are located within the study site (HER MKE82384 and MKE82385 respectively).
- 3.25 Bank Farm dates from the early Post-Medieval period and the farmhouse's construction may have started from as early as AD1600 (HER MKE38672). The farm can be seen in the 1769 Andrews & Drury Map of the area (Fig. 4). Lilley Farm is slightly later and is thought to have been built from AD1800 onwards (HER MKE38388).
- 3.26 Both Lilley and Bank Farms are present in the 1843 Tithe Maps for Tudeley and Capel (Fig. 6), which shows the study site as comprising a number of enclosed agricultural fields, already bisected by the Railway. The 1868 OS Map (Fig. 8) shows the study site in a similar configuration. The study site changes little throughout the 20<sup>th</sup> century, save for the construction of the houses at Brampton Bank on the southern boundary of the study site in the early 20<sup>th</sup> century, and the addition of large modern agricultural buildings to Bank Farm in the late 20<sup>th</sup> century (see Figs. 9 through 16). Additional larger agricultural buildings are built at Bank Farm in the 21<sup>st</sup> century).

- 3.27 The Goldsmid Family cemetery is present at the westernmost part of the study site and this dates to the early 20<sup>th</sup> century (HER MKE37645). Finally, the crash site of a WWII German Messerschmitt Bf109E-4 fighter craft is recorded in the centre of the study site. The HER has the following description of these remains:

**HER MKE90146**

*Messerschmitt Bf109E-4 (2762) of 5/JG27 crashed 6th September 1940 on Bank Farm, Tudeley. Pilot baled out. Aircraft 6 + - written off. Surface fragments recovered. (1-2)*

- 3.28 The available evidence suggests that the study site largely comprised agricultural land throughout the Post-Medieval period, with two farmsteads also present at Bank Farm and Lilley Farm. Therefore there is clear potential for some remains associated with occupation at Bank Farm and in the vicinity of Lilley Farm to be present, however the core of any activity is likely to be within the farmsteads themselves.
- 3.29 The Goldsmid family cemetery is known to be present at the western end of the study site and will contain associated human burials and related monuments.
- 3.30 Finally, the study site may contain additional fragments of the crashed German Messerschmitt Bf109E-4 fighter craft, localised in the centre of the study site.
- 3.31 The remainder of the study site is considered to have a low potential to contain remains of interest.

*Summary of Archaeological Potential and Assessment of Significance*

- 3.32 A review of the available evidence has confirmed that the study site has a moderate potential to contain prehistoric, Saxon and Medieval evidence and known heritage assets from the Post-Medieval period. The potential prehistoric evidence comprises river terrace deposits present in the northern half and eastern boundary of the study site, which the SERF Research Agenda for the Early Palaeolithic suggests may contain evidence which would contribute to understanding of the Palaeolithic in the area. It is also recognised that there is a lack of detailed archaeological investigations in the study site and wider area, and as such the potential for as yet unknown archaeological remains cannot be completely discounted. The river terrace deposits in the study site have the potential to contain evidence which would enhance 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. However, if additional remains are present in the study site that could make a more substantive contribution to regional research objectives, these could be of Regional interest. It is considered unlikely that any remains of higher significance are present given the available evidence.
- 3.33 The Saxon potential comprises potential occupation evidence which would be focussed in the vicinity of the Church of All Saints'. Any remains associated with this period would be of likely local interest.
- 3.34 The Medieval potential comprises potential occupation and bloomery remains along the westernmost part of the study site. It is considered that these remains would be of local interest if present, as they would provide an enhanced understanding of the Medieval economic development of Tudeley.
- 3.35 Any buried remains associated with the occupation of the historic farmsteads at Bank Farm and Lilley Farm would be of local interest as they would provide a limited contribution to local understanding of the development and use of these farmsteads.

- 3.36 The Goldsmid family cemetery wall is a heritage asset of national significance as is evidenced by its designation as a grade II listed building. The burials and monuments within the cemetery are considered to be of local interest in heritage terms, but are also protected by the provisions in the 1857 Burials Act.
- 3.37 Should additional fragments of the crashed German Messerschmitt Bf109E-4 fighter craft be present within the study site, these would also be of local interest.
- 3.38 Finally, any as yet unknown remains which may be present within the study site would have been subject to some truncation from agricultural practices on the study site, including ploughing and root action from the orchards on site. Given this and the absence of any other indicators for the presence of buried remains of significance, such as cropmarks and / or earthworks, it is considered unlikely that the study site contains any remains which would preclude development provided adequate steps are taken to identify remains present and mitigate for their loss if necessary.

## 4.0 Proposed Development and Potential Impact on Heritage Assets

### The Proposed Development

- 4.1 The proposed development would comprise a new settlement with associated infrastructure and other elements. However, at the time of writing the design of the proposed development is at an early stage and is being developed with heritage and other constraints in mind.
- 4.2 As such this report will make a general assessment of potential impacts based on generic principles, which will be made clear below.

### Potential Physical Archaeological Impacts and Mitigation Measures

- 4.3 A review of the available evidence has confirmed that the study site has a moderate potential to contain prehistoric, Saxon and Medieval evidence and known heritage assets from the Post-Medieval period. The potential prehistoric evidence comprises river terrace deposits present in the northern half and eastern boundary of the study site, which may contain evidence which would contribute to understanding of the Palaeolithic period. There is also potential for remains associated with the Saxon and Medieval occupation at Tudeley to be present in the westernmost part of the study site, primarily close to the Church of All Saints'. Post-Medieval remains would comprise buried remains associated with the occupation of the farmsteads at Bank Farm and Lilley Farm, which would be focussed on the extent of the historic farmsteads. The study site also contains 20<sup>th</sup> century remains comprising the Goldsmid family cemetery and the remains of a crashed German Messerschmitt Bf109E-4 fighter craft. It is also recognised that there is a lack of detailed archaeological investigations in the study site and wider area, and as such the potential for as yet unknown archaeological remains cannot be completely discounted.
- 4.4 This assessment has assessed the above potential remains and has concluded that they are likely to be of no more than local interest. In the case of the palaeo-environmental remains, if additional remains are present which could make a more substantive contribution to regional research objectives these could be of Regional interest, but they are considered unlikely to be of such significance that would require preservation or preclude the development of the study site.
- 4.5 The proposed new settlement impact has not been finalised at the time of writing, but would involve below ground impacts through the digging of foundation trenches, access roads and services runs, as well as other infrastructure such as drainage solutions. These impacts would destroy any archaeological remains which are present where these activities are proposed. It is likely that such activities would result in some impacts to the river terrace deposits, any surviving remains of the crashed German Messerschmitt Bf109E-4 fighter craft, buried peripheral remains associated with the Post-Medieval farmsteads at Bank and Lilley Farm and any as yet unknown buried remains within the study site. The new settlement is likely to be set back from the historic core of Tudeley and as such any impact to Saxon or Medieval occupation remains is likely to be limited to more peripheral elements. It is anticipated that the Goldsmid family cemetery will be left in situ.
- 4.6 As such, the new settlement is likely to impact only on remains of local archaeological interest, unless palaeo-environment remains of higher interest are present, in which case remains of Regional interest may be affected. However the proposed new settlement is not anticipated to impact on any buried archaeological remains of national significance, that would require preservation in situ.

