

Built Heritage Statement in Advance of the Proposed Development of the Land adjacent to Quinton Farmhouse, Quinton Road, Sittingbourne, Kent



Report for Redrow Homes Limited

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SWAT ARCHAEOLOGY

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**Built Heritage Statement in Advance of the Proposed Development of
the Land adjacent to Quinton Farmhouse, Quinton Road,
Sittingbourne, ME10 2DD**

Summary

SWAT Archaeology has been commissioned by Redrow Homes Limited to prepare a Built Heritage Statement relating to the proposed development of the Land adjacent to Quinton Farmhouse, Quinton Road, Sittingbourne, Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

This assessment has concluded that the proposed development is such that any impact caused to the setting of the heritage assets of Quinton Farmhouse and Quinton Cottage would be considered as less than substantial and therefore no overriding constraints are likely to prohibit development.

The proposal development also forms a small part of the extended rural setting to Holy Trinity Church (Grade I listed building) in Milton Regis. This setting provides a low contribution to its historical significance. Therefore, the visual change in these views is considered minor, and equates to there being no material impact on the significance of the asset.

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NGR: TQ 89528 65388

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Redrow Homes Limited (the 'Client'), to carry out a Built Heritage Statement relating to land adjacent to Quinton Farmhouse, Quinton Road, Sittingbourne, Kent, centred on National Grid Reference (NGR) TQ 89528 65388 (Figure 1). As such this land will henceforth be known as the 'proposed development area' (PDA).

1.1.2 This document will be used in support of planning applications associated with the proposed development.

1.2 The Site

1.2.1 The PDA forms part of a wider area that has been allocated for mixed use development in the recently adopted Swale Borough Local Plan (July 2017)

1.2.2 The proposed site sits at an average height of 15m AOD rising to 22m on the northwest side. The is located on the north western rural outskirts of the town of Sittingbourne, focused around Milton Creek, a tributary of the Queenborough Swale and the A2 Canterbury to Rochester road. The site is c.293m from the Sheppey Way, c. 340m south of Howt Green, c.540m northeast of Bobbing, c.1.5km from the river and 2km from the centre of Sittingbourne (Figure 1).

1.2.3 It has been identified that the PDA relating to our Client's site lies adjacent to two designated heritage assets; the Grade II listed building of 'Quinton Farmhouse' and the Grade II listed building of 'Quinton Cottage'.

1.3 Project Constraints

1.3.1 No constraints were associated with this project.

1.4 Scope of Document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the NPPF requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development for proposed development.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or Heritage Assets within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Heritage Assets

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'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.'

2.3.2 NPPF Annex 2 defines a Heritage Asset 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.3.5 Paragraph 128 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.3.6 Paragraph 129 of the NPPF states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including, by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is ‘a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions’. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** 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.

2.3.9 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.10 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset’s conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

2.3.11 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the Site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.12 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.13 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.14 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

2.4 Conservation Principles, Policy and Guidance (Historic England, 2008)

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.5 Historic Environment Good Practice in Planning Notes

2.5.1 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). GPA1 covered 'The Historic Environment in Local Plans'. GPA2 provided advice on 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 covered 'The Setting of Heritage Assets'. As at March 2017, GPA4 entitled 'Enabling Development and Heritage Assets' was still in draft.

GPA2: Managing Significance in Decision-Taking in the Historic Environment.

2.5.2 The guidance focuses on understanding the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. The document sets out a number of stages to follow:

- 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
- 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

2.5.3 Since heritage assets may be affected by direct physical change or by change in their setting. It is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process to assist with any planning decision-making in line with legal requirements.

GPA3: The Setting of Heritage Assets.

- 2.5.4 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.
- 2.5.5 The NPPF makes it clear that the setting of a heritage asset is 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.
- 2.5.6 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.
- 2.5.7 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.
- 2.5.8 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).

- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

2.5.9 The guidance reiterates the NPPF in stating that where developments affecting the setting results in ‘substantial’ harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

2.5.10 Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; ‘Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management’ (25th February 2016), ‘Historic England Advice Note 2: Making Changes to Heritage Assets’ (25th February 2016) and ‘Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans’ (30th October 2015).

2.6 Local Policy

2.6.1 The Local Planning Authority for the study is Swale Borough Council.

2.6.2 The Swale Borough Local Plan ‘Bearing Fruits 2031’ was formally adopted July 2017. The Local Plan sets out the Council’s spatial vision, strategic objectives, development strategy and a series of core policy themes. It also contains allocations of land for development; a framework of development management policies to guide determination of planning applications and a framework for implementation and monitoring of the Local Plan.

2.6.3 The land at North-West Sittingbourne has been identified under the Local Plan as allocated for potential development under Policy MU1, where planning permission will be granted or mixed uses, and will comprise a minimum of 1,500 dwellings, community facilities and structural landscaping and open space adjacent the A249 in accordance with national or local planning policy.

2.6.4 The Local Plan also sets out a number of development policies. The relevant ones are detailed below:

- DM 32 Development Involving Listed Buildings – Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that: 1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.
- DM 33 Development affecting a conservation area. Development affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance.
- DM 34 Scheduled Monuments and Archaeological Sites. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments.

2.7 Local Planning Guidance

2.7.1 The Kent Design Guide. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Swale Borough Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Built Heritage Statement was commissioned by Redrow Homes Limited, which will be submitted with any future planning application. This assessment has been prepared

in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

3.2 Heritage Asset Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This heritage asset study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014,). A desktop, or desk-based assessment, is defined as being:

‘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 ClfA. 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.’

(2017:4)

3.2.2 The purpose of the Heritage Asset report is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*

- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Designated Heritage Assets

4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

4.2.3 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 or may affect the ability to appreciate that significance or may be neutral.

Significance

4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets.

Cartographic and Pictorial Documents

4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

Aerial photographs

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

Secondary and Statutory Resources

4.3.6 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

5 ARCHAEOLOGICAL AND HISTORIC APPRAISAL

5.1 Archaeological and Historical Narrative

5.1.1 The name of Sittingbourne derives from the Saxon *Saedingburga* meaning 'the hamlet by the bourne or small stream' and referring to a stream that runs underground through part of the town.

