

Archaeological Desk-Based Assessment
in Advance of the Proposed
Development of Land at Street Farm,
Stoke Road, Hoo St. Werburgh, Kent.
ME3 9BH

National Grid Reference TQ 578587 172633



Report for Esquire Developments Ltd

Date of Report: 3rd May 2018

SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

Contents

1	INTRODUCTION	6
1.1	Project Background	6
1.2	The Site	7
1.3	The Proposed Development.....	8
1.4	Project Constraints	8
1.5	Scope of Document	8
2	PLANNING BACKGROUND	9
2.1	Introduction.....	9
2.2	Heritage Assets.....	9
2.3	National Planning Policy Framework (NPPF)	9
2.4	Planning Policy Guidance	14
2.5	Statutory Protection.....	15
2.6	Local Policies	17
3	AIMS AND OBJECTIVES.....	19
3.1	Introduction.....	19
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	20
4	METHODOLOGY	21
4.1	Introduction.....	21
4.2	Designated Heritage Assets.....	21
4.3	Sources	22
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	24
5.1	Introduction.....	24
5.2	Designated Heritage Assets.....	24
5.3	Previous Archaeological Works.....	25
5.4	Archaeological and Historical Narrative.....	31
5.5	Cartographic Sources and Map Regression	35
5.6	Aerial Photographs.....	37
5.7	Walkover Survey.....	39
5.8	Summary of Potential.....	39
6	IMPACT ASSESSMENT.....	42
6.1	Introduction.....	42
6.2	Historic Impacts.....	43
6.3	Summary of Impacts	44
7	ARCHAEOLOGICAL MITIGATION.....	44
8	OTHER CONSIDERATIONS.....	45
8.1	Archive.....	45
8.2	Reliability/Limitations of Sources.....	45
8.3	Copyright	45
9	REFERENCES	46
9.1	Bibliographic.....	46
9.2	Websites.....	46
10	APPENDIX 1 – KCC HER Data (see Figures 20-24)	66

List of Plates

- Plate 1. Aerial photograph from 1940
- Plate 2. Aerial photograph from 1960
- Plate 3. Aerial photograph from 1990
- Plate 4. Aerial photograph from 2003
- Plate 5. Aerial photograph from 2006
- Plate 6. Aerial photograph from 2007
- Plate 7. Aerial photograph from 2011
- Plate 8. Aerial photograph from 2013
- Plate 9. Aerial photograph from 2015
- Plate 10. View across the PDA from south eastern bridleway entrance (facing NW)
- Plate 11. View of the eastern boundary and north eastern area (facing ESE)
- Plate 12. View of the northern boundary on the eastern side (facing WNW)
- Plate 13. View of the north western corner (facing W)
- Plate 14. View of the southern boundary (facing SW)
- Plate 15. View of the rear of Street Farm Cottages (facing SSE)
- Plate 16. View across the PDA from the south western corner (facing NNE)
- Plate 17. View across site from Bridleway entrance at the northern end (facing SE)
- Plate 18. View of the bank in which the modern cold store was situated showing the truncated ground levels in north western corner. Scale 0.5m (facing NNE)
- Plate 19. View of second smaller bank half way down the western side of the PDA (facing NE)

List of Figures

- Fig.1 Site location map and site Location plan 1:10000
- Fig 2: Proposed Development Area
- Fig.3 Hasted, 1797
- Fig.4 Tithe Map 1840
- Fig.5 Historic Mapping OS 1:2500 1866
- Fig.6 Historic mapping OS 1:2500 1897
- Fig.7 Historic mapping OS 1:2500 1909
- Fig.8 Historic mapping OS 1:2500 1930
- Fig.9 Historic mapping OS 1:2500 1961

Fig.10	Historic mapping OS 1:2500 1968
Fig.11	Historic mapping OS 1:2500 1975
Fig.12	Historic mapping OS 1:2500 1988
Fig.13	Historic mapping OS 1:2500 1993
Fig.14	Historic mapping OS 1:2500 1994
Fig.15	Route of the Stop Hoo Stop Line around the north east of Hoo St. Werburgh
Fig.16	Housing Allocation in 2003 Medway Council Local Plan
Fig.17	Medway Council Future Local Plan (draft)
Fig.18	Location of the Geotechnical Survey boreholes and pits
Fig.19	Location of areas likely to need piling
Fig.20	KHER Monuments
Fig.21	KHER Monuments Map
Fig.22	KHER Historic Landscape Character
Fig.23	KHER Medway Valley Palaeolithic Project
Fig.24	KHER Cropmarks

Archaeological Desk-Based Assessment in Advance of the proposed development of Land at Street Farm, Stoke Road, Hoo St. Werburgh, Kent.

