

Land east of Albion Road and north of Copper Lane, Marden, Kent
Archaeological Desk-Based Assessment
April 2022

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Report

Archaeological Desk-Based Assessment

Site

Land east of Albion Road and north of Copper Lane, Marden, Kent

Client

Rydon Homes Ltd

Date

April 2022

Planning Authority

Maidstone Borough Council

Grid Reference

TQ 75016 44184

Prepared By

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Report Status

FINAL

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Contents

Executive Summary

- 1.0 Introduction
- 2.0 Aims, Objectives & Methodology
- 3.0 Statutory and Planning Policy Framework
- 4.0 Archaeological & Historic Baseline
- 5.0 Proposed Development and Potential Impact on Heritage Assets
- 6.0 Summary and Conclusions

Sources Consulted

List of Illustrations

- Figure 1: Site Location Map
- Figure 2: HER Monuments data
- Figure 3: HER Events data
- Figure 4: 1829 Greenwood & Greenwood Map of the County of Kent
- Figure 5: 1849 Marden Parish Tithe Map
- Figure 6: 1872 Ordnance Survey Map
- Figure 7: 1894 Ordnance Survey Map
- Figure 8: 1897 Ordnance Survey Map
- Figure 9: 1908 Ordnance Survey Map
- Figure 10: 1938 Ordnance Survey Map
- Figure 11: 1947-1949 Aerial Photograph
- Figure 12: 1968 Ordnance Survey Map
- Figure 13: 1979-1984 Ordnance Survey Map
- Figure 14: 1986 Ordnance Survey Map
- Figure 15: 1993 Ordnance Survey Map
- Figure 16: 2006 Ordnance Survey Map
- Figure 17: 2021 Ordnance Survey Map
- Figure 18: 2021 Google Earth Image

List of Plates

- Plate 1 View north-west from the study site's southern boundary
- Plate 2 View north from study site's southern boundary
- Plate 3 View north-east from the study site's southern boundary
- Plate 4 View south along the study site's eastern boundary

Appendix A HER Gazetteers

Timescales Used in This Report

Prehistoric

Palaeolithic 450,000 -12,000 BC

3

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 archaeological desk-based assessment considers Land east of Albion Road and north of Copper Lane, Marden, Kent (hereinafter referred to as the “study site”). 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 archaeological potential of the study site.

Built heritage is considered in a separate heritage statement produced by Orion Heritage Ltd.

The assessment has been commissioned by Rydon Homes Ltd to support an outline planning application for a residential housing scheme. No masterplan was available at the time of writing.

A review of the available evidence has confirmed that the study site contains one non-designated archaeological asset in the form of the now demolished Copper Lane Farm (MKE82623), a dispersed multiyard plan farmstead.

A review of the lidar data shows evidence for former field boundaries which are depicted on 19th and 20th century mapping. Earthwork features potentially associated with the former buildings off Albion Road are visible in the study site’s north-western area.

Based on the available evidence from nearby archaeological investigations, it is considered that the study site has a low to moderate potential for the prehistoric periods and a moderate to high potential for the Late Iron Age and Roman periods. Any such finds would likely be of local significance. A low potential is considered for the study site for finds and features from all other past periods.

If archaeological finds and features are present within the study site, the proposed development has the potential to impact upon them. Therefore, further intrusive works may be requested by the LPA’s archaeological advisor.

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers Land east of Albion Road and north of Copper Lane, Marden, Kent (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Rydon Homes Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference TQ 75016 44184 and is currently in use as an orchard, with a small overgrown area in the north-west corner.
- 1.2 This document has been prepared in support of an outline planning application for the residential development of the study site with approximately 135 units.
- 1.3 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.
- 1.4 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.
- 1.5 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 and 3).
- 1.6 A site visit was undertaken on 7th April 2022 when the conditions were sunny with good visibility.

Location, Topography and Geology

- 1.7 The Study Site is located east of Albion Road and north of Copper Lane on the south-eastern edge of the village of Marden in Kent and is currently in use as an orchard, with a small overgrown area in the north-west corner. It is bounded to the north by residential development, to the east by residential development and paddocks, to the south by agricultural fields and to the west by an agricultural field and residential development.
- 1.8 The study site slopes very gently from c.30m aOD (above Ordnance Datum) along the northern boundary to c.24m aOD along the southern boundary.
- 1.9 The bedrock geology of the study site comprises Weald Clay Formation – Mudstone, and superficial deposits are recorded as River Terrace Deposits, 2 – Sand and Gravel in the study site’s northern half. No geotechnical data is currently available for the study site. Three ponds are located along the study site’s southern boundary.



Plate 1 View north-west from the study site's southern boundary



Plate 2 View north from the study site's southern boundary



Plate 3 View north-east from the study site's southern boundary



Plate 4 View south along the study site's eastern boundary

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 Study Site;
- Identify any archaeological constraints to the development of the Study Site; and to
- 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 online;

- Examination of material currently held in the Kent Historic Environment Record, including Historic Landscape Characterisation, for the proposed development and for a 1km search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.
- No previous archaeological investigations have been carried out within the study site, however, immediately north of it an archaeological desk-based assessment (EKE14783), and an archaeological evaluation and subsequent strip, map and sample excavation (EKE20362) were carried out in 2013, 2018 and 2019 as part of a planning condition for the erection of 124 dwellings with parking, vehicular and pedestrian access and associated hard standing.

2.7 The report will also include a consideration of Lidar and aerial photography for the study site. Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency collected DTM data in 2018 at 1m resolution as part of the National Lidar Programme that offers full coverage of the study site and the 1km radius study area. These data were downloaded in April 2022 and were processed using the Relief Visualisation Toolkit (RVT) version 1.2 and were reviewed using QGIS.

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 194 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 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ, where appropriate, explaining their historic and social context, rather than removal.
- 3.6 Paragraph 203 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.
- 3.7 Annex 2 of the NPPF has the following heritage related definitions:
- *Historic Environment*: all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
 - *Heritage Assets*: 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).

- *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.
 - *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.
 - *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.
 - *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.
- 3.8 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area are referred to as non-designated heritage assets.
- 3.9 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

- 3.10 The Maidstone Borough Local Plan was adopted in 2017 and is currently under review. As part of the Regulation 19 Draft for Submission Local Plan consultation, which closed in December 2021, the study site has been promoted as an allocated site for residential development.
- 3.11 The Maidstone Borough Local Plan (adopted October 2017) contains the following policie(s) relevant to this assessment:

Policy DM4 Development affecting designated and non-designated heritage assets

1. *Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.*
2. *Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:*
 - i. *Any heritage assets, and their settings, which could reasonably be impacted by the proposals;*
 - ii. *The significance of the assets; and*
 - iii. *The scale of the impact of development on the identified significance.*

3. *Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
4. *The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.*
5. *In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment Record.*

Policy SP18 The Historic Environment

To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

- i. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;*
- ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;*
- iii. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and*
- iv. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan.*

Guidance

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

- 3.12 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.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Kent Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Heritage Gateway; 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 assesses their significance. The location of archaeological assets mentioned in the text is shown on Figures 2 and 3.
- 4.3 The Historic Landscape Characterisation (HLC) data records the majority of the study site as 'rectilinear with wavy boundaries and ponds', with the north-western corner recorded as 'post-1810 settlement (general)'.

Previous archaeological investigations

- 4.4 No previous archaeological investigations have been carried out within the study site, however, immediately north of it an archaeological desk-based assessment (EKE14783), and an archaeological evaluation and subsequent strip, map and sample excavation (EKE20362) were carried out in 2013, 2018 and 2019 as part of a planning condition for the erection of 124 dwellings with parking, vehicular and pedestrian access and associated hard standing. The site showed no evidence of truncation and had a relatively uniform geological sequence throughout, with the exception of the north-west quadrant where a layer of colluvium sealed the natural geology. The first stage of evaluation within the western half of the site recorded largely undated ditches, pits and postholes, although five of the postholes were broadly dated to the prehistoric period. No further investigation took place within the western half of the site. The strip, map and sample followed the results of the second phase of evaluation which had revealed Prehistoric and Romano-British remains in the eastern half of the site. This area contained three large enclosure ditches, parts of at least three roundhouses, along with several curvilinear ditches, and numerous pits and postholes. The roundhouses likely date to the Iron Age but were considered to be late Iron Age/Romano-British due to the broad timescales associated with some of the recovered artefacts. The enclosure system was also dated to the same periods. The post-excavation assessment states that "the archaeological remains probably represent low level animal husbandry or small scale farming activity on a seasonal basis, evidenced by the reuse of the same area for the construction of roundhouses."¹ No late Roman finds were encountered, activity may therefore have ceased in the later 2nd or 3rd century AD.

¹ RPS/Wessex Archaeology 2020. Post Excavation Assessment. Albion Road, Marden, Kent, Planning ref.: 17/504754/FUL

Prehistoric

- 4.5 The findspot of a palaeolithic broken ovate flint implement (TQ74SW2) was recorded c.900m west of the study site in 1865. This site has been developed as the Cockpits housing estate.
- 4.6 A small number of widely dispersed Bronze Age pits (TQ74SW209), along with undated ditches and gullies, were found during a trial trenching evaluation (EKE17638) c.100m west of the study site's western boundary.
- 4.7 The remains of a potential early Iron Age furnace (TQ74SW20) with associated slag and clinker were found (EKE6039) during the replacement of a soakaway and drain c.950m north-west of the study site's centre.