5.1.2 Sittingbourne is geographically located mid-way between Dover and London. It is sited close to Milton Creek, a tributary of the Queenborough Swale that divides the mainland from the Isle of Sheppey, provides access to the river Medway to Rochester and the River Thames to London, the English Channel and the North Sea.

5.1.3 The main road through Sittingbourne, Watling Street, was an ancient trackway first used by ancient Britons to travel between Canterbury and St Albans and evidence of Mesolithic and Neolithic activity and a prehistoric henge were discovered at the Meads housing estate on Quinton Road in 2008. Late Bronze Age and early Iron Age features were uncovered at Stick Fast Lane in Bobbing in 2000 and Iron Age pottery was found at St Bartholomew church in Bobbing in 1902. The town appears to have grown as a roadside settlement at the location of an ancient spring.

- 5.1.4 Sittingbourne was not recorded in the Domesday book of 1086 because until 1800 it was a small hamlet under the control of the manor of Milton Regis.
- 5.1.5 The name Milton derives from Middleton and the old English *Middel* meaning 'central' or 'productive centre' and *tun* meaning enclosed village, farmstead or manor. The area in which the town was established was low-lying and marshy with access to the river and the ancient trackway which may have preceded Watling Street.
- 5.1.6 The area was subject to prehistoric activity as evidenced by numerous Mesolithic flint artefacts uncovered at Castle Rough, however, any settlement that was in place in 43AD was quickly assimilated by the Romans when they upgraded the track of Watling Street to a road and established a Roman arable landscape (Wilkinson forthcoming).
- 5.1.7 Some 20 Roman villas are recorded in the area (Swale Survey 2000) and oysters were considered very high quality. The town may owe its name to the postulated location of an administrative centre, midway between Dover and London and the local produce.
- 5.1.8 The Holy Trinity Church, located on the junction between Church Street and Dover Street, is one of the oldest churches in Kent. It was founded in the 6th century just a few years after the coming of St Augustine. The large stone outside the front porch is said to be a pagan alter-stone suggesting that the site has been historically considered religious. The walls of the church contain Roman tiles and a Roman villa is known near the site. In 680AD, Queen Seaxburh passed the Kingdom of Kent to her eldest son at a ceremony held at the doors of the church, before becoming a nun.
- 5.1.9 The tower built between 1310 and 1330 houses six bells, five of which date to 1682. It is the largest of its kind in Kent and the third largest in England.
- 5.1.10 When the Danes landed in 893 AD it has been suggested they built a stronghold on the west side of Milton Creek. In response, King Alfred, built a fortification on the eastern side of the creek.
- 5.1.11 The town was known as *Milton Terra Regis* from 'Middleton Royal lands' and may have been the early residence of the Kings of Kent. It was burnt to the ground in 1052 by Godwin Earl of Essex and rebuilt to the extent that it was recorded in the Domesday survey as a population of 393 households and given to Bishop Odo by his half-brother William the Conqueror.

5.1.12 The town of Sittingbourne became prominent after the death of Thomas Becket in 1170 when it provided a convenient resting point for pilgrims on the road from London to Canterbury.

5.1.13 By the 13th century the Parish Church of St Michael had been constructed and the high street was recorded as having thirteen pubs and hostels. As a result of the town's location it received many prestigious visitors. Henry V was entertained at The Lyon (Red Lion) on his return from the Battle of Agincourt, Henry VIII visited the town in 1522 and 1532 and Queen Victoria and her mother stayed at the Rose Inn in 1825. The Inn was constructed as a private house in 1708 and later became a renowned Inn.

5.1.14 Queen Elizabeth 1st incorporated the town and granted it a weekly market on a Wednesday and two annual fairs on Whitsuntide and Michaelmas. By the post medieval period the town was largely occupied by sea faring people, fisherman and oyster dredgers. It was productive in apple and cherry orchards and hop growing and was ideally situated for the transportation of raw materials and goods by barge to London. The barges fed the brickmaking and papermaking industries, importing sand, mud and household waste such as cinders and then transported the finished product on their return journey. The town developed into a port during the industrial revolution when over 500 types of barges were built there.

5.1.15 Paper manufacture began in 1708 and Sittingbourne Mill existed from 1769, the Mill used pulped straw from the local farmers and *esparto* imported from Spain as a replacement for expensive cotton rag. It was owned by Edward Lloyd of the Daily Chronicle and supplied his newsprint in Bow. In 1904 he built a wharf and horse drawn tramway on the tidal inlet at Milton Creek to carry materials to the mill and by 1913 the paper mill was the largest producer of newsprint in the world.

5.1.16 The repeal of the brick tax in 1850 caused an unprecedented demand for bricks to construct large buildings in London. Sittingbourne was popular for its brick earth and Kentish stock brick has a high tensile strength ideal for bridges, railway stations, cathedrals etc. The bricks for the 3.45 Mile London Bridge to Greenwich railway viaduct was made at Sittingbourne and transported to the site by barge. The brick makers frequently unearthed artefacts while digging the brickearth, which were preserved by the banker George Pain who published his works in *Collectanea Cantiana* in 1893.

5.1.17 Sittingbourne was an ideal stopping point between London and the Coastal ports and therefore, a thriving coach centre until the railway arrived in 1858 and many Inns were forced to close. The railway fuelled the expansion of the town and the brick making and paper making industry

5.1.18 During the First World War the town was the focus of constant air raids by Zeppelins and it was used as a bearing point for the Germans on their way to London. The first incident occurred on Christmas day 1914, when a German plane, fired at by the guns of Sheerness, dropped a shell in a field at Iwade. This was followed in January 1915 when a second plane dropped two bombs on the town and despite being perused by two local airmen, managed to escape. Some 100 air raid warnings were sounded in Sittingbourne and as a result in 1917 anti-aircraft batteries were strengthened. The last raid over the town was on Whitt Sunday of 1918 by a number of Gothas, which provoked a ferocious barrage from the ground defences. A dogfight ensued and the Gotha was hit, burst into flames, broke in two and fell to the ground. All three German airmen were killed in the incident.