- 4.7 Given this, it is considered that the loss of the archaeological remains within the study site could be adequately mitigated via a staged programme of archaeological works. These works would comprise an initial stage of evaluation works, to include a palaeo-environmental assessment of any river terrace deposits present within the study site, followed by a programme of mitigation works, to adequately record any remains which would be lost as a result of the proposed development. Such a programme of works could be readily secured via the planning process in due course.

## 5.0 Summary and Conclusions

- 5.1 This historic environment desk-based assessment considers land at Tudeley, which is being considered for the development of a new settlement (Fig. 1).
- 5.2 A review of the available evidence has confirmed that the study site has a moderate potential to contain prehistoric, Saxon and Medieval evidence and known heritage assets from the Post-Medieval period. The potential prehistoric evidence comprises river terrace deposits present in the northern half and eastern boundary of the study site, which may contain evidence which would contribute to understanding of the Palaeolithic period. There is also potential for remains associated with the Saxon and Medieval occupation at Tudeley to be present in the westernmost part of the study site, primarily close to the Church of All Saints'. Post-Medieval remains would comprise buried remains associated with the occupation of the farmsteads at Bank Farm and Lilley Farm, which would be focussed on the extent of the historic farmsteads. The study site also contains 20<sup>th</sup> century remains comprising the Goldsmid family cemetery and the remains of a crashed German Messerschmitt Bf109E-4 fighter craft. It is also recognised that there is a lack of detailed archaeological investigations in the study site and wider area, and as such the potential for as yet unknown archaeological remains cannot be completely discounted.
- 5.3 This assessment has assessed the above potential remains and has concluded that they are likely to be of no more than local interest. In the case of the palaeo-environmental remains, if additional remains are present which could make a more substantive contribution to regional research objectives these could be of Regional interest, but they are considered unlikely to be of such significance that would require preservation or preclude the development of the study site.
- 5.4 The proposed new settlement impact has not been finalised at the time of writing, but would involve below ground impacts through the digging of foundation trenches, access roads and services runs, as well as other infrastructure such as drainage solutions. These impacts would destroy any archaeological remains which are present where these activities are proposed. It is likely that such activities would result in some impacts to the river terrace deposits, any surviving remains of the crashed German Messerschmitt Bf109E-4 fighter craft, buried peripheral remains associated with the Post-Medieval farmsteads at Bank and Lilley Farm and any as yet unknown buried remains within the study site. The new settlement is likely to be set back from the historic core of Tudeley and as such any impact to Saxon or Medieval occupation remains is likely to be limited to more peripheral elements. It is anticipated that the Goldsmid family cemetery will be left in situ.
- 5.5 As such, the new settlement is likely to impact only on remains of local archaeological interest, unless palaeo-environment remains of higher interest are present, in which case remains of Regional interest may be affected. However the proposed new settlement is not anticipated to impact on any buried archaeological remains of national significance, that would require preservation in situ.
- 5.6 Given this, it is considered that the loss of the archaeological remains within the study site could be adequately mitigated via a staged programme of archaeological works. These works would comprise an initial stage of evaluation works, to include a palaeo-environmental assessment of any river terrace deposits present within the study site, followed by a programme of mitigation works, to adequately record any remains which would be lost as a result of the proposed development. Such a programme of works could be readily secured via the planning process in due course.

5.7 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 EN7 of the emerging local plan.

## Sources

### General

British Library

The National Archives

Kent historic environment record

### Cartographic

1769 Andrews & Drury Map

1799 Ordnance Survey Drawing

1843 Tithe Maps for Tudeley and Capel

Ordnance Survey 1:10,560 and 1:10,000 scale maps 1871 - 2019

### Websites

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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](http://www.heritagegateway.org.uk)

MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)

Pastscape - [www.pastscape.org.uk](http://www.pastscape.org.uk)

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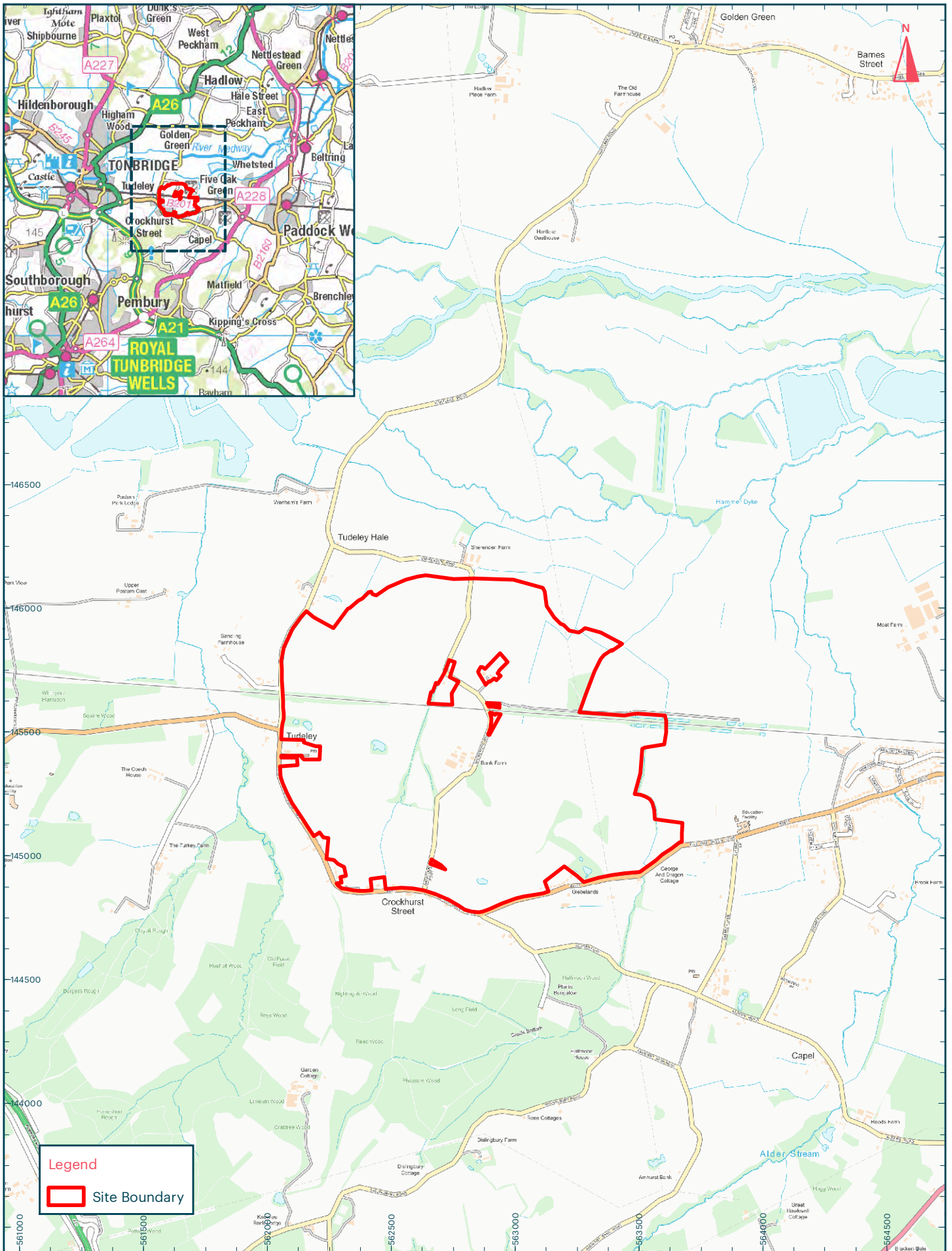
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Williams, A. and Martin, G. H. 2003 Domesday Book: A Complete Translation