Roman

- 4.8 The Kent HER does not hold any records dating to the Roman period for the study site and the 1km study area. The nearest route of a Roman road (London – Hastings, via Maidstone) is recorded c.3.5km to the east, in Staplehurst.²
- 4.9 Immediately north of the study site an archaeological evaluation and subsequent strip, map and sample excavation (EKE20362) were carried out in 2018 and 2019. In the eastern part of the site three large enclosure ditches, parts of at least three roundhouses, along with several curvilinear ditches and numerous pits and postholes were recorded. These were thought to be of late Iron Age/Romano-British date.

Saxon and early Medieval

- 4.10 The Kent HER holds no records for the Saxon/early medieval period for the study site and the 1km radius study area.

Medieval

- 4.11 Marden was not recorded in the Domesday Survey of 1086.³ Marden (TQ74SW14) is first mentioned as '*Maeredaen*' in c.1100, meaning '*woodland pasture for mares, or near a boundary*'.⁴ According to the Domesday Monachorum, this clearing in the forest had a church (probably wooden) by 1085.⁵ By the end of the 12th century the church (St Michael and All Angels) had been rebuilt in stone and in the 13th century Marden was given to Queen Eleanor, with the right to hold a weekly market and an annual fair.⁶
- 4.12 The findspot of a medieval copper alloy harness pendant (MKE70187) was recorded c.750m north/north-west of the study site's centre.
- 4.13 The findspot of five pieces of 12th century medieval pottery (TQ74SW21) was recorded c.950m north-west of the study site's centre.

Post Medieval

- 4.14 Within the study site, the post-medieval dispersed multi-yard Copper Lane Farm (MKE82623) existed along the southern boundary. The farmstead is now completely demolished.

² <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>

³ <https://opendomesday.org/map/>

⁴ Mills, A.D. 2011. A Dictionary of British Place Names. Oxford University Press

⁵ <https://www.kentarchaeology.org.uk/Research/03/03/07/448.htm>

⁶ https://maidstone.gov.uk/_data/assets/pdf_file/0005/281750/190528-Marden-Neighbourhood-Plan-with-Maps.pdf

- 4.15 Within the 1km study area 10 further post-medieval farmsteads (MKE82620, MKE82619, MKE82621, MKE82618, MKE82617, MKE82616, MKE82624, MKE82625, MKE82081 and MKE82033) are recorded.
- 4.16 The London and Dover Railway (TQ84SW1) was completed by 1844 and runs c.550m north of the study site's centre. Marden Station (TQ74SW17) is located c.850m north-west of the study site's centre.
- 4.17 The route of the WWII pipeline under the ocean (PLUTO; TQ74SE251) is believed to have passed to the east of Bridgehurst Oast, c.700m north-east of the study site's centre. The Kent HER also records the route (TQ93SW185) c.1km east of the study site's centre.
- 4.18 The 1829 Greenwood & Greenwood Map of the County of Kent (Figure 4) shows 'Copper Lane House' within the study site.
- 4.19 The study site is featured in its entirety on the 1841 Marden Tithe Map (Figure 5) and is recorded on the associated apportionments as follows:

Plot Number	Plot Name	Owner	Occupier	Cultivation/Use
1768	Howland Field	Thomas Hooker	Thomas Day	Grass
1769	Jewel House Meadow	Thomas Day	Thomas Day	Grass
1771	House Meadow	Thomas Day	Thomas Day	Grass
1772	House, Buildings, Garden and Yard	Thomas Day	Thomas Day	House Buildings, Garden and Yard
1773	Camomile Field	Thomas Day	Thomas Day	Arable
1850	Acre Spot	Devises of George Selby	Edward Waterman	Hops
1851	Otter Field	Devises of George Selby	Edward Waterman	Grass
1852	Hassock	Devises of George Selby	Edward Waterman	Wood
1853	Well Field	Devises of George Selby	Edward Waterman	Arable
1855	Old Hop Garden	Devises of George Selby	Edward Waterman	Hops

- 4.20 The ponds shown on the tithe map in plots 1772 and 1852 within the study site, adjacent to its southern boundary, are extant today; the farmhouse and associated buildings, which were also located adjacent to the study site's southern boundary, have long been demolished. A small pond is shown in plot 1768, near the study site's western boundary. A building is shown immediately outside the study site's eastern boundary.
- 4.21 The 1872 Ordnance Survey Map (Figure 6) shows Copper Lane Farm and the ponds. A loss of field boundaries has occurred. A footpath appears to cross the study site east to west.
- 4.22 On the 1894 Ordnance Survey Map (Figure 7) the study site appears largely unaltered. The footpath is not shown anymore.

- 4.23 By 1897, as shown on the Ordnance Survey Map (Figure 8), part of the north-western area within the study site was in use as an orchard.
- 4.24 A residential property had been constructed immediately outside the study site, near the western boundary off Albion Road, by 1908, as shown on the Ordnance Survey Map (Figure 9). However, the access to the property and southern half of the plot lay within the study site.
- 4.25 By 1938, as shown on the Ordnance Survey Map (Figure 10), the plot boundary of the residential property had been redrawn to follow the study site's boundary, however, the access still fell within the study site. Immediately south of the property, and within the study site, four structures had been constructed, potentially two adjoining residential properties and two small associated outbuildings.
- 4.26 The 1947-1949 aerial photograph (Figure 11) shows the northern parcel within the study site in use as an orchard.
- 4.27 By 1968, as shown on the Ordnance Survey Map (Figure 12), the south-western field was also in use as an orchard. The two small outbuildings associated with the properties off Albion Road appear to have been demolished and replaced with two larger, rectangular structures.
- 4.28 One of the two potential residential structures in the small rectangular area abutting Albion Road had been demolished by 1979-1984, as shown on the Ordnance Survey Map (Figure 13). The buildings of Copper Lane Farm had also been demolished.
- 4.29 The 1986 Ordnance Survey Map (Figure 14) shows that the second potential residential property off Albion Road had also been demolished. Only the two rectangular structures remained. The orchard along the study site's northern boundary had been slightly reduced in size.
- 4.30 From 1993 to 2006, as shown on the Ordnance Survey Maps (Figures 15 and 16) the study site remained unchanged.
- 4.31 On the 2021 Ordnance Survey Map (Figure 17) and 2021 Google Earth Image (Figure 18) the study site is shown in its current state. The rectangular area in the north-west is overgrown, with the two rectangular structures extant. The remainder of the study site is in use as an orchard.

Summary of Archaeological Potential and Assessment of Significance

- 4.32 The available evidence has been assessed to determine the nature and extent of any previous impacts upon any potential archaeological deposits which may survive within the study site. This includes a site visit on 7th April 2022. The study site is in use as an orchard and past impacts within the study site comprise ploughing/agricultural/horticultural activity, which may have impacted sub-surface remains across the study site. The construction and demolition of the buildings comprising Copper Lane Farm and the buildings off Albion Road may have had a localised impact. The construction of the ponds will have had a localised impact.
- 4.33 A review of the available evidence has confirmed that the study site contains one non-designated archaeological asset in the form of the now demolished Copper Lane Farm (MKE82623), a dispersed multiyard plan farmstead.
- 4.34 A review of the lidar data shows evidence for former field boundaries which are depicted on 19th and 20th century mapping. Earthwork features potentially associated with the former buildings off Albion Road are visible in the study site's north-western area.
- 4.35 Based on the available evidence from nearby archaeological investigations it is considered that the study site has a low to moderate potential for the prehistoric

periods and a moderate to high potential for the Late Iron Age and Roman periods. Any such finds would likely be of local significance. A low potential is considered for the study site for finds and features from all other past periods.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The site is currently in use as an orchard, with an overgrown area in the north-west corner.

The Proposed Development

- 5.2 The study site is proposed for residential development with associated access, parking and landscaping.