5.1.19 Bobbing is the closest village to the PDA. Bobbing Court is a Grade II listed Manor house, now a ruin, built by the Savage Family. The village church of St Bartholomew is a Grade I listed building and dates to between 1216-1230 but stands on the site of an older chapel.

5.1.20 Quinton the name of both the medieval farmhouse and the road is a place name derived from a French and Latin term meaning 'born fifth' or may derive from the old English *cwen* meaning 'Queen' or *cwene* meaning 'woman' and *ton* which means enclosed village, farmstead or manor.

5.1.21 The PDA located off of land off Quinton Road forms part of the agrarian fields that were historically associated with Quinton Farm.

5.2 Historical Map Progression

5.2.1 In an extract from the Topographical Map of the County of Kent by A Drury & W Herbert 1769, the PDA is located in a rural area on a road leading west from the town of Milton to Bobbing Court. The village of Bobbing is to the southwest, the village of Howt Green is north and Queenborough Swale and Halstow Marshes are northeast from which

Milton Creek winds its way to Crown Key in the town of Milton, northeast. Sittingbourne is a small town of ribbon development along the Canterbury to Rochester road sited beyond Milton.

Historic OS map 1866-67 1:2500

5.2.2 Quinton farm is located to the east of Quinton Road. Fields 92 and 93 appear to be hop or orchard cultivation with evidence of vegetation along many of the field boundaries. Quinton Cottages are found within their own small enclosures in field 91 to the south east of the farm, on the east side of Quinton Road. A track way leads northeast across the farm towards a stream or ditch. A smallholding named California is located to the north west of the farm (Fig.2). The PDA on land off Quinton Road appears to comprise numerous agrarian fields.

Historic OS map 1897 1:2500

5.2.3 Quinton Farm remains unchanged, the fields have been re-designated 153 (8.790) and 147 (12.954) A sheep wash has been installed adjacent to the stream or ditch to the eastern field 155 (1.590) and one of the two cottages has been removed (Fig.3).

Historic OS map 1908 1:2500

5.2.4 There has been no change to Quinton Farmhouse or Cottage (Fig.4).

Historic OS map 1938 1:2500

5.2.5 One of the large farm buildings at Quinton Farm has been removed, two pairs of semi-detached and one detached dwelling have been constructed to the south-eastern corner of field 647 (10.860) on the east side of Quinton Road. A track way leads northeast along the field boundary to a gravel-washing mill located east of the farm. There has been new development being The Meads Avenue estate to the south side of Quinton Road, east of the cottages, but the area is largely taken up with Hop or orchard cultivation (Fig.5).

Historic OS map 1957-62 1:2500

5.2.6 Several of the fields have small rectangular out-buildings probably used for harvesting or shelter. The space between Quinton Cottage and the new dwellings has been filled with a pair of semi-detached houses and one detached house. The houses are named

Quinton Cottage, Homeland, Police houses 1 and 2, Wychwood, Roselea, Sydney Villa and Michael Villa. The sheep wash has been moved closer to the farm buildings and the cart track is still in place; a footbridge has been installed across the ditch/stream. The gravel-washing mill has been removed and all that remains is a tank (Fig.6).

Historic OS map 1964 1:2500

5.2.7 There is no change (Fig.7).

Historic OS map 1968-87 1:2000

5.2.8 The farm has been demolished and all that remains is Quinton Farmhouse, which has been extended to the northwest and has an outbuilding to each side. Quinton Cottages have been extended to the southeast (Fig.8). The majority of the fields contained within the PDA had aggregated into 5 large arable fields. Not shown on the map, to the east of the PDA the Grovehurst Estate was built from the 1960s.

Historic OS map 1993 1:2000

5.2.9 There has been no change (Fig.9).

Post 1993

5.2.10 No further development occurred until the late twentieth century. In the mid-1990s, a new duelled trunk road being the A249 was built immediately to the west of the PDA, running parallel with the single carriageway the 'Old Sheppey Road'. Also in the 1990s, The Meads estate was extended to the west of The Meads Avenue estate, along the southern edge of Quinton Road, up to the new A249 road. This is immediately in front of Quinton Farmhouse and Cottage. 'Old Sheppey Road'. This estate has since continued to be further developed southwards. At the time the A249 truck road was built, Quinton Road was redesigned to allow for a bridge across the A249 towards the Old Sheppey Road. A wider, separate line of road was built, leaving the 'old' Quinton Road partly in place as an access road to Quinton Farmhouse and Quinton Cottage and the other houses alongside. As a result, these buildings are now set back off the main Quinton Road.

5.2.11 Today, the PDA is surrounded by housing development to the south and east, with the new A249 moving across from the south east to the north of the PDA, marking the

western and northern border. The development of the PDA is the next logical stage of new development to occur on the vacant land that encompasses the PDA.

5.3 Site Assessment

5.3.1 Comprising of underdeveloped land, the PDA is located to the north of Quinton Road, adjacent to Quinton Farmhouse and Quinton Cottage. It is enclosed by the settlement area of The Meads to the south, which is a suburb of Sittingbourne. This modern development is visible from much of the PDA. To the west of the site is the A249 trunk road, which links Sheerness to the M2 motorway, some 5km to the south. To the east is farmland that forms part of the wider MU1 allocation, beyond which is Milton Regis that expanded during the twentieth century.

5.3.2 The PDA comprises a large field, with mature hedgerows/ tree belts to the north and east. The hedging along the A249 border is not as mature. At the southern end of the study site, occasional views to the north-east glimpse the upper most part of the tower to Holy Trinity Church at Milton Regis.

5.3.3 There are twelve Grade II listed buildings within the PDA area. (Table 2). However, they are all at c.300 - 450m from the site with the exception of two that are located on the PDA boundary. Quinton Farmhouse (TQ86NE1144) is a Grade II listed building dating to the 13th century and it can be found on the southwest boundary of the site. It is associated with Quinton Farm (MKE85282), a loose courtyard L plan with buildings to both sides, a detached farmhouse and other detached elements. Only the farmhouse remains. Quinton Cottage (TQ86NE1174) is a Grade II listed cottage, dating to the 18th century and is located on the southwestern boundary.