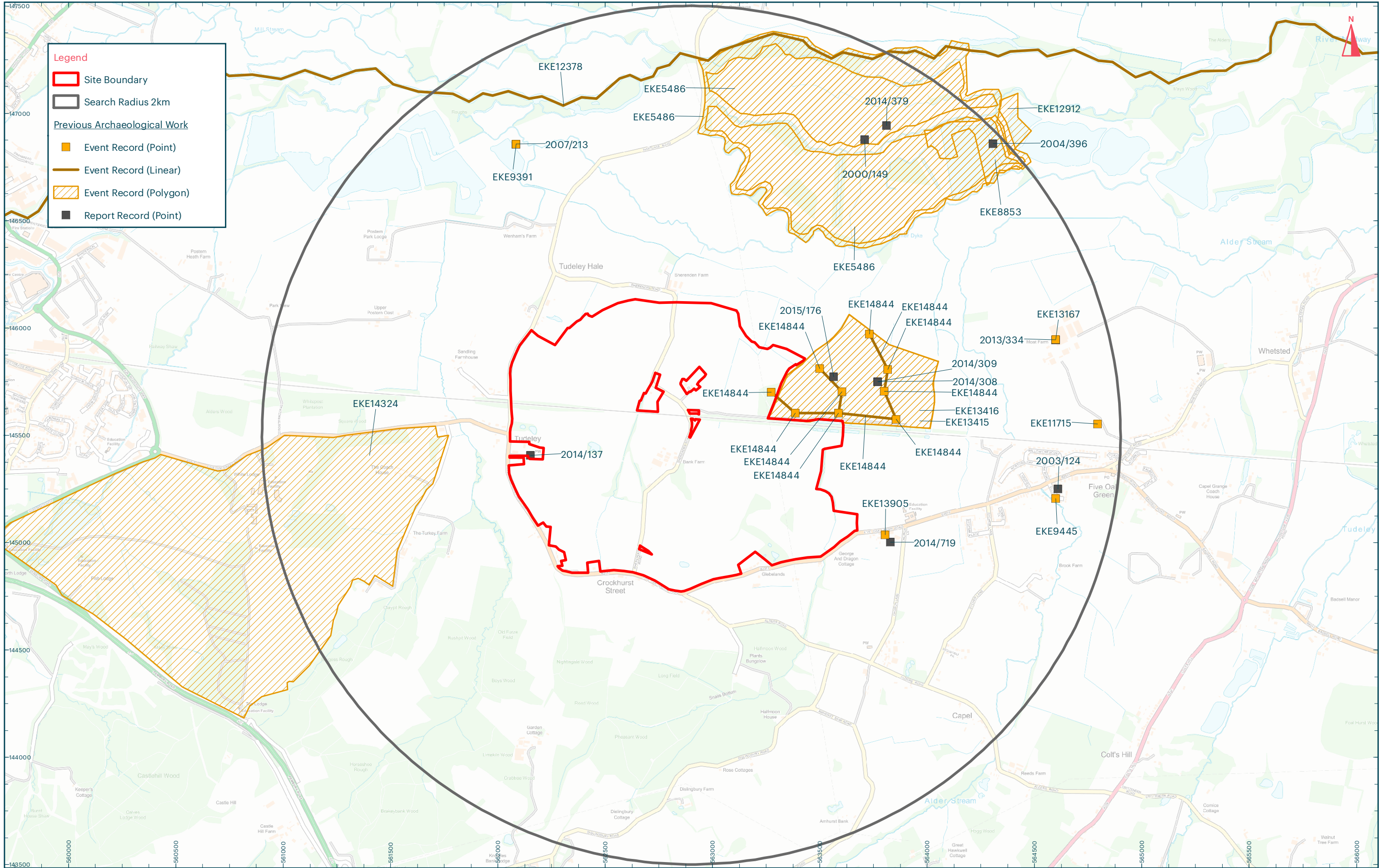
**Title:**  
Figure 1: Site Location

**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:20,000







**Title:**  
Figure 3: HER Data Plot – Archaeological Event Records  
**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A3: 1:16,000  
0 500m