Potential Archaeological Impacts and Mitigation Measures

- 5.3 The available evidence has been assessed to determine the nature and extent of any previous impacts upon any potential archaeological deposits which may survive within the study site. The study site is in use as an orchard and past impacts within the study site comprise ploughing/agricultural/horticultural activity, which may have impacted sub-surface remains across the study site. The construction and demolition of the buildings comprising Copper Lane Farm and the buildings off Albion Road may have had a localised impact. The construction of the ponds will have had a localised impact.
- 5.4 A review of the available evidence has confirmed that the study site contains one non-designated archaeological asset in the form of the now demolished Copper Lane Farm (MKE82623), a dispersed multiyard plan farmstead.
- 5.5 A review of the lidar data shows evidence for former field boundaries which are depicted on 19th and 20th century mapping. Earthwork features potentially associated with the former buildings off Albion Road are visible in the study site's north-western area.
- 5.6 Based on the available evidence from nearby archaeological investigations it is considered that the study site has a low to moderate potential for the prehistoric periods and a moderate to high potential for the Late Iron Age and Roman periods. Any such finds would likely be of local significance. A low potential is considered for the study site for finds and features from all other past periods.
- 5.7 In line with national and local planning policy, it is anticipated that there will be a requirement for further archaeological investigation. Based on the available evidence archaeology is not considered to preclude or to represent a constraint on the potential development of the study site.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers Land east of Albion Road and north of Copper Lane, Marden, Kent, which is proposed for residential development (Fig. 1).
- 6.2 In accordance with government policy (NPPF) this assessment draws together the available archaeological, historic, topographic and land use information in order to clarify the archaeological potential of the study site.
- 6.3 The assessment has been commissioned by Rydon Homes Ltd to support an outline planning application for a residential housing scheme. No masterplan was available at the time of writing.
- 6.4 A review of the available evidence has confirmed that the study site contains one non-designated archaeological asset in the form of the now demolished Copper Lane Farm (MKE82623), a dispersed multiyard plan farmstead.
- 6.5 A review of the lidar data shows evidence for former field boundaries which are depicted on 19th and 20th century mapping. Earthwork features potentially associated with the former buildings off Albion Road are visible in the study site's north-western area.
- 6.6 Based on the available evidence from nearby archaeological investigations it is considered that the study site has a low to moderate potential for the prehistoric periods and a moderate to high potential for the Late Iron Age and Roman periods. Any such finds would likely be of local significance. A low potential is considered for the study site for finds and features from all other past periods.
- 6.7 In line with national and local planning policy, it is anticipated that there will be a requirement for further archaeological investigation. Based on the available evidence archaeology is not considered to preclude or to represent a constraint on the potential development of the study site.
- 6.8 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 203 of the NPPF and policies DM4 and SP18 of the Maidstone Borough Local Plan.

Sources

General

British Library
The National Archives
Kent Historic Environment Record

Cartographic

1829 Greenwood & Greenwood Map of the County of Kent
1849 Marden Parish Tithe Map
1872 Ordnance Survey Map
1894 Ordnance Survey Map
1897 Ordnance Survey Map
1908 Ordnance Survey Map
1938 Ordnance Survey Map
1947-1949 Aerial Photograph
1968 Ordnance Survey Map
1979-1984 Ordnance Survey Map
1986 Ordnance Survey Map
1993 Ordnance Survey Map
2006 Ordnance Survey Map
2021 Ordnance Survey Map

Websites

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British History Online – <http://www.british-history.ac.uk/>
British Geological Society Geology of Britain Viewer –
<http://mapapps.bgs.ac.uk/geologyofbritain3d/>
Heritage Gateway - www.heritagegateway.org.uk
Historic England National Heritage List for England –
<https://www.historicengland.org.uk/listing/the-list/>
Kent Archaeological Society (research) –
<https://www.kentarchaeology.org.uk/Research/03/03/07/448.htm>
MAGIC - www.magic.gov.uk
Maidstone Borough Local Plan – <https://localplan.maidstone.gov.uk/>
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https://maidstone.gov.uk/_data/assets/pdf_file/0005/281750/190528-Marden-Neighbourhood-Plan-with-Maps.pdf
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GAZETTEER OF ARCHAEOLOGICAL ASSETS (FIGURE 2)

In order to understand the nature and extent of the surrounding archaeological resource a 1km radius study area from the study site's centre was adopted. The following gazetteer represents all of the entries from the Kent Historic Environment Record.

Abbreviations:

Pref.Ref.: Kent Historic Environment Record monument identification reference number

MonUID: Kent Historic Environment Record monument identification reference number

MonUID	PrefRef	Name	MonType
MKE1868	TQ 74 SW 2	Palaeolithic flint tool found at Marden	FINDSPOT
MKE40050	TQ 74 SE 251	Route of Second World War Pipeline Under the Ocean (PLUTO)	STILE
MKE14522	TQ 74 SW 14	Marden town	TOWN
MKE18267	TQ 74 SW 20	Iron Furnace (remains of), Marden	IRON FURNACE
MKE18269	TQ 74 SW 21	Mid 12th Century Pottery found at Marden	FINDSPOT
MKE99937	TQ 74 SW 201	Former Methodist Chapel, High Street, Marden	METHODIST CHAPEL
MKE99940	TQ 74 SW 203	Former Providence Chapel, West End, Marden	CONGREGATIONAL CHAPEL
MKE111038	TQ 74 SW 209	Bronze Age pits, Stanley Farm, Marden	PIT
MKE82616	MKE82616	Poultry Farm	FARMSTEAD
MKE82617	MKE82617	Jewell House	FARMSTEAD
MKE82618	MKE82618	Bridgehurst Farm	FARMSTEAD
MKE82619	MKE82619	Stonepit Farm	FARMSTEAD
MKE82620	MKE82620	Selby Farm	FARMSTEAD
MKE82621	MKE82621	Weaver Farm	FARMSTEAD
MKE82623	MKE82623	Copper Lane Farm	FARMSTEAD
MKE82624	MKE82624	Cannon Farm	FARMSTEAD
MKE40223	TQ 74 SE 107	Possible site of experimental ROC post, Marden	OBSERVATION POST
MKE82625	MKE82625	Longridge	FARMSTEAD
MKE8382	TQ 74 SW 17	Marden station	RAILWAY STATION
MKE70187	MKE70187	Medieval copper alloy harness pendant	FINDSPOT
MKE82033	MKE82033	Church Farm	FARMSTEAD
MKE82081	MKE82081	Little Mountain Farm	FARMSTEAD
MKE111999	TQ 74 SW 211	Site of former Parish Workhouse, Albion Road, Marden, Maidstone	WORKHOUSE
MKE44253	TQ 84 SW 1	LONDON AND DOVER RAILWAY	RAILWAY
MKE111022	TQ 93 SW 185	Route of Second World War Pipeline Under the Ocean (PLUTO)	PLUTO SITE; PIPELINE

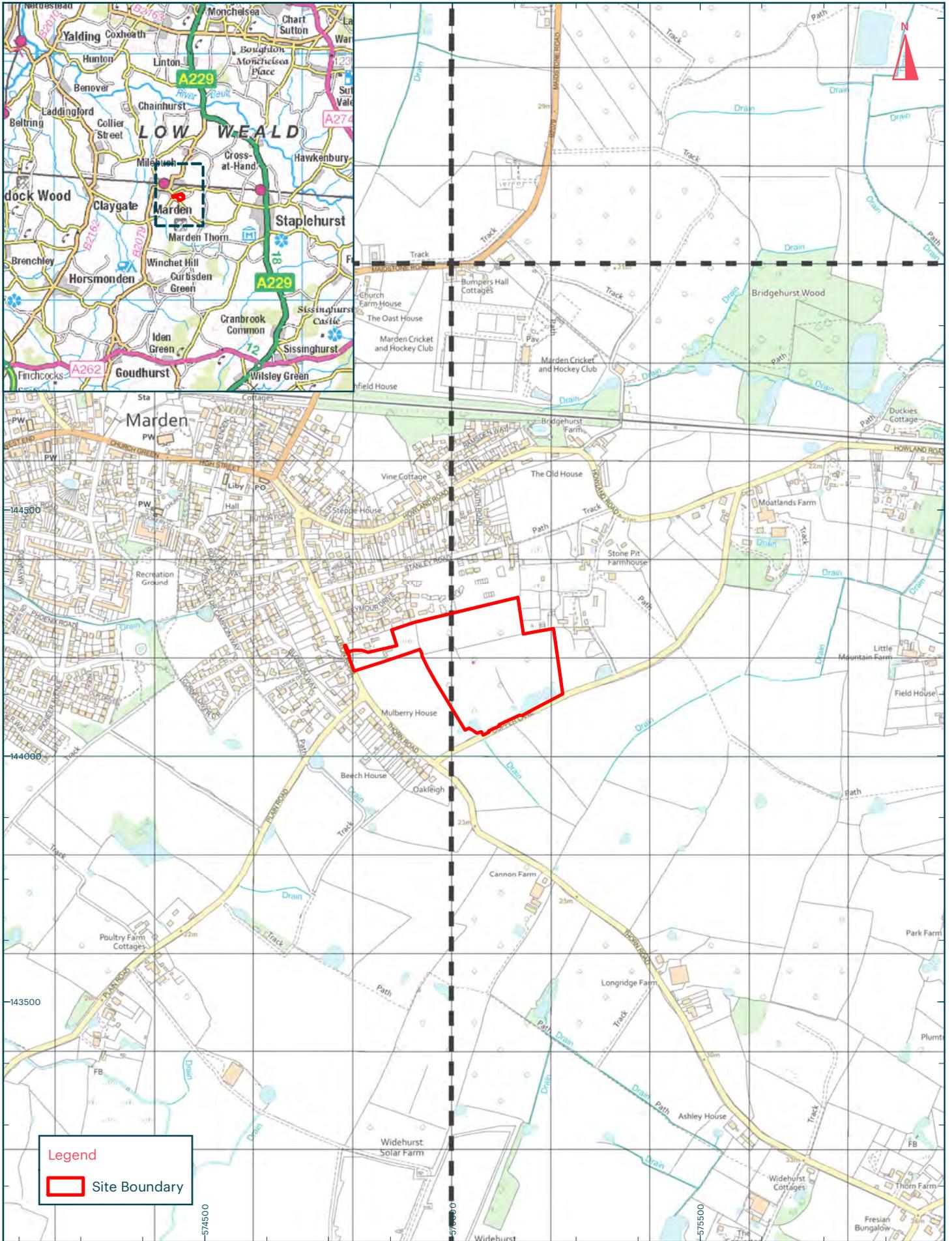
GAZETTEER OF ARCHAEOLOGICAL EVENTS (FIGURE 3)

The following gazetteer represents all events recorded by the Kent Historic Environment Record within the 1km radius study area from the study site's centre.