5.3.4 In addition, whilst not within the PDA area is the Grade I listed Parish Church of the Holy Trinity (TQ96NW1153), North Street, Milton Regis. Given the importance of the asset, we have included it for further assessment as to whether the proposals have the potential to impact its setting and/or significance.

Table 1		Designated Heritage Assets
TQ86NE1144	Medieval-Post Medieval	Grade II listed Quinton Farmhouse 13 th century
TQ86NE1149	Post Medieval	Grade II listed Laurelin House and Luxton House 17 th century
TQ86NE1154	Medieval-Post Medieval	Grade II listed The White House in Bobbing 16 th century

TQ86NE1152	Medieval-Post Medieval	Grade II listed Church Farm Cottages 15 th and 17 th century
TQ86NE1175	Post Medieval	Grade II listed Lay Field Cottages 17 th century
TQ86NE1177	Medieval-Post Medieval	Grade II listed Upper Toes 16 th century
TQ86NE1171	Medieval-Post Medieval	Grade II listed Bobbing Place and garden wall 17 th century
TQ86NE1165	Medieval-Post Medieval	Grade II listed Nether Toes 16 th century
TQ86NE1174	Post Medieval	Grade II listed Quinton Cottage 18 th century
TQ96NW1158	Medieval-Post Medieval	Grade II listed Bramblefield Farmhouse
TQ96NW1155	Post Medieval	Grade II listed Great Grovehurst Farmhouse
TQ96NW1151	Post Medieval	Grade II listed Featherbed House
TQ96NW1153	Medieval-Post Medieval	Grade 1 listed Parish Church of Holy Trinity

Conservation Areas

- 5.3.5 The study site is not located within a Conservation Area. Milton Regis' Conservation Area is located c.0.9 km south-east of the study site's southern boundary and is concentrated along the High Street of Milton Regis. It contains one Grade II* and thirty-six Grade II listed buildings. At present, there is no Conservation Area Appraisal.
- 5.3.6 When viewed from the PDA, the plan and form of the Milton Regis Conservation Area and its listed buildings are indistinguishable from the wider settlement areas.
- 5.3.7 Sittingbourne's Conservation Area is approximately 2.5km south east from the PDA and is focused along its High Street and is indistinguishable in form and character from the wider settlement areas.
- 5.3.8 Given the above the Conservation Areas do not have the potential to be affected by the proposed development for the PDA and these heritage assets will not be considered further.

5.4 Assessment of Heritage Assets: Listed Buildings

- 5.4.1 It has been identified that approximate to the PDA are two designated heritage assets; the Grade II listed Quinton Farmhouse and the Grade II listed Quinton Cottage both to the south west. As such the following assessment seeks to identify the significance of these heritage assets and to what extent the PDA contributes to this significance. In

addition, whilst not within the PDA but given its importance as an asset, the assessment will seek to identify the significance of the Grade I listed parish church of Holy Trinity and to what extent the PDA contributes to this significance.

Quinton Farmhouse

Architectural Interest:

5.4.2 This Grade II listed building comprises a 13th century, two storey timber framed house with a later 18th century façade. The façade is fronted in red brick with the gable end weatherboarded on the upper half. The rear nipped tiled roof, steeply slopes towards the ground floor. Three of the building's windows have their sashes and glazing bars intact. Later extensions and garage exists to the side and back. The second range is set at an acute angle to the front. The boundary to the Farmhouse site consists of mature trees to the north and East (Plates 7-10).

5.4.3 The farmhouse is also linked with another HER Monument record (MKE 85282). A loose courtyard origin farmstead with buildings to three sides of the yard including a L-plan element. Only the farmhouse remains.

Historical Interest:

5.4.4 Upon evaluating the historic map appraisal, the farmhouse was originally associated with the agrarian land that comprises of the PDA. Quinton Farmhouse's farmstead was located north-west of the farmhouse but historic mapping and aerial photography records their loss by 1980s and the farmhouse extended and domesticated thereafter.

Setting:

5.4.5 Quinton Farmhouse is located on the north side of Quinton Road. It is set back from Quinton Road and is accessed via a side road off the main Quinton Road that is also a shared access for the other buildings on the north side of Quinton Road. As the building is set back from Quinton Road, it was not possible to view the heritage asset from the public realm since it is obscured by trees. The farmhouse is located within a large garden and dense planting surrounds the building. The lack of traditional farm buildings provides little indication as to the former function of the house. In terms of the heritage asset's immediate visual setting, the physical site boundaries, due to tree planting, result in views towards the PDA being obscured. Given the establishment of the A249 trunk road 85 metres away from the western boundary of the farmhouse, and the fact

the PDA is under separate ownership, it is considered that the heritage asset's historic setting has significantly eroded.

Summary of Significance:

- 5.4.6 Given the above it is concluded that the extent of the heritage asset's original setting is limited by its natural landscape boundaries, and that the PDA makes a negligibly contribution to its visual setting. The asset retains much of its 13th century structure with 18th century enhancements, albeit the courtyard group has since gone leaving the Farmhouse alone. Nonetheless it is still considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

Quinton Cottage

Architectural Interest:

- 5.4.7 To the south east of Quinton Farmhouse and the PDA is Quinton Cottage. This Grade II listed building comprises a 18th century two storey building with attics. The ground floor is brick built, with the upper half weatherboarded. The half hipped tiled roof includes two hipped dormers. The building also has two recessed casement windows and a central hipped weather porch. On the right-hand side there is a later extension of two storeys. The ground floor is painted brick and the first floor weatherboarded, to blend with the original building. The roof extension has two nipped dormers and half hipped gable (Plates 8-14).

Historical Interest:

- 5.4.8 Evaluating the historic map appraisal, the cottage was once one of two, until the second one was demolished between 1865 and 1896. It subsequently stood alone until the ribbon development to the east of Quinton Cottage occurred in the mid twentieth century. This joined Quinton Cottage to the other houses in the row in the south-eastern corner. It is unlikely that Quinton Cottage was related to any of the agrarian land that comprises the PDA.