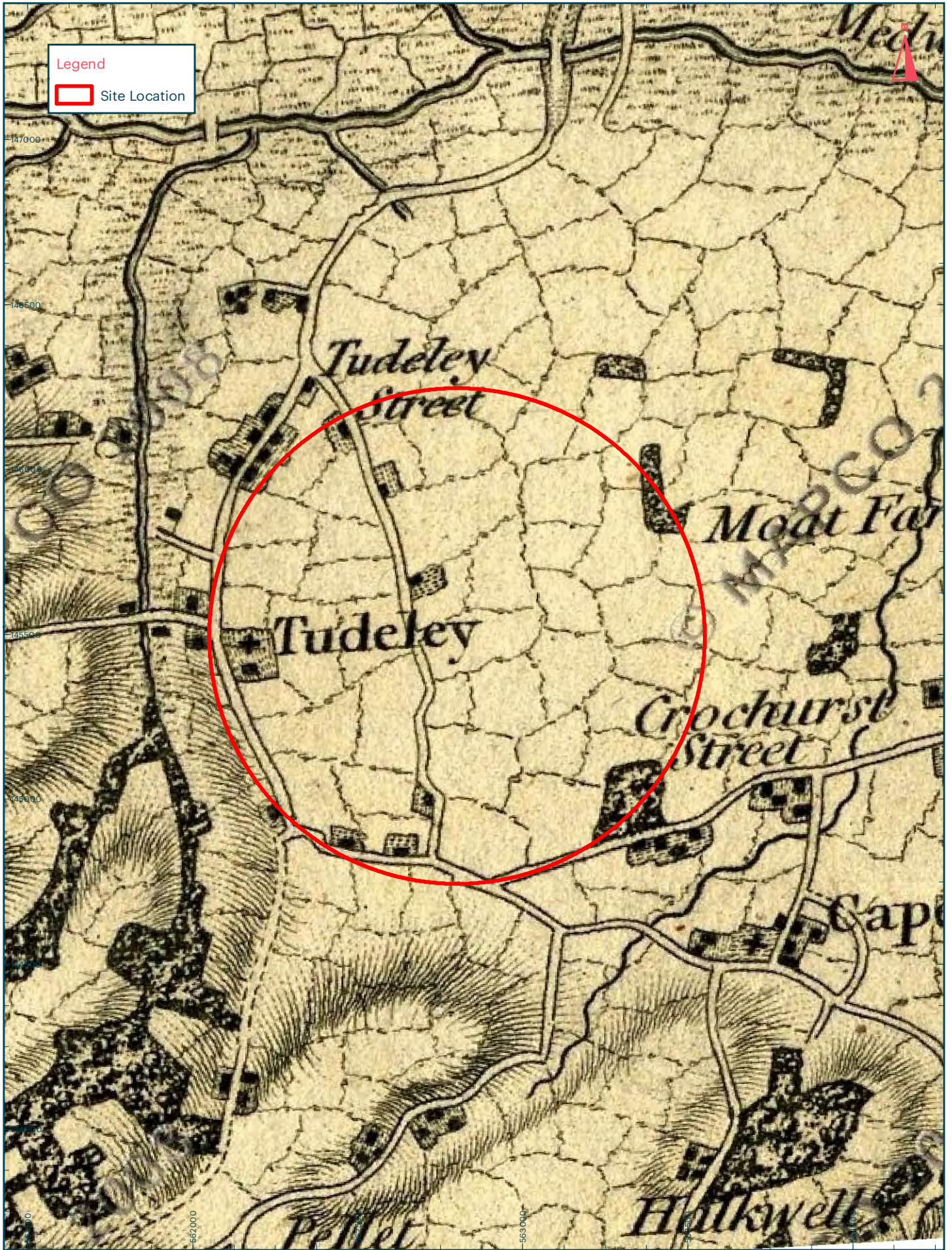
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**Title:**  
Figure 4: 1769 Andrews & Drury Map  
**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:15,000  
0 500m