Summary

SWAT Archaeology has been commissioned by Esquire Developments Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at Street Farm, Stoke Road, Hoo St. Werburgh, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low/moderate**
- Medieval: **low**
- Post-Medieval: **moderate**
- Modern: **moderate**

*This shows that the site has **moderate** potential for containing archaeological remains. The area of the PDA being an elevated area above the marshes on the Hoo Peninsular attracted agricultural use, and occasionally settlement for more than two millennia. The PDA is situated beyond the historical Anglo-Saxon core of the village of Hoo St. Werburgh and north of the marsh area used for salt-making in Bronze Age, Roman and Medieval periods and consequently there is always the opportunity archaeologically of chance finds. The PDA has historically been fields and orchard and in the 19th century a farmstead was added to the PDA, with the surrounding land to the agricultural buildings as fields and orchards. Due to the growth of Hoo St. Werburgh, especially with new housing estates to the east, there have been a number of evaluations and excavations. No archaeology of note has been found in the area this far out from the village core, effectively confirming the rural and sparsely populated nature of the area. However, the PDA is situated close to the WWII Hoo Stop Line, an archaeological feature of local significance. The KHER records show a wide area allocated around the Stop Line which partially covers the north eastern corner of the site.*

During the 20th century, these original buildings in the PDA were replaced added to. On the western side of the site the construction of the modern cold stores were located into the slope, severely truncating the ground levels and having a total impact upon any potential archaeological remains. On the eastern side, particularly in the north eastern area, this remains as grass, interposed with gravel left over from the hardstanding for the caravans. Therefore, this area has the best chance for any potential archaeological remains.

The proposals include housing development on the PDA. The foundations required by the new houses will have a high impact on any potential archaeology especially since some areas are recommended for piling. Therefore, the need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended that initially an archaeological evaluation is appropriate.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Esquire Developments Ltd (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at Street Farm, Stoke Road, Hoo St. Werburgh, Kent centred on National Grid Reference (NGR) TQ 578587 172633 (Fig 1).

1.1.2 The proposed development has the following archaeological condition:

"No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved programme.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on potential archaeological interests and to ensure that features of archaeological interest are properly examined and recorded."

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

1.2 The Site

- 1.2.1 The proposed site sits at an average height of circa 19m AOD. The land gently falls from 23m AOD in the north west corner to 15m AOD in the south west corner. It is located on the eastern edge of the Village of Hoo St. Werburgh, some 500m from the village centre, which is 30 miles east of London and 3 miles north of the Medway towns of Rochester. The Hoo Peninsular on which the village is located is bounded by the River Thames to the north and west and the River Medway to the south and east. The peninsular is characterised by the 'Hundred of Hoo Hills' being a central ridge of high land running south west to north east surrounded on three sides by salt marshes. The village is situated on higher ground than the surrounding marshes. The PDA is circa 4.3 acres and is situated on the northern side of Stoke Road. To the south, on the opposite side of Stoke Road are some farm buildings and a pair of cottages with farmland and the marshes beyond. To the south west is a residential housing estate on the southern side of Stoke Road. On the south eastern side, a row of cottages called Street Farm Cottages and White House Farm. Along the eastern boundary is hedgerow and currently a caravan site and parts of White Farm. To the north is a hedgerow and farmland and on the western side are residential houses with a mixture of trees and fencing. A bridleway way passes through the middle of the site on a north-south axis (Fig. 1).
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of the London Clay Formation – Clay and Silt and is bounded by the Cretaceous Chalk of the North Downs and the Chilterns. There are superficial deposits of Head- Clay and Silt at the PDA. Head deposits are typically formed through a process of solifluction, whereby frost damaged and weathered material moved downhill, in periglacial environments, as ice and snow melted. There are also superficial deposits of Head (clay, silt, sand and gravel) approximately 80m northwest, River Terrace Deposits (clay and silt) approximately 340m southeast and River Terrace Deposits (sand and gravel) 500m northeast of the site at their nearest points.
- 1.2.3 Hasted writing about Hoo St. Werburgh in 1797, mentions that *'the soil is in general a stiff clay and heavy tillage land, but on the hill inclined to gravel one half of it is marshland which extends to the River Medway to the south'*.