Setting:

- 5.4.9 Quinton Cottage is set back on the north side of Quinton Road. It is accessed via a side road off the main Quinton Road that is also shared with Quinton Farmhouse and the other buildings alongside Quinton Cottage. As the building is set back, it is not possible to view the heritage asset from the public realm since it is obscured by trees. In terms of the heritage asset's immediate visual setting, the physical site boundaries, due to

tree planting, are such that views towards the PDA are mainly obscured in the north and west. The east boundary, adjoining the house next door is fenced rather than treed. The southern end of the western boundary is also fenced rather than treed. Given the twentieth century development, it is considered that the heritage asset's historic setting has significantly eroded.

Summary of Significance:

5.4.10 Given the above, it is concluded that the extent of the heritage asset's original setting is limited by its natural landscape boundaries, which are shared with the application site, and that as such the PDA makes a negligibly contribution to its visual setting. The asset retains much of its 18th century structure, albeit with late enhancements, which is still considered to have aesthetic and historical interest, forming its primary heritage significance.

Parish Church of Holy Trinity, Milton Regis

Architectural Interest:

5.4.11 This grade 1 listed church is flint ragstone faced and incorporates traces of Roman material and Anglo-Saxon herringbone masonry. The church includes a nave, southern aisle and porch, chancel and crenellated western tower with flint and stone buttresses. The church was restored in 1889 by W L Grant. The tower is the largest in Kent and third largest in England in girth but is not particularly high at 78 feet high.

Historical Interest:

5.4.12 The church is considered to be located on the site of traditionally religious ground, possibly relating back to pagan times. The church is thought to have been founded within a few years of the coming of St. Augustine in 597AD, the majority of the present church fabric dates to the fourteenth century.

Setting:

5.4.13 Holy Trinity is located off Green Porch Close, to the east of the B2005 (North Street). The southern eastern boundary borders an open country park that leads to Milton Creek park, which provides clear views of the church and encompasses partial views of the PDA, which forms a distant rural backdrop to the church. Whilst The church was originally isolated from the surrounding town and village of Milton Regis and Kemsley, the expansion of housebuilding in the twentieth century means the church is now enclosed on three sides.

5.4.14 The church's tower whilst not considered tall, provides a visual local landmark, which extends its setting. Views of the tower from the PDA are variable owing to topography and intervening built development. The views from the PDA encompass a panorama of the settlements forming Kemsley, Milton Regis and Sittingbourne. Visual competition from other tall structures, including church towers and spires is not readily apparent.

Summary of Significance:

5.4.15 The parish church of Holy Trinity has obvious historical and architectural value as well as aesthetic and communal value given the prominence of the church tower and its visibility from a distance, including from parts of the PDA. The lack of similar tall, competing structures ensures that the communal value of the building, as a local landmark are also projected in its extended setting.

5.4.16 The church is now located within an urban setting given the expansions of Milton Regis and Kemsley in the twentieth century. Only the country park to the south eastern side allows clear uninterrupted views of the church. The PDA forms a distant rural, intermittent backdrop from some of these views and as such forms a small part of a wide extended setting to this asset. Thus, its contribution in experiencing the significance of the church is relatively low.

5.5 Aerial Photographs

1940

5.5.1 The PDA is part of a wider field system that is cultivated into hops or orchard and surrounds Quinton Farm. Quinton Cottage and a small development of houses to the southeast corner are visible. The area is largely rural with the beginnings of The Meads development on the south-western side of Quinton Road (Plate 1).

1960

5.5.2 The small development of houses to the southeast corner has expanded (Plate 2).

1990

5.5.3 The cultivation of the field has changed to a linear crop (Plate 3).

2003-15

- 5.5.4 The A249 has been constructed to the northwest boundary and The Meads housing estate has been significantly enlarged (Plates 4- 5).

6 PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Proposals

6.1.1 The proposals form part of a strategic development that includes the provision of 1,500 new dwellings, a local centre and a site for a primary and secondary school. The wider development will include landscaping measures being areas of informal public open space, amenity space and play. The proposed access road into the PDA is situated on land between Quinton Farmhouse and Quinton Cottage.

6.1.2 This Heritage Statement accompanies a detailed application for the erection of 155 dwellings with associated new access, landscaping etc on the PDA – as set out in Figure A. Figure B reflects the proposals for the wider strategic allocation.

6.2 Assessment of Impact

Quinton Farmhouse

6.2.1 From our findings, the primary heritage significance of Quinton Farmhouse is its aesthetic and historic interest with the farmhouse dating from the 13th century. Whilst it has been determined that the PDA forms part of the heritage asset's historical setting, this has since eroded after gradual encroachment of residential development and the building of the A249 road. In the late 20th century (1964-1987) the farmyard was demolished leaving only the farmhouse standing. Quinton Farmhouse's boundary vegetation ensures the intervisibility with the PDA has significantly eroded such that it does not contribute to its significance. However, it is likely that the view from the upper storey of the house will look out over the southern end of the PDA.

6.2.2 The landscape boundaries between the farmhouse and the PDA are to be retained and strengthened. The new development will be set back away from the retained boundary hedgerow of Quinton Farmhouse and will mitigate any potential visual impacts envisaged. It is anticipated that there will also be areas of open space and planting between the farmhouse and the proposed housing on the PDA and further landscaping

works proposed on the adjoining fields, which form part of the wider site allocation to integrate the new development with the existing environment.

- 6.2.3 The landscape buffers will reduce the visibility of the PDA from the heritage asset, such that the majority of the proposed development will have no intervisibility with the heritage asset, so its significance is not visually impacted upon.
- 6.2.4 The PDA will however provide public access to the area surrounding Quinton Farmhouse and as a result views of the heritage asset's roof will be possible from the south-western part of the PDA. That said these views will not materially impact upon the primary heritage significance of Quinton Farmhouse (its aesthetic and historic interest).
- 6.2.5 Consequently, the public benefits associated with this proposed development are such that any impact caused to the setting of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 134.