**Title:**  
Figure 5: 1805 Mudge Map of Kent  
**Address:**  
Proposed new settlement at Tudeley, Kent

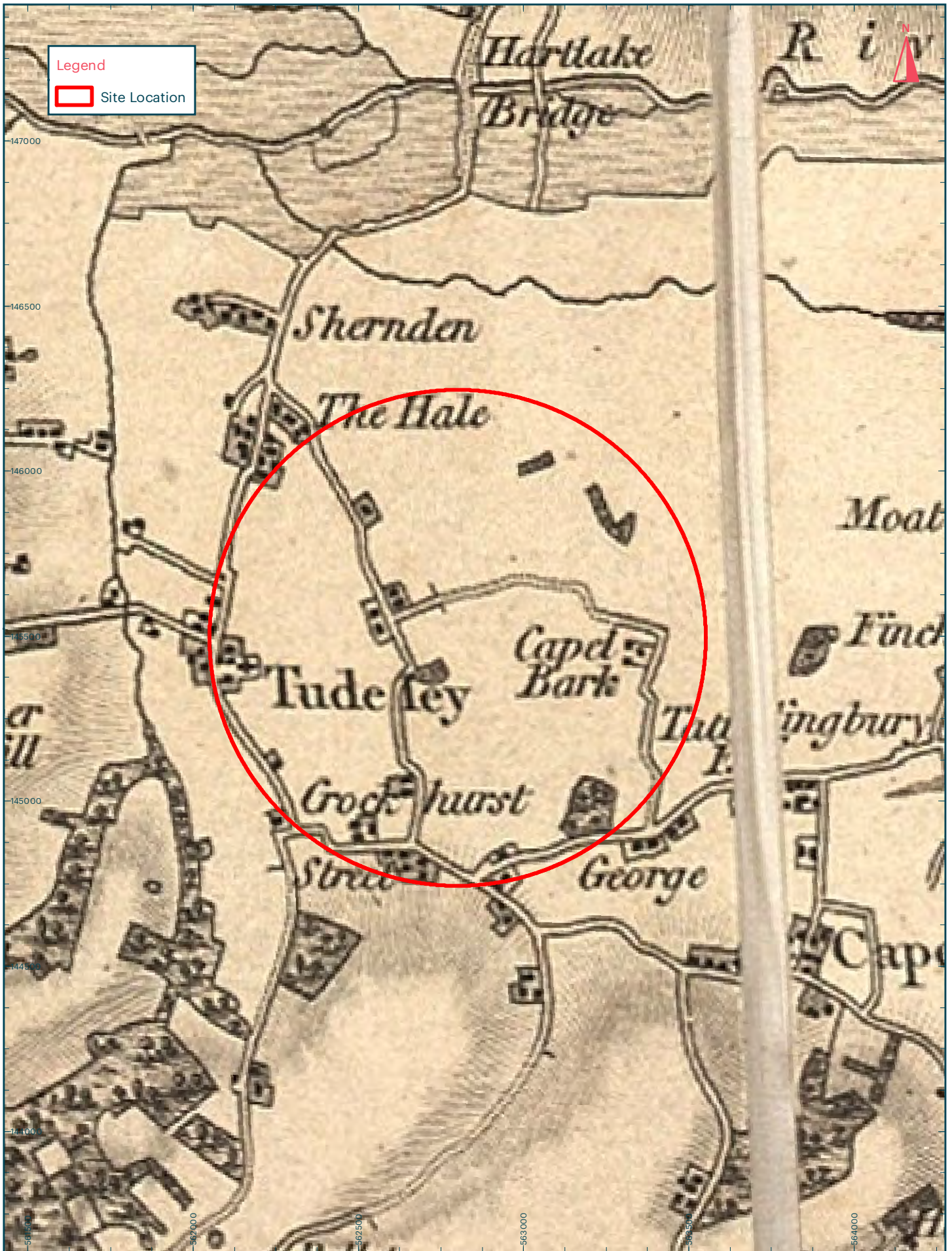




**Title:**  
Figure 6: 1843 Tithe maps: Capel and Tudeley  
**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000

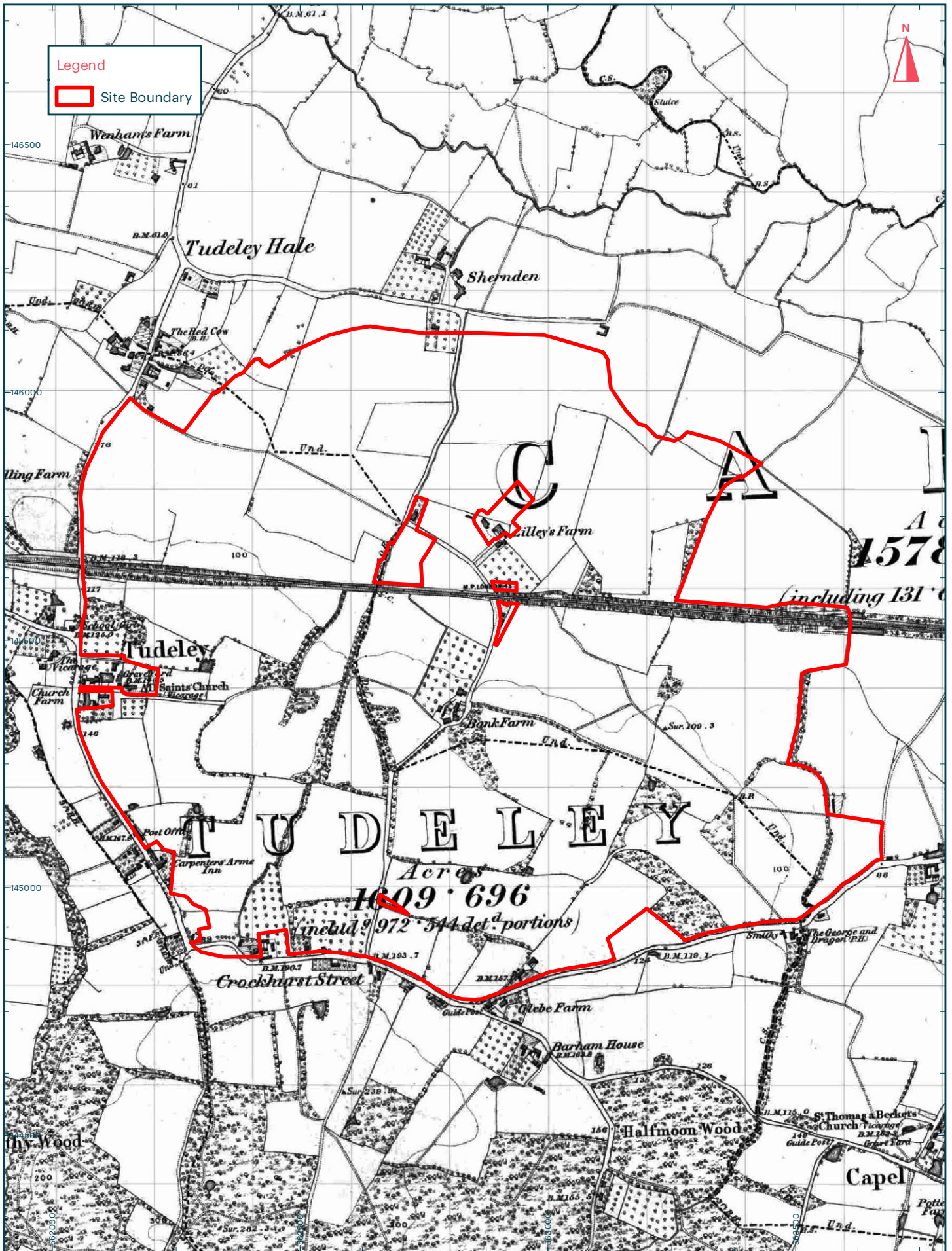




**Title:**  
Figure 7: 1856 OS Old Series Sheet 6 Map  
**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:15,000  
0 500m

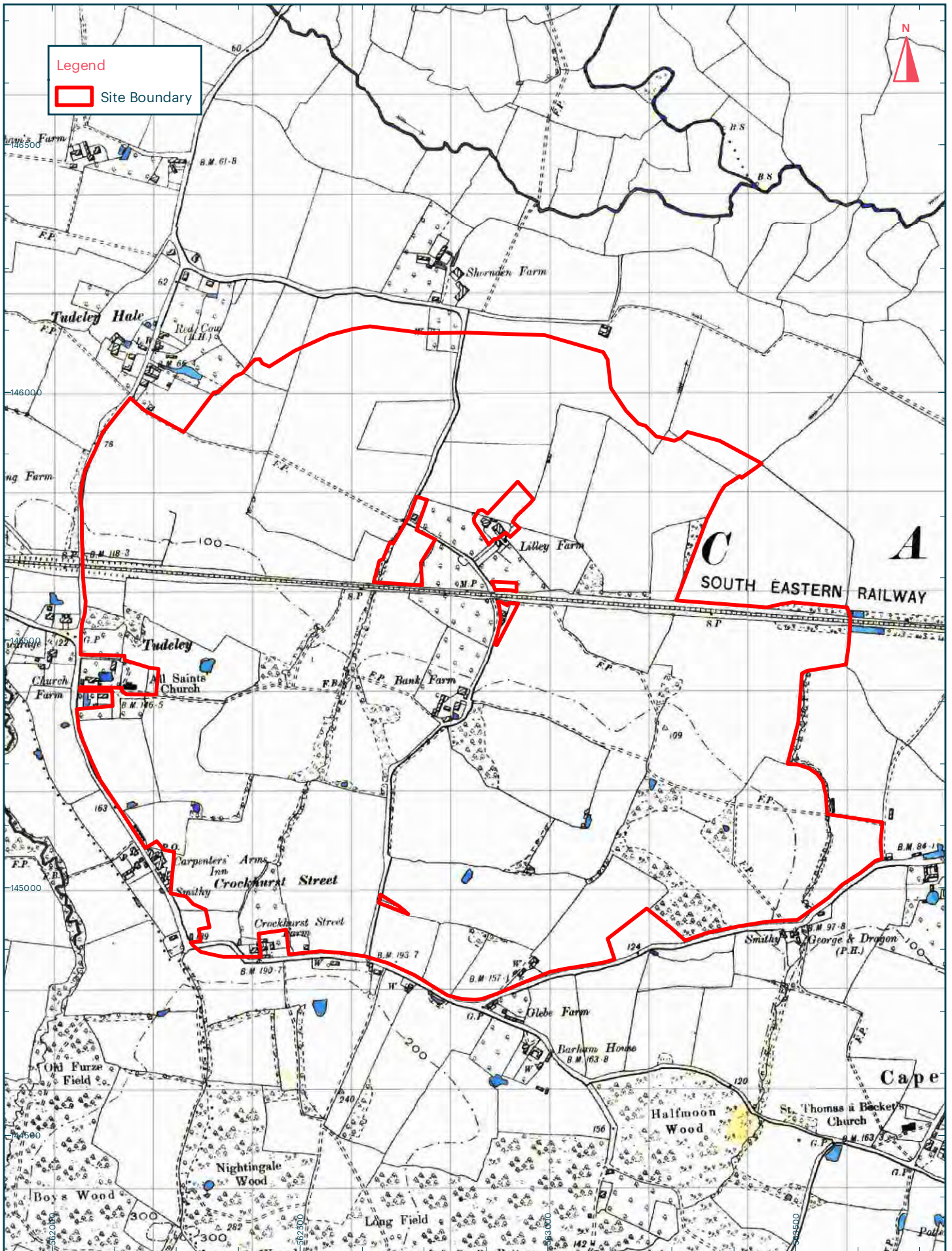




**Title:**  
Figure 8: 1868 OS 1:10,560 scale map  
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Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000