Abbreviation:

EventUID: Kent Historic Environment Record event identification reference number

EvUID	Name
EKE16381	Archaeological Evaluation Report, Land North of Howland Road, Marden, Kent
EKE14959	Heritage Desk-Based Assessment: Widehurst Solar Farm
EKE17638	Archaeological Evaluation at Stanley Farm, Marden
EKE14783	Archaeological Desk Based Assessment: Land at Albion Road, Marden, Kent, TN12 9EL
EKE14533	Desk-based Heritage Assessment of Land at Stanley Farm, Marden, Maidstone, Kent
EKE6039	Report on archaeological investigation at 1 Jubilee House, West End
EKE20362	Post Excavation Assessment, Albion Road, Marden, Kent
EKE13031	Desk based assessment of land to the east of Goudhurst Road, Marden

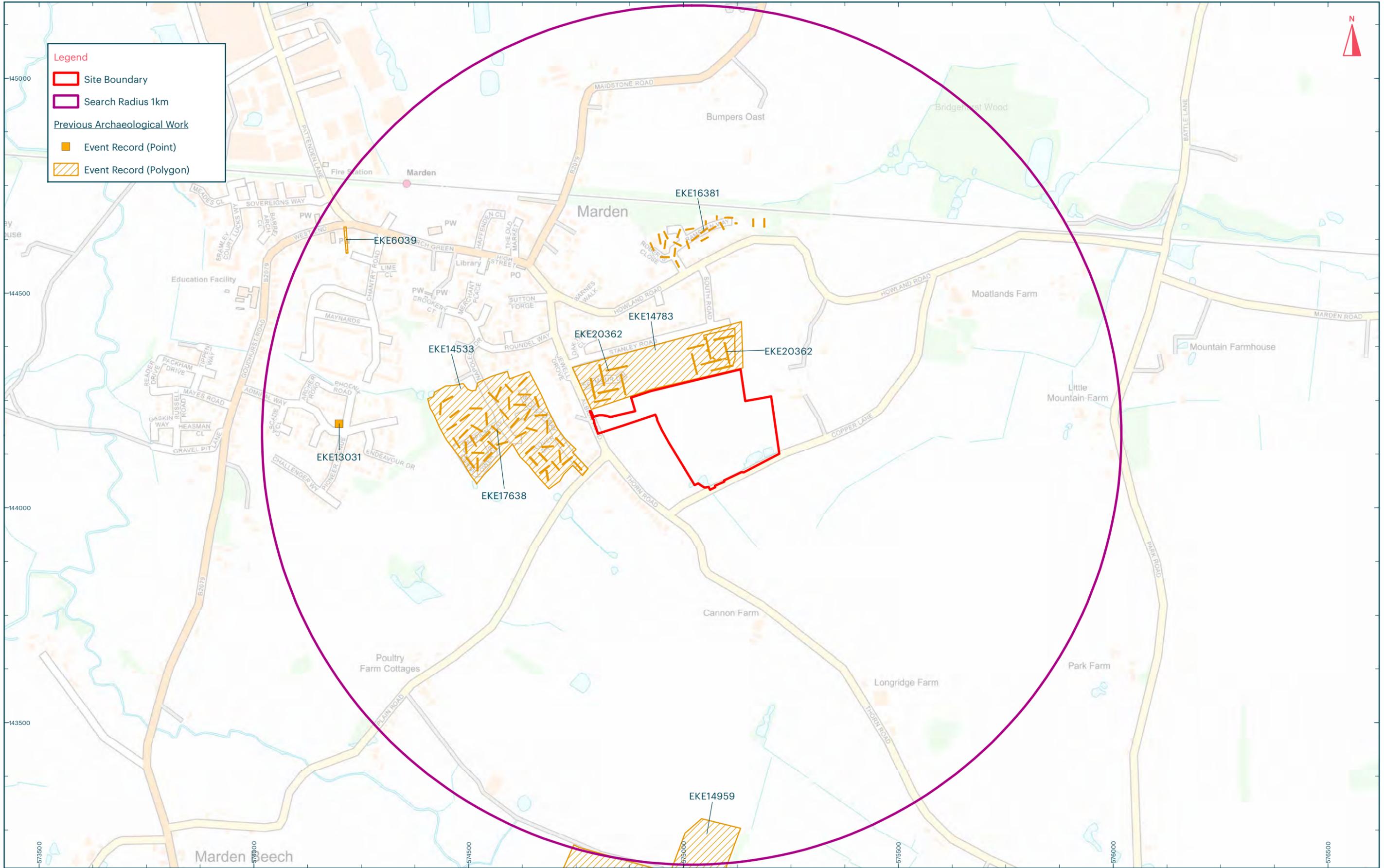


Title:
Figure 1: Site Location

Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:10,000





Legend

- Site Boundary
- Search Radius 1km
- Previous Archaeological Work
 - Event Record (Point)
 - Event Record (Polygon)

Title:
Figure 3: HER Events data
Address:
Land East of Albion Road and North of Copper Lane, Marden

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



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Licence No: 100056706. Data contained in this material was obtained on 06.04.22



Title:
Figure 4: 1829 Greenwood & Greenwood Map of Kent
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:17,500
0 500m

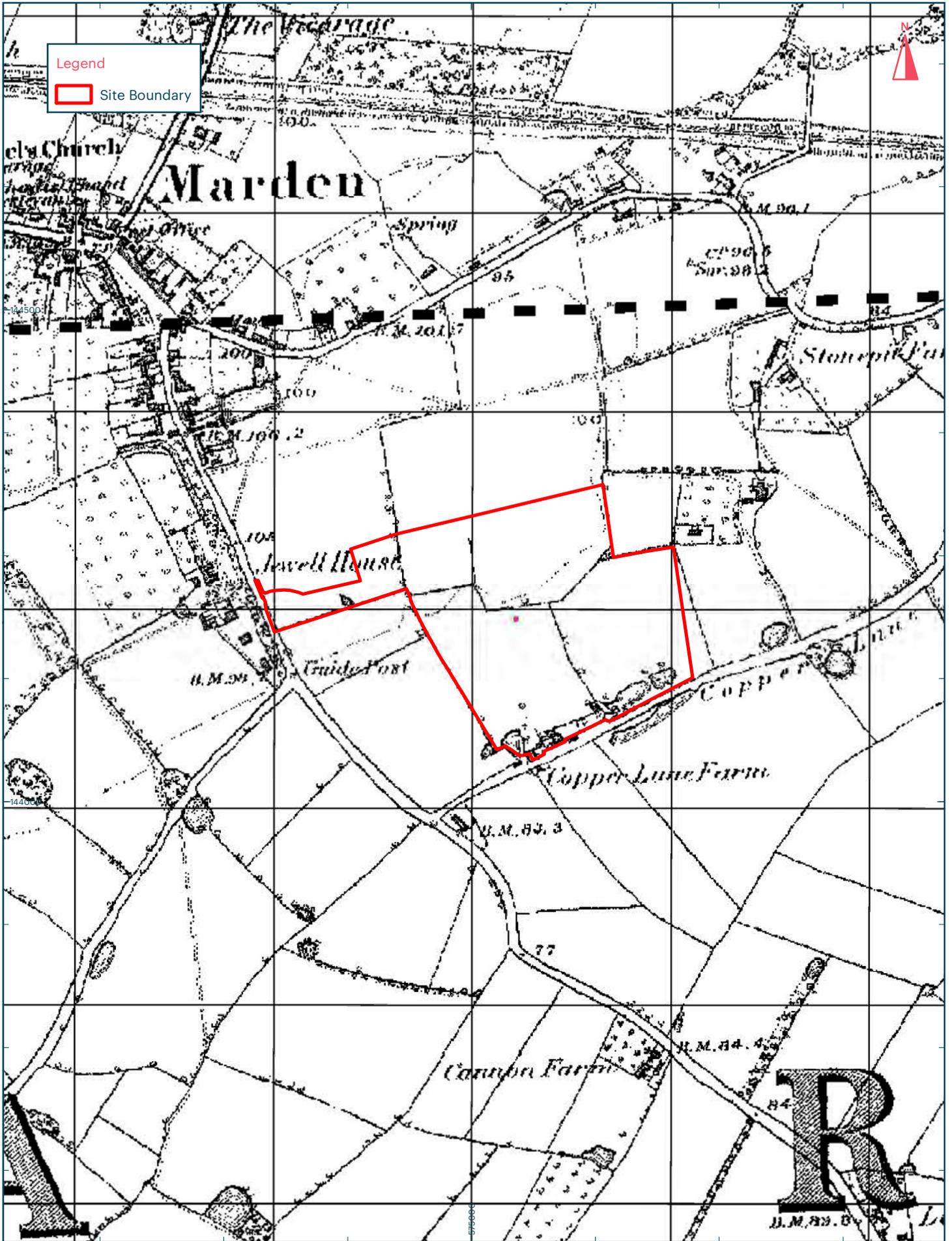




Title:
Figure 5: 1849 Marden Parish Tithe Map
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:5,000
0 150m