Quinton Cottage

- 6.2.6 From our findings, the primary heritage significance of Quinton Cottage is its aesthetic and historic interest with Quinton Cottage dating from the 18th century. Whilst it has been determined that the PDA forms part of the heritage asset's historical setting, this has been eroded by the gradual encroachment of residential development. Quinton Cottage's boundary vegetation and fencing ensures the intervisibility with the PDA has significantly eroded and as such does not contribute to its significance. However, it is likely that the view from the upper storey of the house will look out over the southern part of the PDA.
- 6.2.7 The landscape boundaries between the Quinton Cottage and the PDA are to be retained and strengthened. The new development will be set back away from the retained boundary hedgerow of Quinton Cottage and will mitigate any potential visual impacts envisaged. It is anticipated that there will also be areas of open space and planting between Quinton Cottage and the proposed housing on the PDA and further landscaping works proposed on the adjoining field, which form part of the wider site allocation to integrate the new development within the existing environment.

6.2.8 The landscape buffers will reduce the visibility of the PDA from the heritage asset, such that the majority of the proposed development will have no intervisibility with the heritage asset, so its significance is not visually impacted upon.

6.2.9 The PDA will however provide public access to the area surrounding Quinton Cottage and as a result views of the heritage asset's roof will be possible for the southern part of the site. That said these views will not materially impact upon the primary heritage significance of Quinton Cottage (its aesthetic and historic interest).

6.2.10 Consequently, the public benefits associated with this proposed development are such that any impact caused to the setting of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 134.

Parish Church of Holy Trinity, Milton Regis

6.2.11 The church's tower is a local landmark for Milton Regis and the surrounding area and consequently results in it having a wide extended setting. Views of the tower are experienced from across the PDA on an intermittent basis. As the proposals for the PDA and the wider allocation, look to retain existing views of the church and create new viewing corridors where possible the setting of the church will not be materially affected by the proposed development.

6.2.12 The PDA itself provides a distant rural backdrop to the church and is seen in the context of the surrounding and intervening development in views from the church. Consequently, the PDA provides a very low contribution to the historic setting of the church, which whilst historically surrounded by farmland and separated from Milton Regis, is now surrounded on three sides by housing, built out during the twentieth century. Therefore, the proposed development is likely to have an indistinguishable visual impact on views from the church and adjacent country park, which amount to a small part of the asset's broad extended setting and would result in no material impact on the significance of this asset.

Conservation Areas

6.2.13 From our findings the conservation areas of Milton Regis and Sittingbourne are not impacted by the PDA given their distance from the PDA and that they are indistinguishable in form and character from the wider settlement areas.

7 CONCLUSION

- 7.1 The purpose of this Built Heritage Statement was to assist the Local Authority to fully understand the impact of the proposed development as required by the NPPF on the significance of Heritage Assets affected, including any contribution made by their setting. This Built Heritage Statement has been prepared by SWAT Archaeology for Redrow Homes in support of the application for proposed development of land adjacent Quinton Farmhouse, Quinton Road, Sittingbourne.
- 7.2 This report has demonstrated that the PDA lies close to twelve Grade II listed Heritage Assets, of which two are located immediately adjacent to the PDA; Quinton Farmhouse and Quinton Cottage. These Heritage Assets are situated in the southern part of the PDA. In addition, whilst outside of the assessment area but given its local significance, the Grade 1 listed parish church of Holy Trinity was considered.
- 7.3 This statement demonstrates that the significance of Quinton Farmhouse and Quinton Cottage resides in their historical and aesthetic interest. Residential development to the south and east of both Heritage Assets, along with the introduction of the A249 to the west has eroded the setting of these Heritage Assets to the extent that the PDA makes a negligible contribution to the heritage significance of Quinton Farmhouse and Quinton Cottage. Any impact on the Heritage Assets created by the development of the PDA can be mitigated given the new development will be set back away from the retained boundaries of Quinton Farmhouse and Quinton Cottage and will be subject to new planting which will lessen any potential visual impacts.
- 7.4 The PDA forms part of the extended setting to the parish church of Holy Trinity (Grade I listed) which is noted for its historical and architectural values as well as aesthetic and communal values. Whilst the PDA forms a small part of a rural backdrop to the asset when seen from the adjacent country park, the impact of the proposed development will amount to an imperceptible visual change to part of the asset's broad extended setting. This will result in no material impact on the significance of the asset.

- 7.5 This Built Heritage Statement has found that the majority of the designated heritage assets will remain unaffected by the proposed development and that the proposed development will produce no harm on the settings or significance of these assets.
- 7.6 The proposed development in both the PDA and the wider area will offer significant public benefit with new housing and public open spaces and will outweigh any 'less than substantial impact' to Quinton Farmhouse, Quinton Cottage and the parish church of Holy Trinity.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Asset assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

8.2 Copyright

- 8.2.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Redrow Homes Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.
SWAT Archaeology
October 2017

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10 APPENDICES

10.1 Appendix 1: Statutory List Description

10.1.1 *Quinton Farmhouse*

Heritage Environment Record Number: TQ 86 NE 1144.

List entry Number: 1025893

National Grid Reference: TQ 89372 65295

Grade II

Date First Listed: 13th December 1974

An Cl8 front to a medieval timber-framed house reputed to date from the Cl3. 2 storeys faced with red brick. 3 sashes with glazing bars intact. Steeply pitched nipped tiled roof sloping to ground floor at rear.



Figure 1: Location map of the Grade II listed Quinton Farmhouse (red dot) with the boundary of the PDA (indicated in dashed red).

10.1.2 *Quinton Farm*

Heritage Environment Record Number: MKE85282

National Grid Reference: TQ 89376532

Post Medieval Farmstead. Loose courtyard with working agricultural buildings on three sides and with additional detached elements to the main plan.

Farmhouse: Farmhouse detached in central position.

Position: Isolated position.

Survival: Only the farmhouse remains.

Notes: Two ranges at an acute angle.