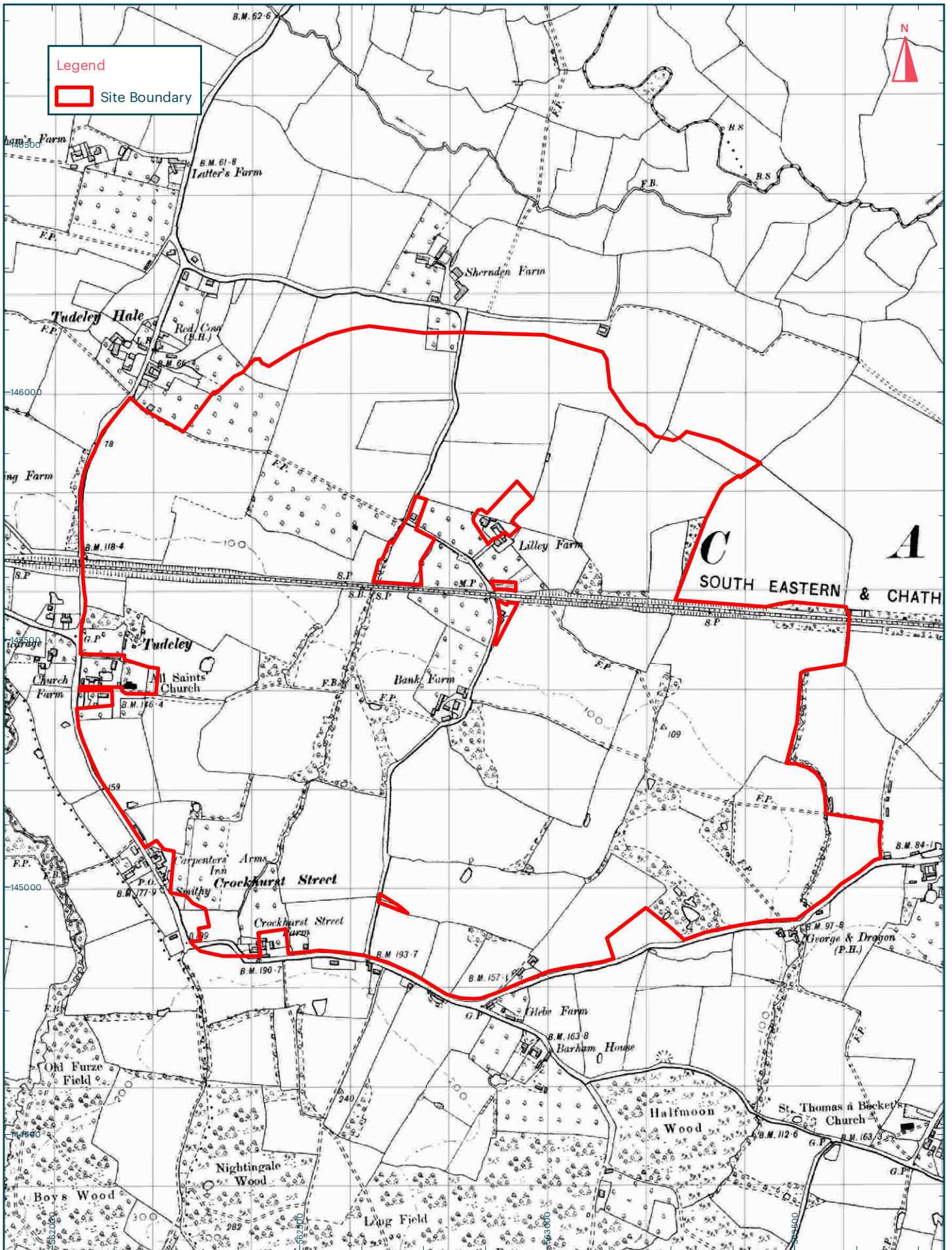




**Title:**  
Figure 9: 1895 OS 1:10,560 scale map  
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Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000





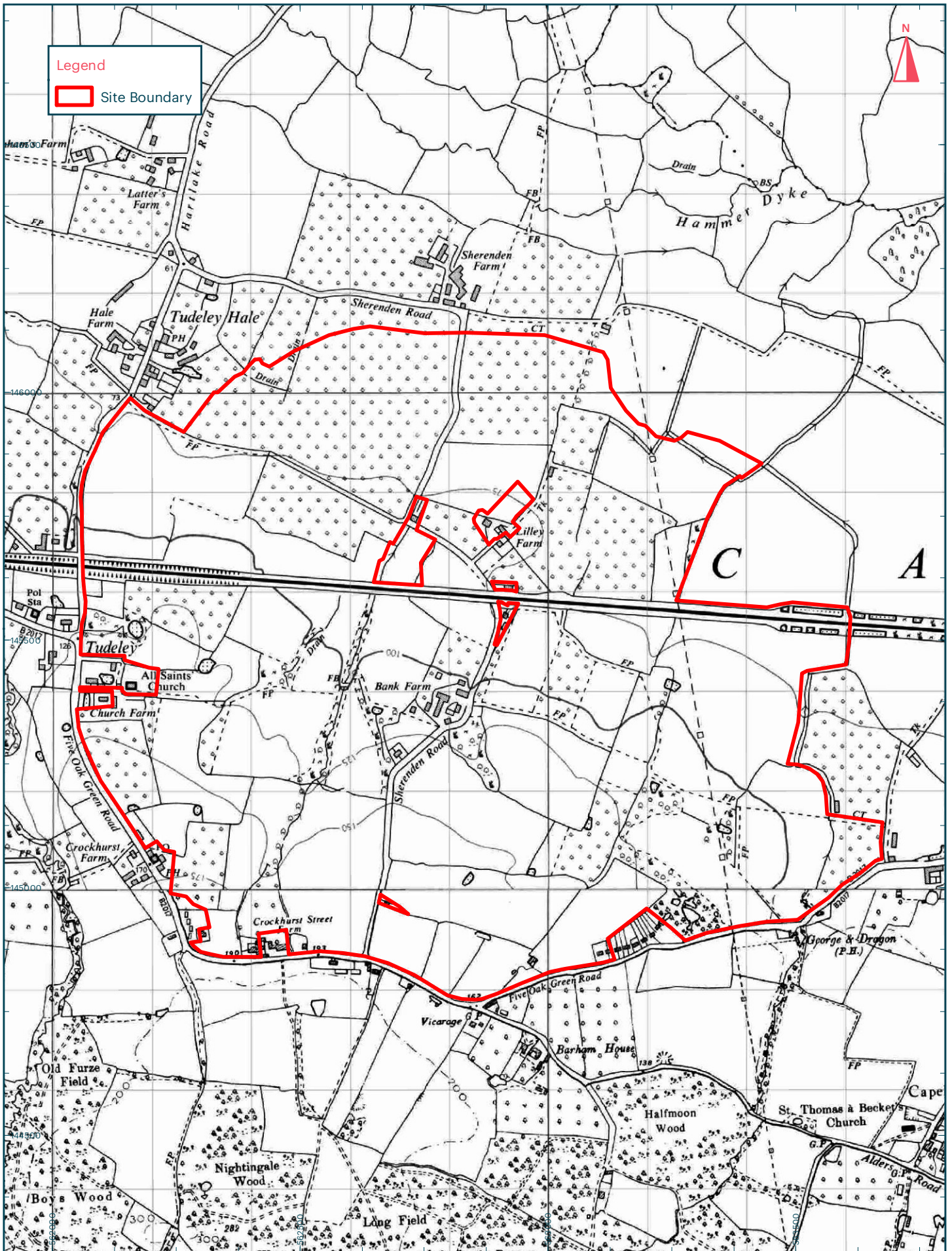
**Title:**  
Figure 10: 1907 OS 1:10,560 scale map