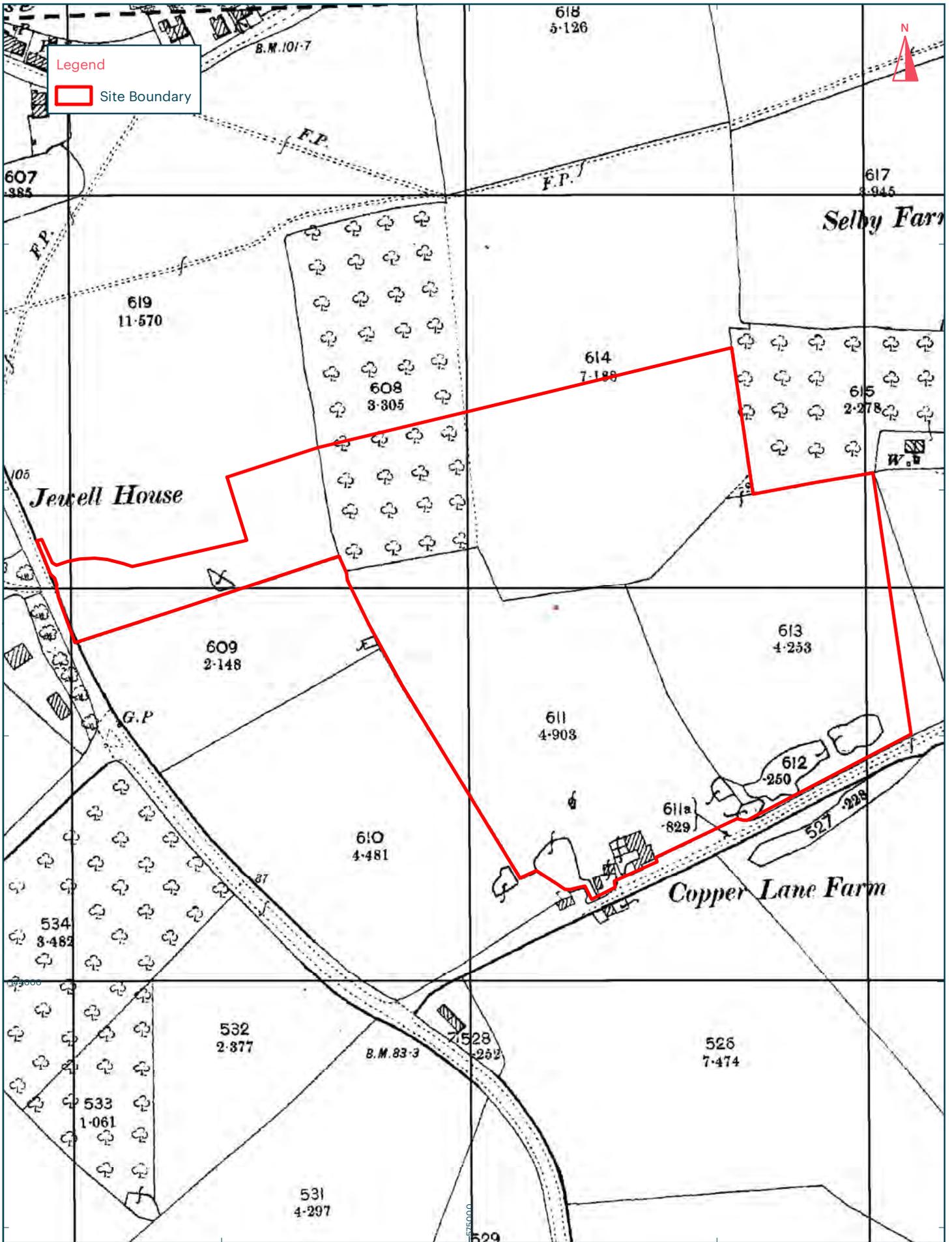




Title:
Figure 6: 1872 OS 1:10,560
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:5,000
0 150m

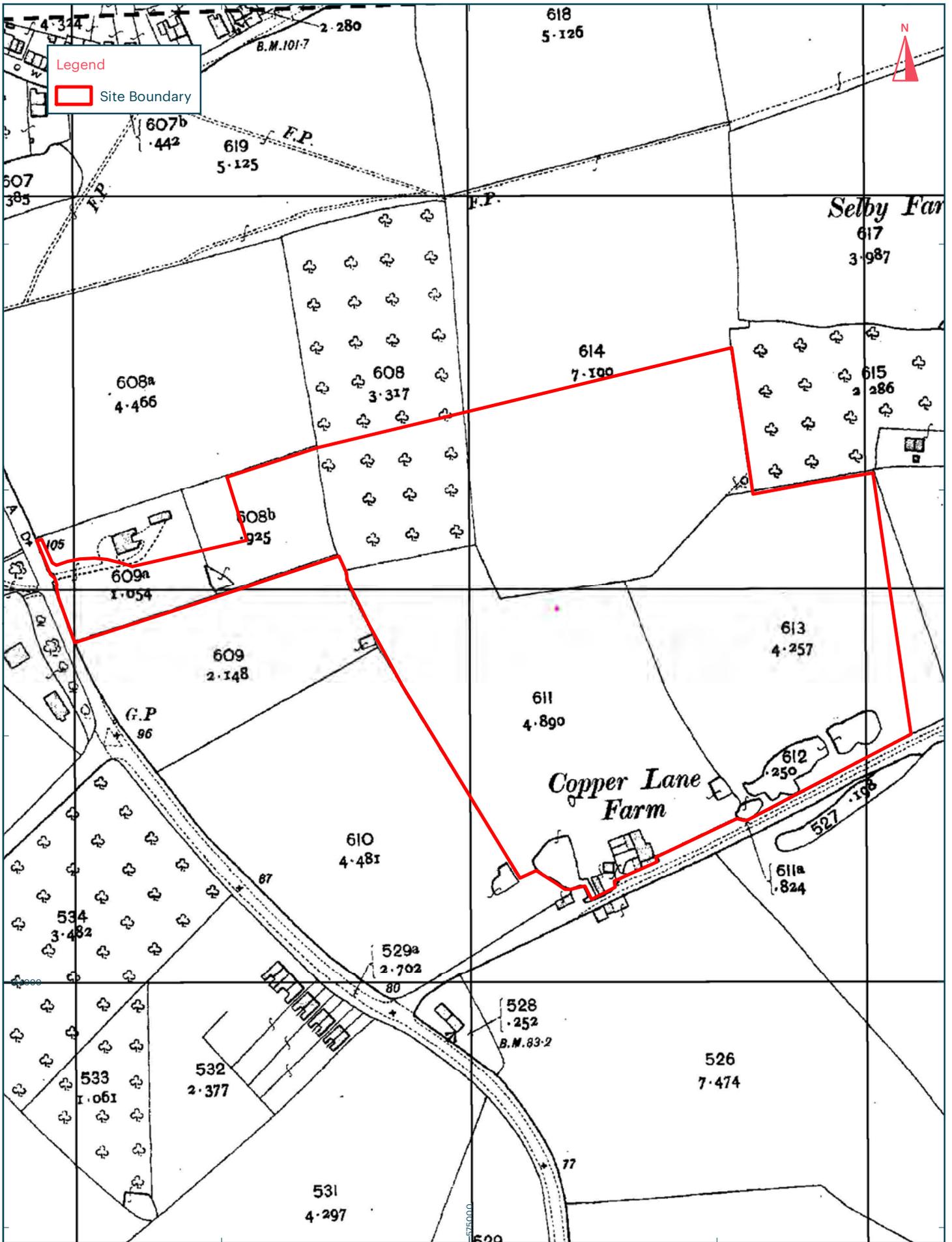




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 Figure 8: 1897 OS 1:2,500
Address:
 Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:2,500