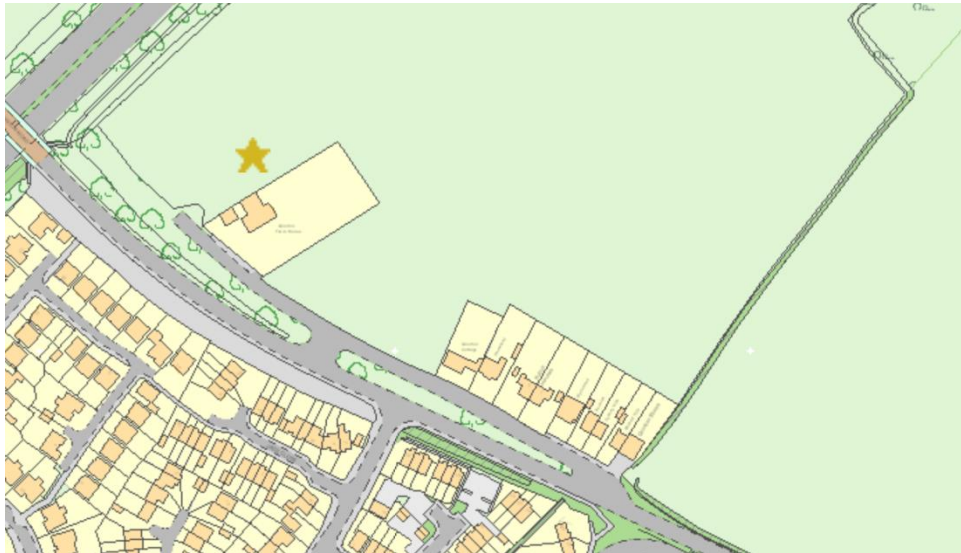


Figure2: Location map of the Farmstead (gold star).

10.1.3 *Quinton Cottage*

Heritage Environment Record Number: TQ 86 NE 1174.

List Entry Number: 1344247

National Grid Reference: TQ 89466 65225

Grade II

Date First Listed: 13th December 1974

C18. 2 storeys and attics. Ground floor painted brick, 1st floor weatherboarded. ½ hipped tiled roof with 2 hipped dormers. 2 recessed casement windows. Central hipped weather porch. On the right hand side there is an extension of 2 storeys, the ground floor painted brick and the 1st floor weatherboarded, Roof has 2 nipped dormers and 1/2 hipped gable.



Figure3: Location map of the Grade II listed Quinton Cottage (red dot) with the boundary of the PDA (indicated in dashed red).

10.1.4 *Parish church of the Holy Trinity, Milton Regis*

Heritage Environment Record Number: TQ 96 NW 1153.

List Entry Number: 1061036

National Grid Reference: TQ 90888 65394

Grade I

Date First Listed: 10th September 1951

C14. Restored by W L Grant in 1880. Flint-faced with stone quoins, window dressings and buttresses. Nave and chancel with south aisle to both and crenellated West tower with flint and stone buttresses. South porch. C15 windows. C14 roof. Piscina and sedilia. C14 octagonal font.

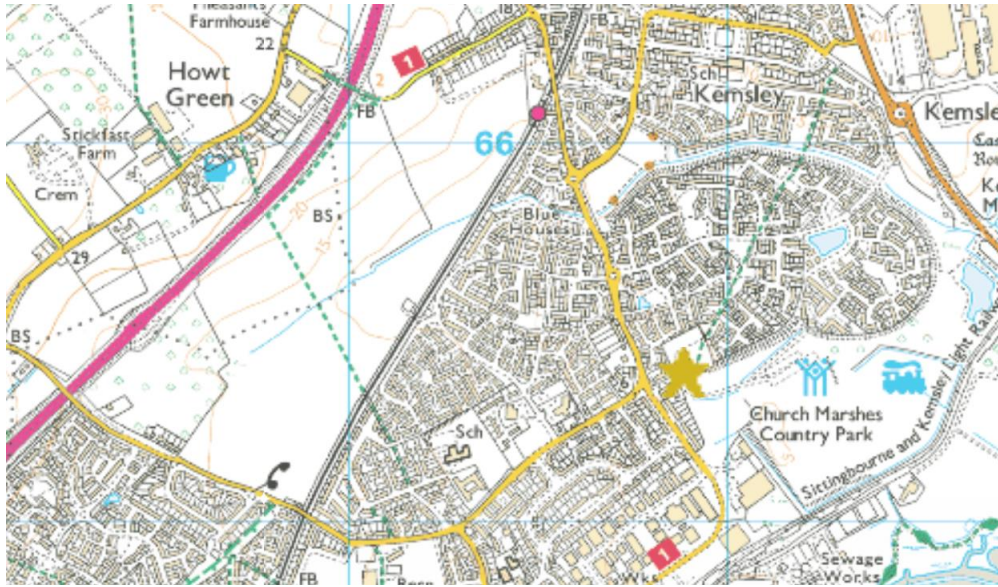


Figure 4: Location of the church (gold star) in relation to the PDA site



Plate 1: 1940 showing Quinton Farmhouse and Quinton Cottage (Google Earth)