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Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000



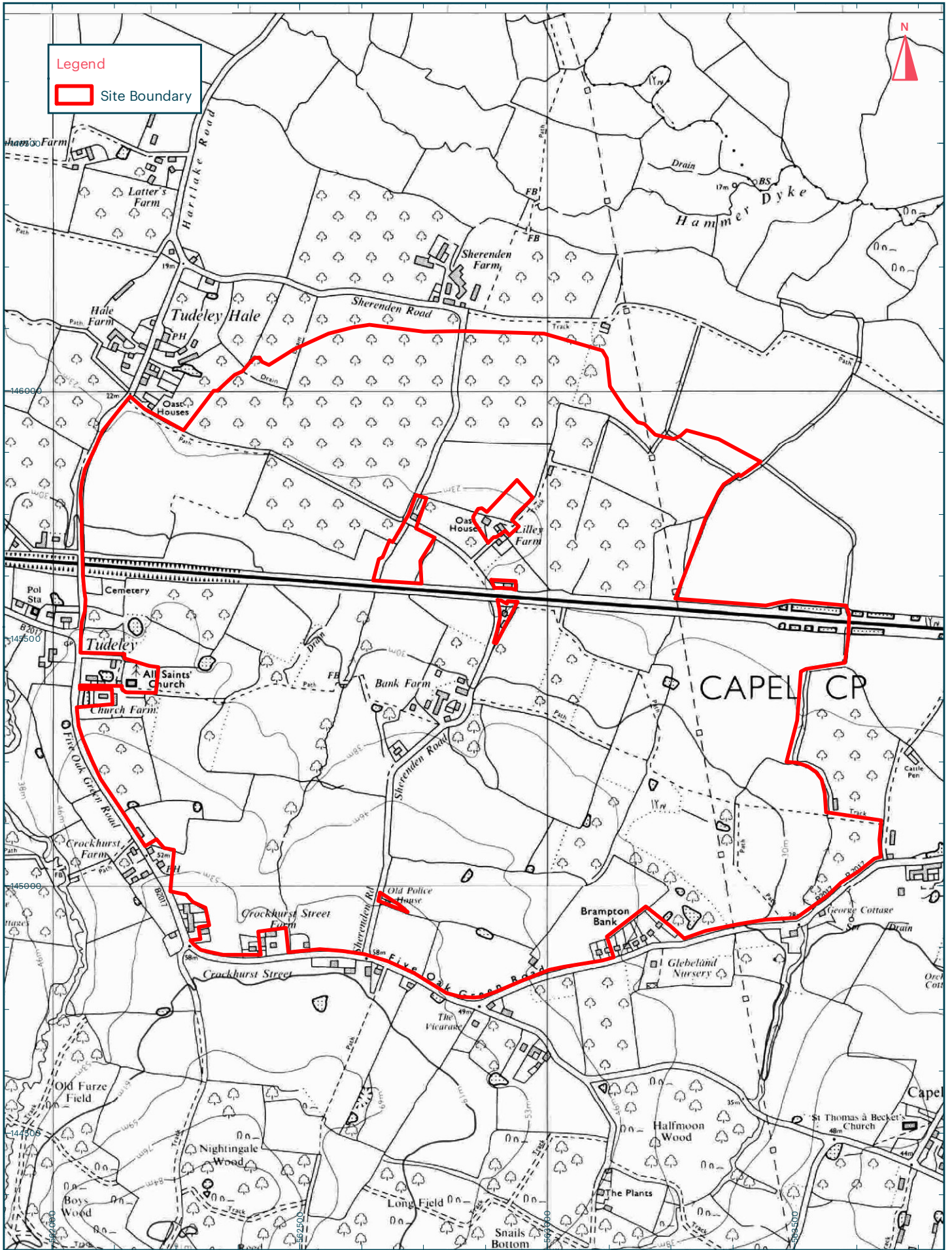




**Title:**  
Figure 12: 1966 OS 1:10,000 scale map  
**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000

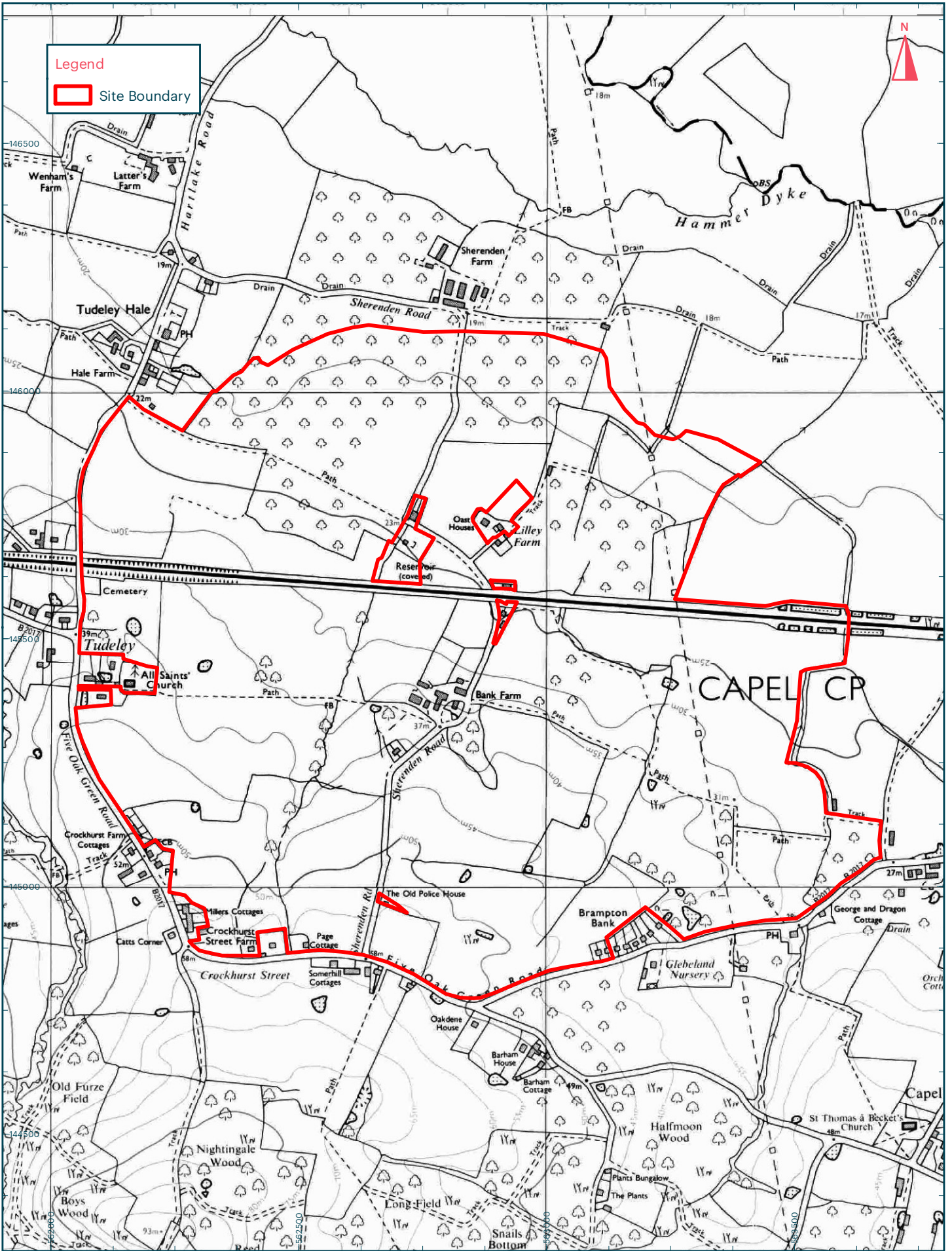




**Title:**  
Figure 13: 1973 OS 1:10,000 scale map  