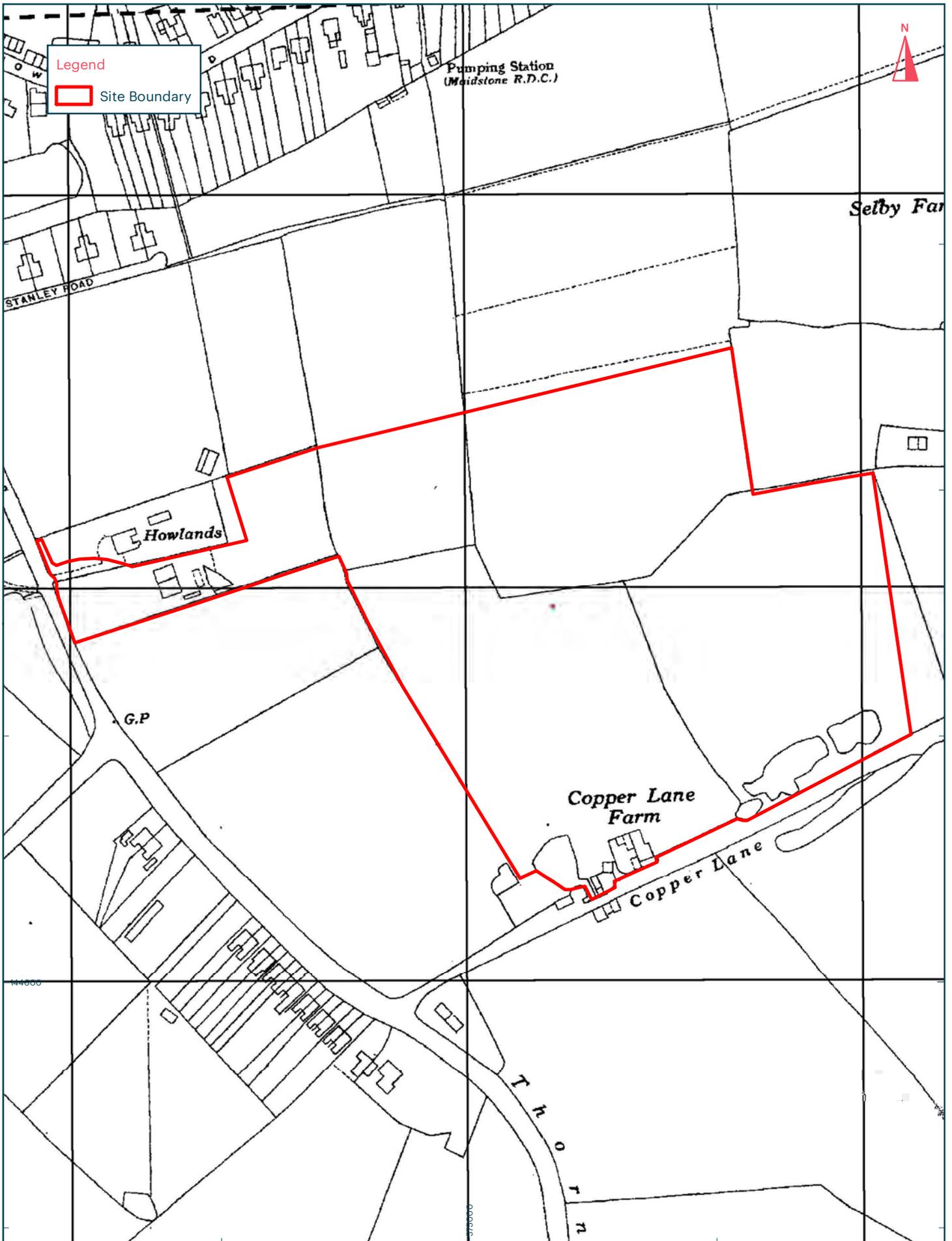


Title:
Figure 9: 1908 OS 1:2,500

Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:2,500





Title:
Figure 10: 1938 OS 1:2,500
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:2,500
0 80m

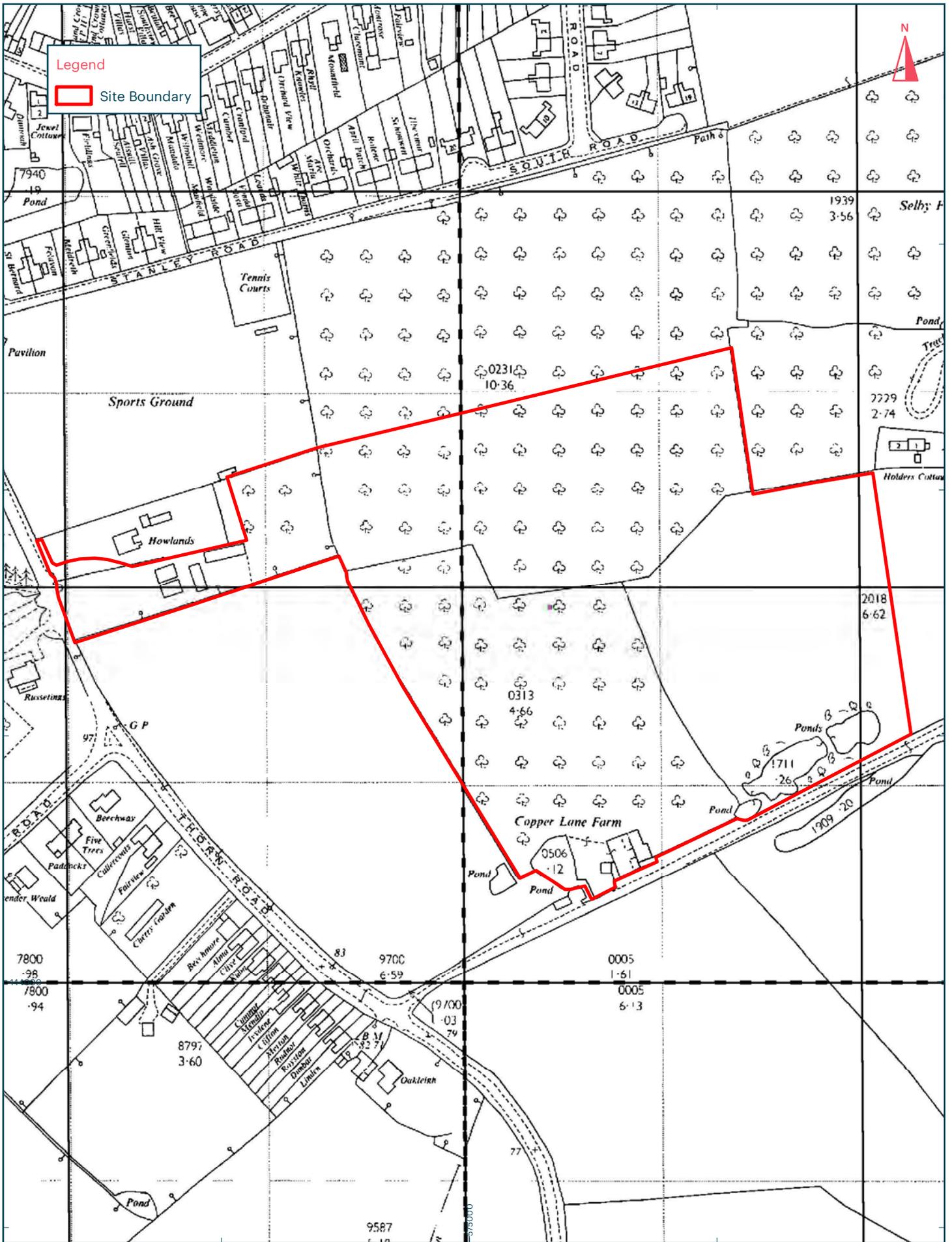




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Figure 11: 1947-1949 Aerial Photograph
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:5,000
0 150m