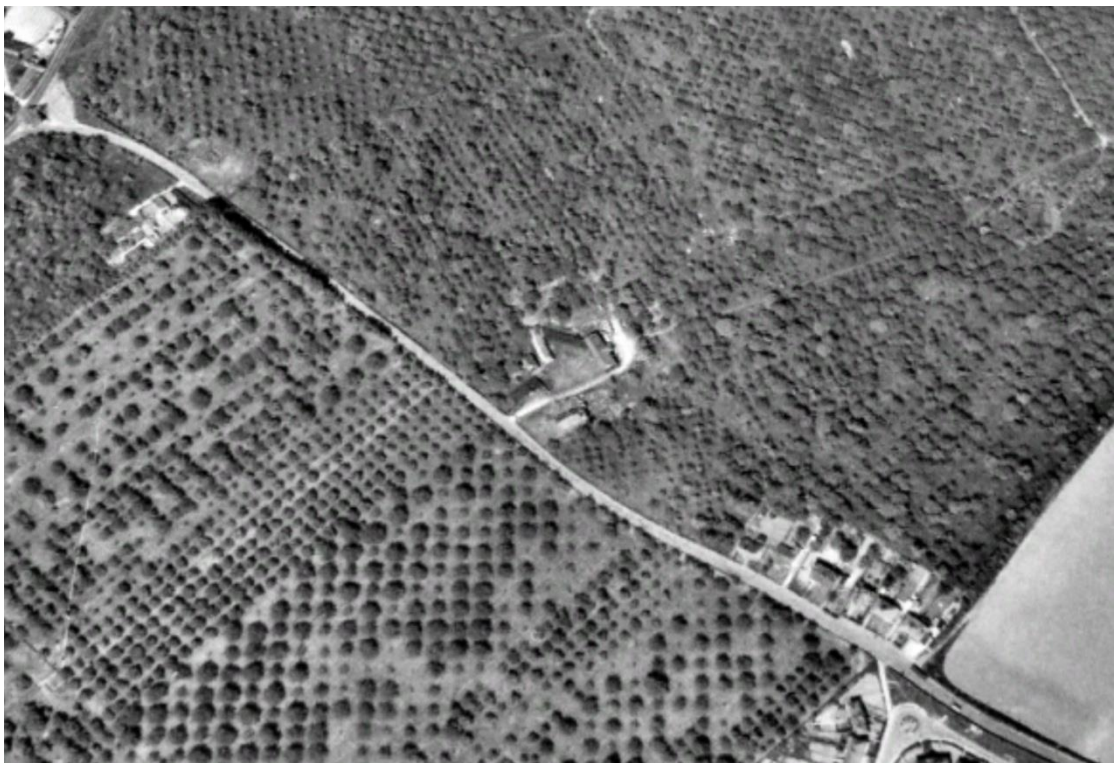


Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate4: 2003 (Google Earth)



Plate5: 2015 (Google Earth)



Plate 6. The site (looking north)



Plate 7. Quinton Farmhouse (looking NNW).



Plate 8. Quinton Cottage (looking N)



Plate 9. The Police Houses (looking SSE)



Plate 10. Quinton Farmhouse (looking W)



Plate 11. Quinton Farmhouse (looking SSE)



Plate 12. Quinton Farmhouse (looking SW)



Plate 13. Quinton Farmhouse (looking SSE)



Plate 14. Quinton Cottage (looking NW)

INSERT REDROW PLAN

Figure A: A vision of potential and designation of uses at the PDA.

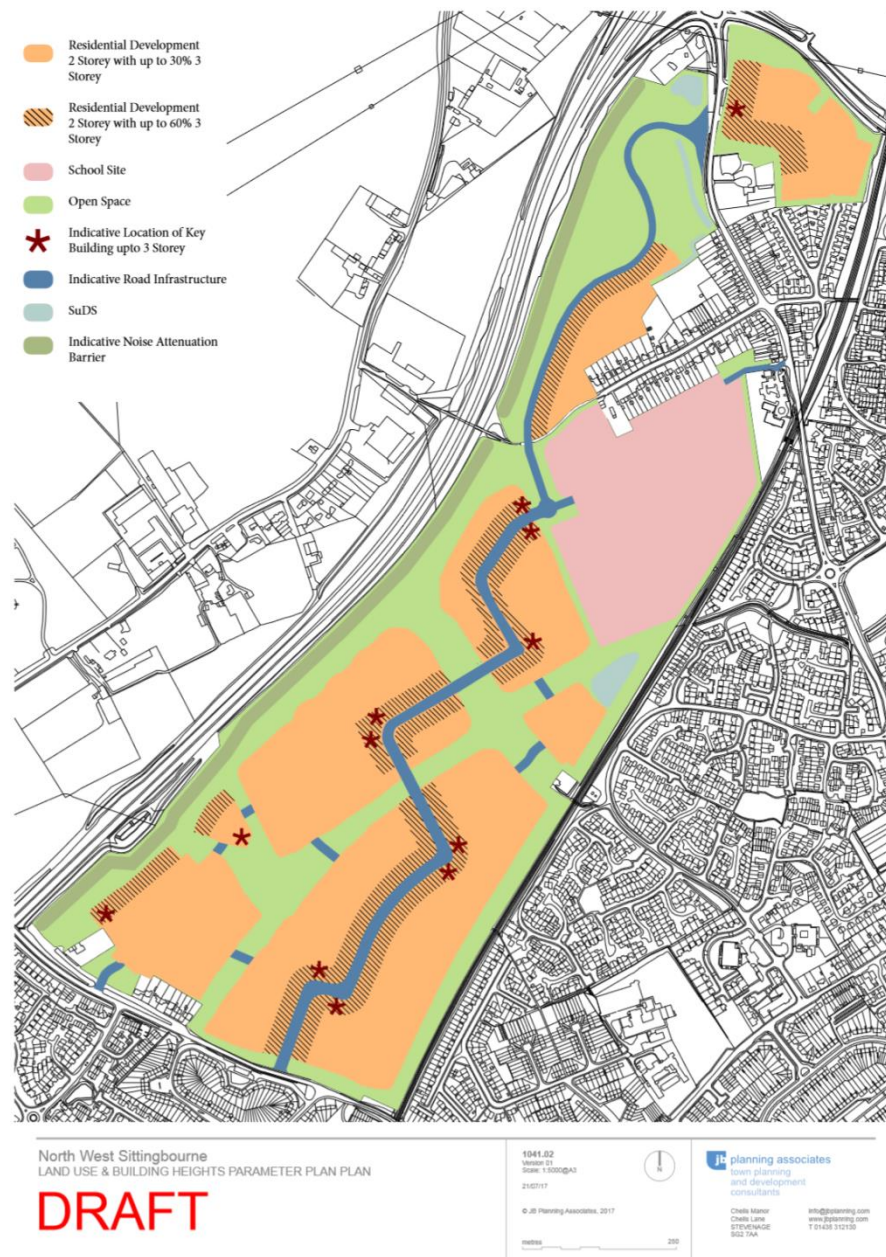


Figure B: Illustrative masterplan of the wider developmental scheme.