Geotechnical Information

- 1.2.4 Geotechnical information is available via a report dated April 2018 for Esquire Developments Ltd by Leap Environmental Ltd. A summary of the soil sequence is up to 1.0m depth is made ground involving gravelly silty sandy clay with inclusions of brick, flint, clinker, charcoal and wood. Below which are Head deposits of sandy clay/clayey sand. Ultimately some areas in the north eastern part reached Clay (London Clay Formation) at a depth of around 1.7m-2.20m. The depths of the trial period across the site varied enormously with some reaching the maximum 3.0m and others only 0.5m.

1.3 The Proposed Development

- 1.3.1 The site has recently had the buildings demolished and is currently open ground with broken bricks, tarmac and rubble on the upper surface. The eastern half is a gradual slope to the south whereas the western half is effectively three different levels being where the previous cold storage buildings have been cut and levelled into the ground surface. The north western area is grass with gravel chips that were added for hardstanding and drainage for the area of caravans for the seasonal workers. Esquire Developments Ltd is to use the site for housing development of 50 homes (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

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 historical buildings 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 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment;
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - The desirability of new development in making a positive contribution to local character and distinctiveness;
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
- 2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.3.12 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.13 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.

2.3.14 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.

2.3.15 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.

2.3.16 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.

2.3.17 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.

- 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.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

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 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). ^[SEP]Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect

important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge.

Treasures Act 1996

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Local Policies

- 2.6.1 Medway Council has a Local Plan adopted in 2003, retained in 2007. The plan has a number of policies relevant to archaeology:

- POLICY BNE20: SCHEDULED ANCIENT MONUMENTS

- POLICY BNE21: ARCHAEOLOGICAL SITES

2.6.2 These policies are covered in greater detail below:

POLICY BNE20: SCHEDULED ANCIENT MONUMENTS

2.6.3 Development affecting scheduled ancient monuments or other nationally important sites will not be permitted if it would: (i) damaged or destroy such sites; or (ii) be detrimental to their setting.

POLICY BNE21: ARCHAEOLOGICAL SITES

2.6.4 Development affecting potentially important archaeological sites will not be permitted unless:

- (i) The developer, after consultation with the Archaeological Officer, has arranged for an archaeological field evaluation to be carried out by an approved archaeological body before any decision on the planning application is made; and
- (ii) It would not lead to the damage or destruction of important archaeological remains. There will be a preference for the preservation of important archaeological remains in situ.
- (iii) Where development would be damaging to archaeological remains, sufficient time and resources are made available for an appropriate archaeological investigation undertaken by an approved archaeological body. Such investigations should be in advance of development and in accordance with a specification and programme of work approved by the Council. Resources should also be made available for the publication of the results of the investigation

2.6.5 In the 2003 Local Plan, the Council had highlighted areas for development and area H1 had been identified of which covers the north western part of the PDA called 'Land East of Bell's Lane' (Fig. 16). However, since this allocation, a new building was added to this north western corner of the site which was carved out from the rest of the orchard area prior to building of the residential estate to the north and east of the PDA has since been developed.

- 2.6.6 The future Local Plan is currently under consultation and expected to be adopted circa 2020. Within that plan are new potential sites for housing development. Figure 17 shows the sites in the area of the PDA.

Local Planning Guidance

- 2.6.7 The Kent Design Guide, 2008. 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 Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Esquire Developments Ltd, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.
- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary 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”.
- 3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). 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 desk-based assessment 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 and is the preferred archive for a comprehensive HER search.

4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

4.3.5 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 10.

Aerial photographs

4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

Secondary and Statutory Resources

4.3.7 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.

Walkover Survey

4.3.8 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.

- Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Conservation Areas, Registered or Historic Parks and Gardens or Protected Military Remains in the assessment area. Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		c. AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day
Table 1: Classification of Archaeological periods		

5.1.2 Features in and around the wider area of the PDA primarily relate to farmsteads or World War II activity, particularly the Stop Line, which passes very close to the PDA and the accompanying extant pillboxes. The table in Figure 20 details all the finds, features and buildings within the 500m assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

- 5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).
- 5.2.3 There are no nationally listed buildings within the assessment area. However, there are a number of non-designated assets in the form of extant pillboxes, and a road block that were located around the World War II Stop Line, as well as a family Anderson Shelter (Table 2). These non-designated assets are not impacted by the proposals at the PDA.
- 5.2.4 In the wider area, there is the Grade I listed church as Hoo St. Werburgh, circa 700m south west of the PDA. Due to the residential housing development to the west of the PDA, there was no intervisibility with the church and therefore should not affect its significance or setting.