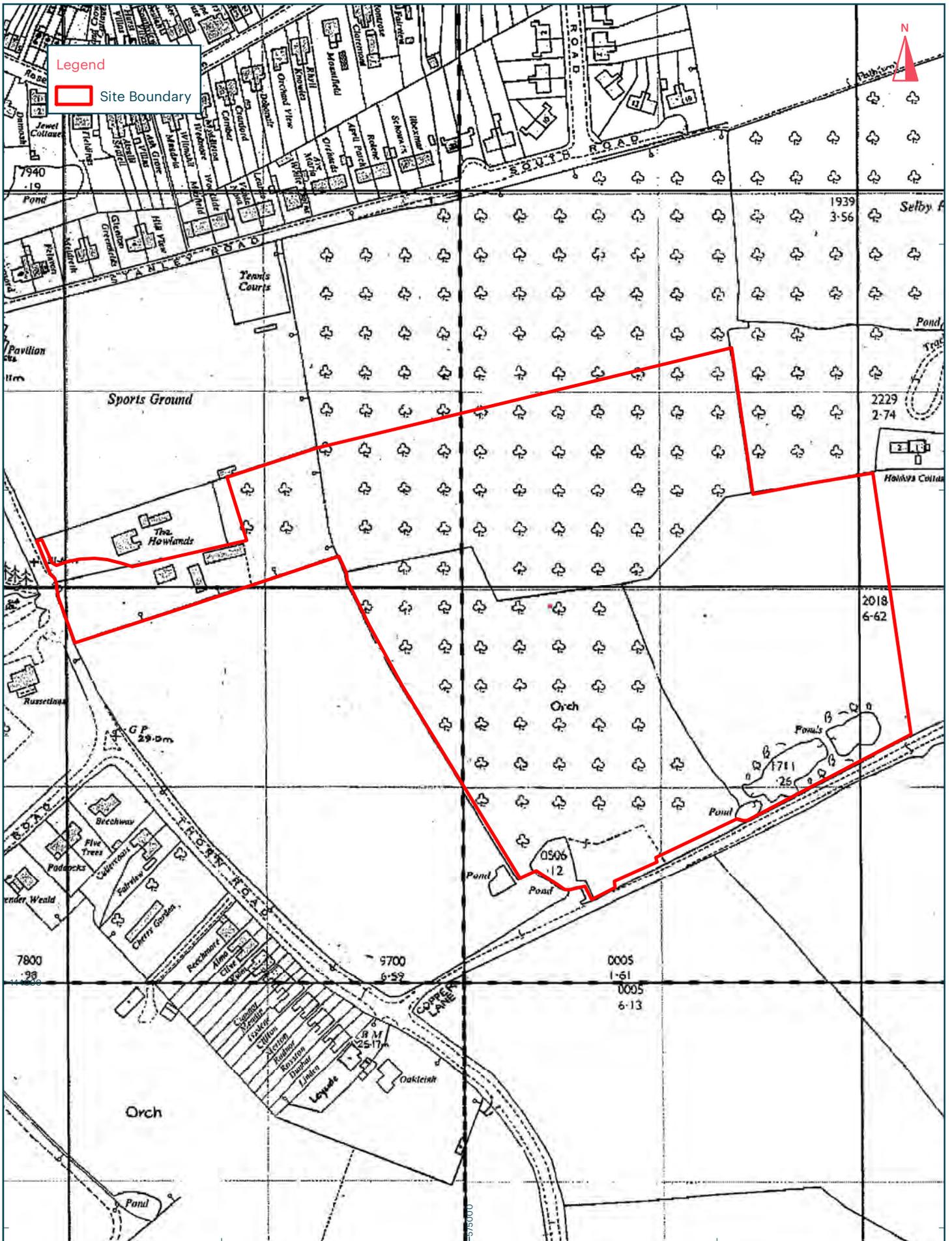




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 Figure 12: 1968 OS 1:2,500
Address:
 Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:2,500

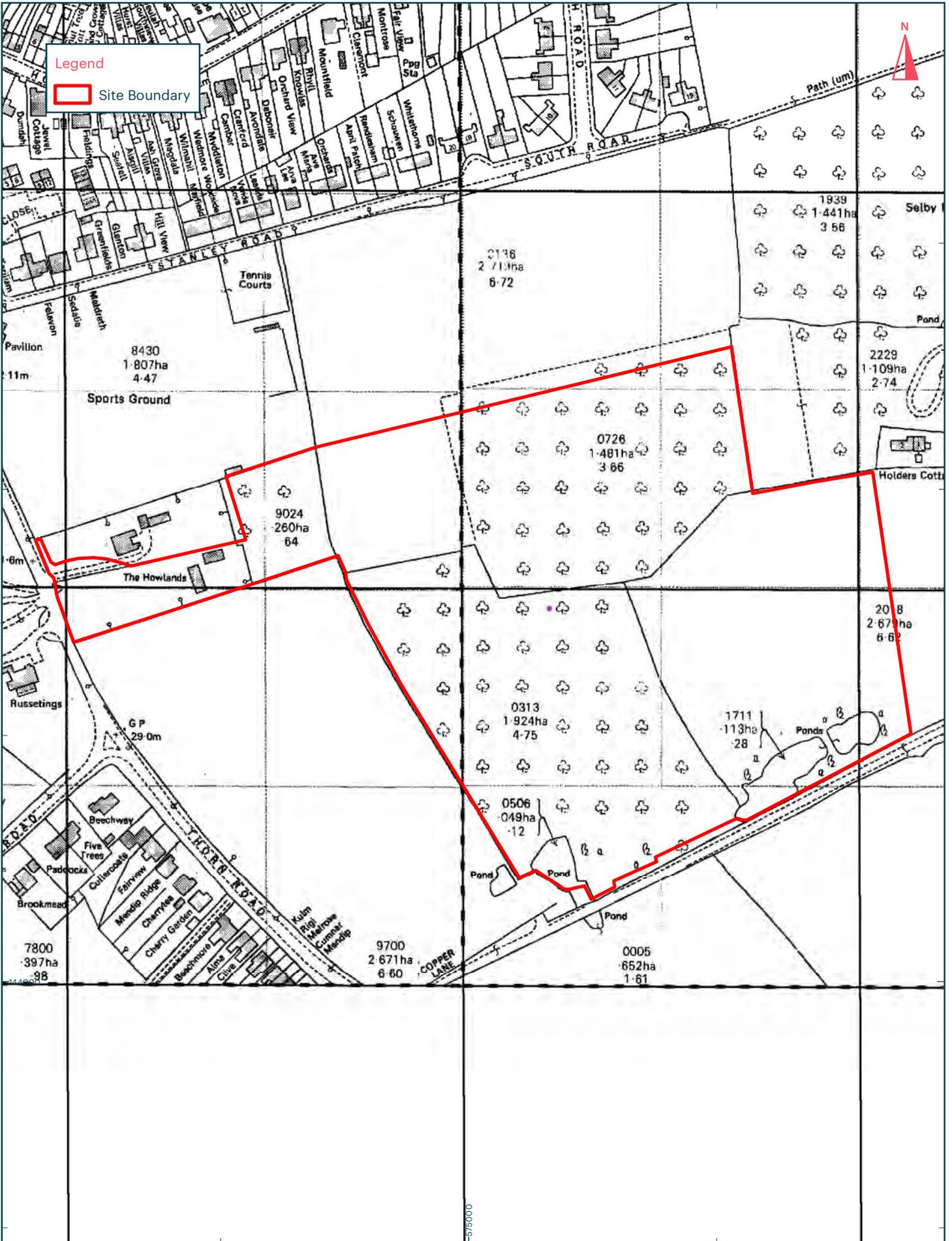




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 Figure 13: 1979-1984 OS 1:2,500
Address:
 Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:2,500
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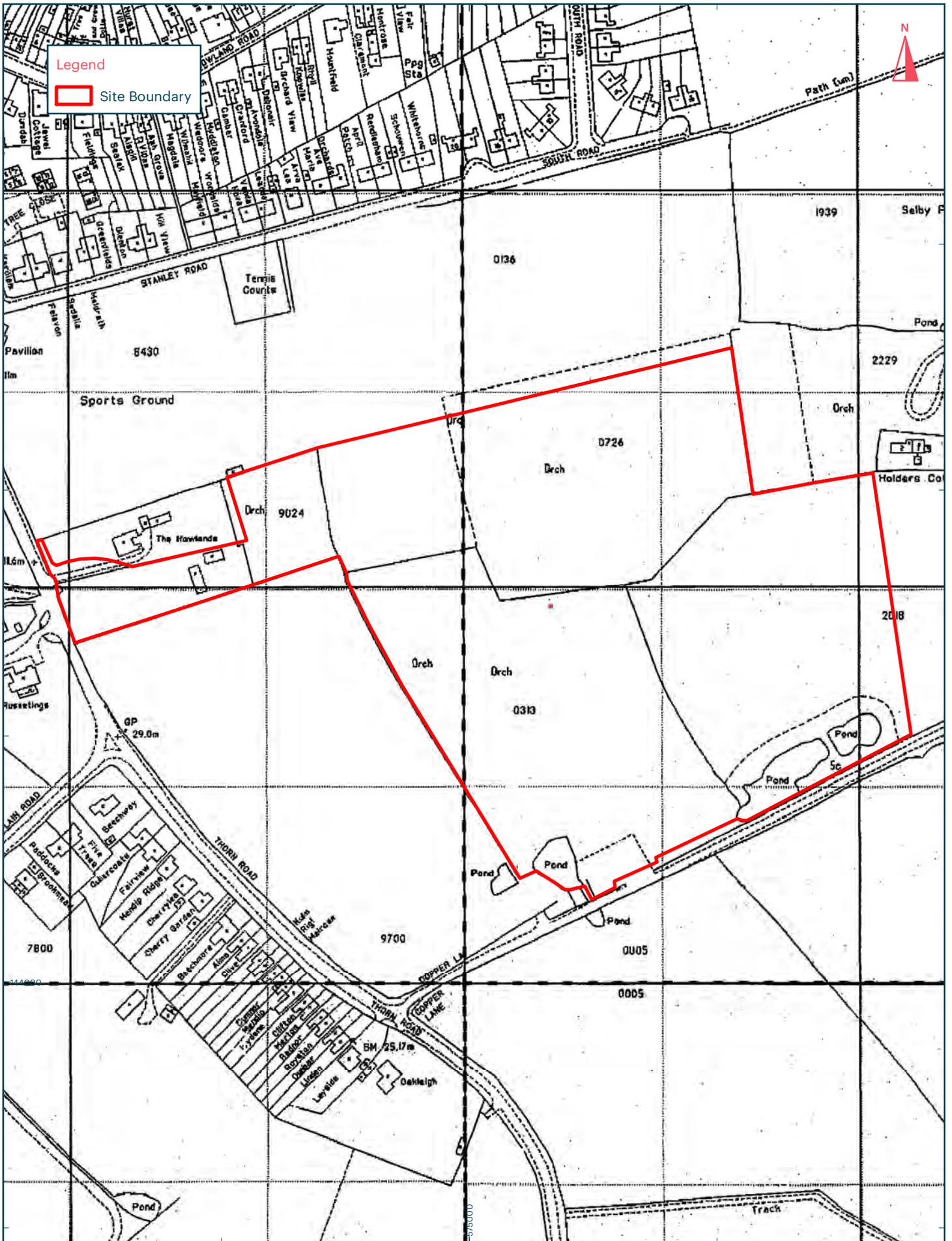