**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000





**Title:**  
 Figure 14: 1989 OS 1:10,000 scale map  
**Address:**  
 Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000



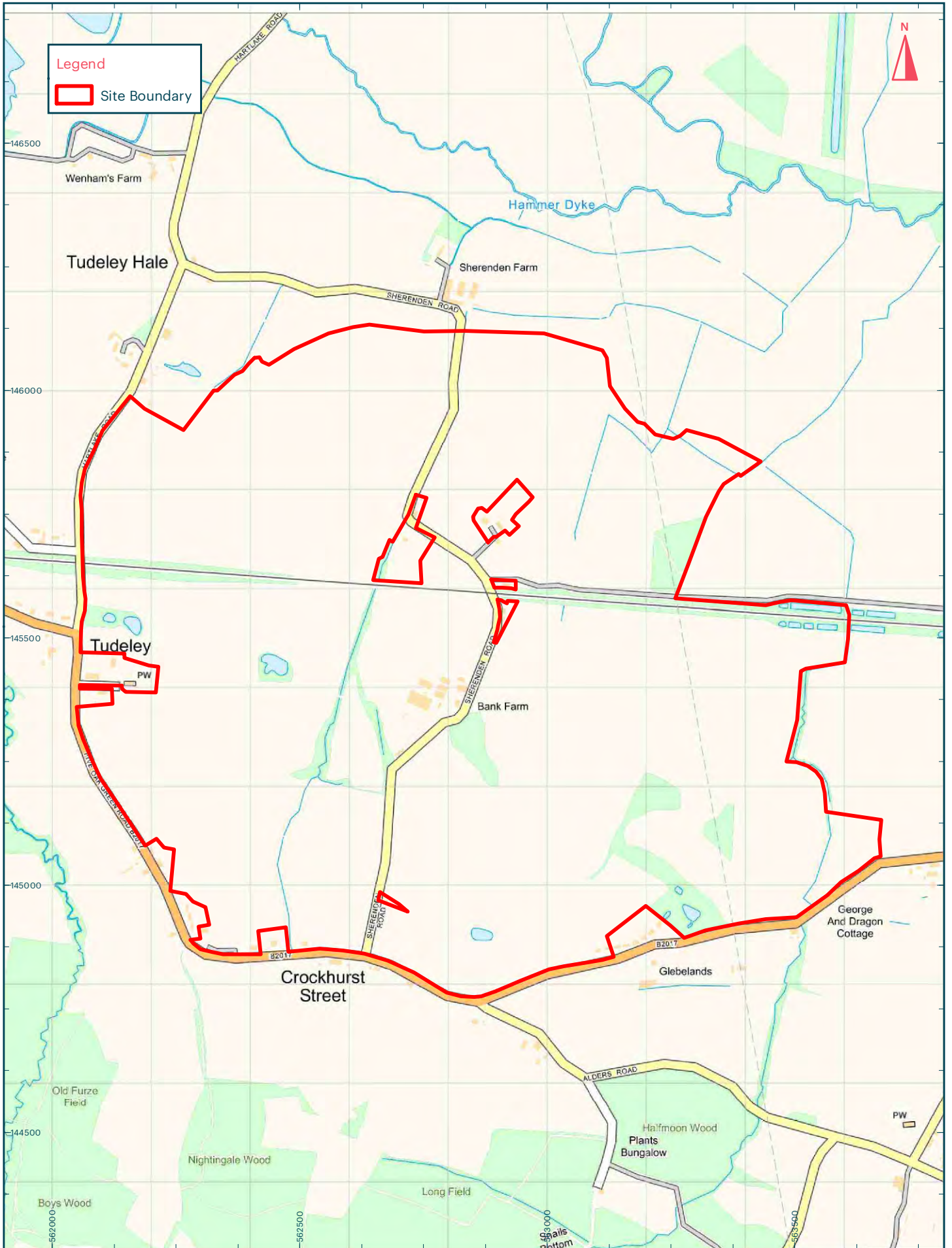


**Title:**  
Figure 15: 2001 OS 1:10,000 scale map

**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000





**Title:**  
Figure 16: 2019 OS 1:10,000 scale map  
**Address:**  
Proposed new settlement at Tudeley, Kent

Scale at A4: 1:10,000