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Figure 14: 1986 OS 1:2,500

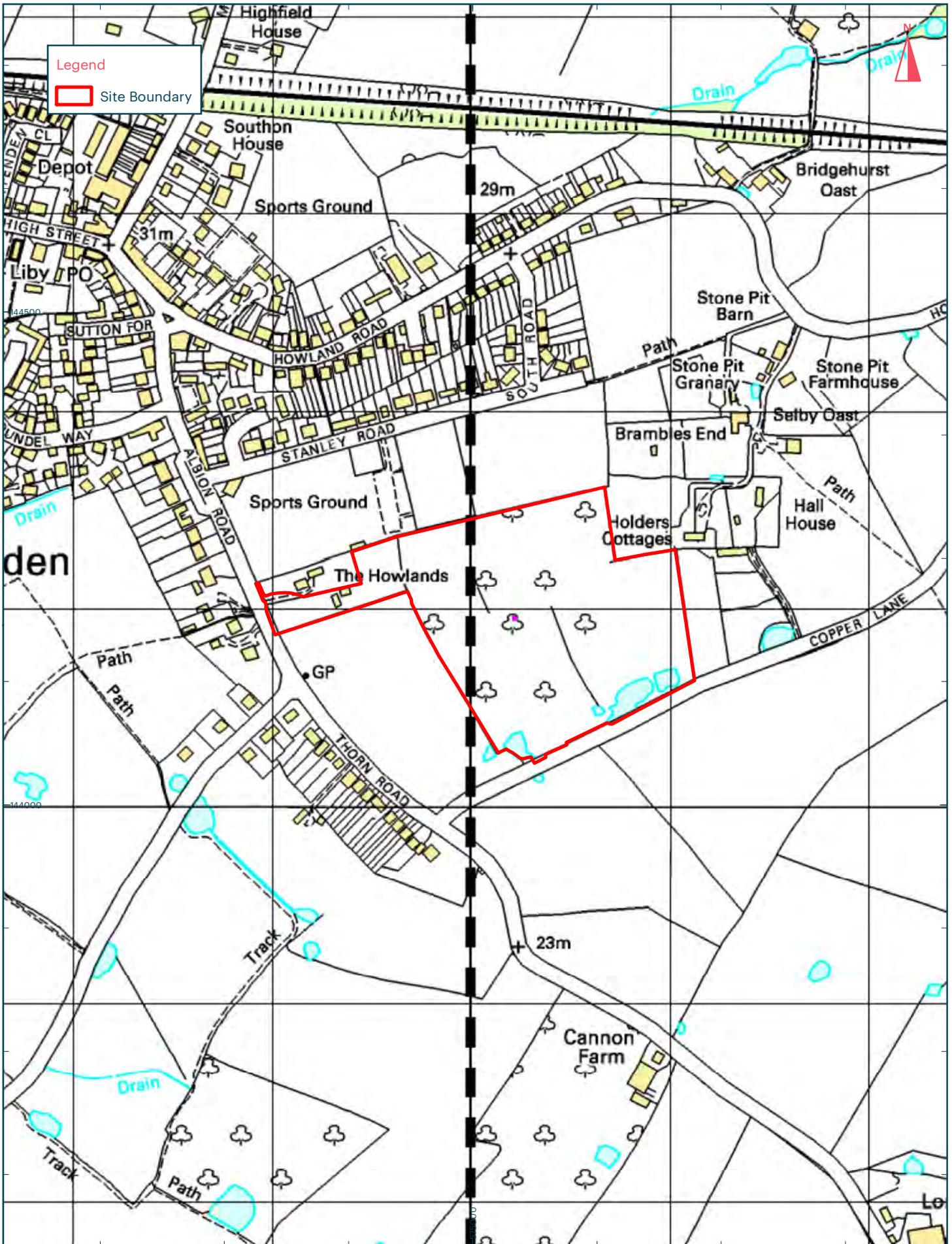
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:2,500





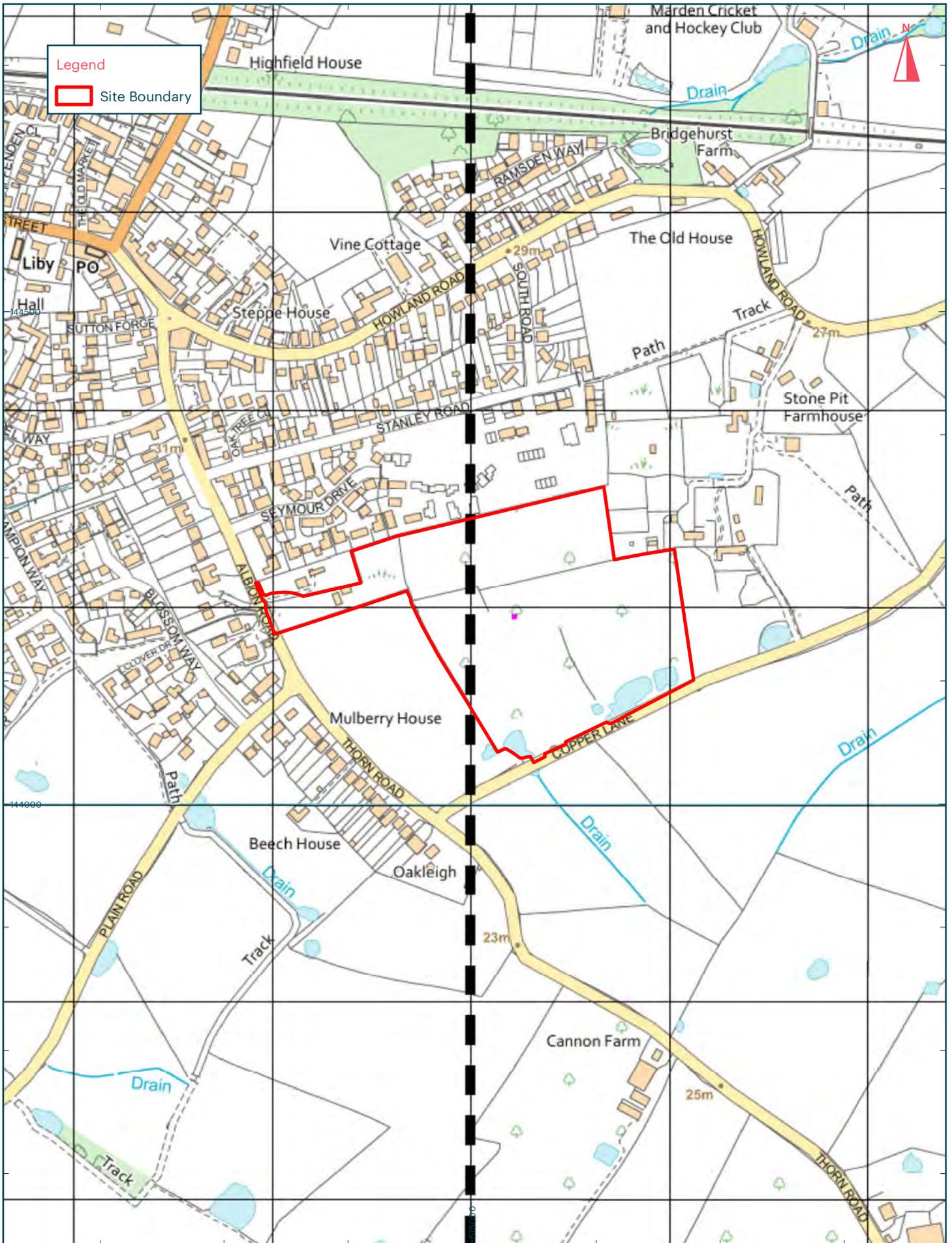
<p>Title: Figure 15: 1933 OS 1:2,500</p> <p>Address: Land East of Albion Road and North of Copper Lane, Marden</p>	<p>Scale at A4: 1:2,500</p> <p>0 80m</p>	
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Title:
Figure 16: 2006 OS 1:10,000
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:5,000





Title:
 Figure 17: 2021 OS 1:10,000
Address:
 Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:5,000
 0 150m





Title:
Figure 18: Google Earth Image
Address:
Land East of Albion Road and North of Copper Lane, Marden

Scale at A4: 1:2,500
0 80m