Table 1 Designated Heritage Assets

TQ 77 SE 1273	Modern	Infantry pillbox, north of Yew Tree Lodge, Hoo St. Werburgh. Good condition. Recorded on 2007 aerial photographs (PGA) but under tree cover by 2013 (Google Earth). Appeared to be complete on a 2014 field visit but is surrounded by dense vegetation.
TQ 77 SE 1243	Modern	Type 28A anti-tank pillbox, Abbots Lodge House. Recorded on 1942 and 2007 aerial photographs. Seen on a field visit in 2014 reused as a shed. Blast wall by the entrance removed.
TQ 77 SE 1263	Modern	Type 24 pillbox, south of Yew Tree Lodge. Concrete with brick shuttering but without recessed embrasures. Recorded on 1942 (RAF0 and 2013 (Google Earth) aerial photographs. The pillbox was seen on a field visit in 2014.
TQ 77 SE 1261	Modern	Family Anderson Shelter
TQ 77 SE 1274	Modern	Road Block, north of Yew Tree Lodge. Consists of two concrete blocks either side of the land with slots to take steel girder. Protected by pillbox type 24. In good condition. Visible on 2007 aerial photographs (PGA). Seen on a field visits in 2014, very overgrown but with signs of corrugated iron shuttering on the surface of the concrete.

5.3 Previous Archaeological Works

- 5.3.1 The Hoo Peninsular has been an area of focus archaeologically through a number of different reports. In response to proposed changes on Hoo, combined with the

potential threat from rising sea levels, there was a need to increase knowledge and promote awareness of how the peninsula's historical development contributed to its character. An Historic Landscape Project focussed on landscape and seascape characterisation and history of the area. The systematic analysis, interpretation and mapping of archaeological sites and landscapes from aerial photographs and Environment Agency Lidar data was carried out across the whole of the peninsula and included features in the intertidal zone. A Palaeoenvironmental Review was also undertaken as part of the exercise in 2011/2012. The Second World War Stop Line from Hoo St. Werburgh to Higham Marshes was also reviewed. This involved recording the line primarily from aerial photographs dating between 1941 and 1947. Assessing current survival from recent aerial photographs and field visits. (*English Heritage. 2013. Hoo Peninsula, Kent. Hoo Peninsula Historic Landscape Project; Historic England. 2014. Hoo Peninsula Landscape Project: Second World War Stop Line: Hoo St. Werburgh to Higham Marshes. Research Report 9-2014; Historic England. 2011. Hoo Peninsula, North Kent Coast, Thames Estuary: A Palaeoenvironmental Review of the Development of the Peninsula. Research Report 14-2011*).

- 5.3.2 In addition, to the above reports, the growth of Hoo St. Werburgh for residential housing to the east and south east of the PDA has led to a number of excavations and watching briefs. In 2006 Wessex Archaeology undertook a watching brief in relation to the construction of an access road at Bells Lane circa 350m north west from the northern boundary of the PDA. No features were observed other than colluvial deposits and pottery of Romano-British or later in date (*Unpublished Report: Wessex Archaeology. 2006. Bells Lane, Hoo St. Werburgh, Kent (Phase 1): Pro-active Archaeological Monitoring Report*).
- 5.3.3 In 2010, a long strip of land south of Stoke Road and immediately south of the PDA was evaluated by Wessex Archaeology with 13 trenches totalling 650m in length (EKE 11957). Modern features were found and it is likely that a few undated features were also of recent origin. Residual prehistoric pottery and worked flint were also found. A second phase being a strip, map and sample was also undertaken in the same area in 2010 (EKE11958) and the finds were the same as the above (*Unpublished document: Wessex Archaeology. 2011. Proposed Lagoon, Land South of "The Pastures", Stoke Road, Hoo St. Werburgh: Archaeological*

Investigations: Trial Trenching; Strip; Map and Sample Excavation; Watching Brief).

- 5.3.4 Whilst outside of the 500m assessment area at circa 920m south west of the PDA, but of importance to the area is the Watching Brief near the church. In 1999, Southern Water was installing a new pipeline that travelled east/west and passed south of the village and close to the church at Hoo St. Werburgh. A watching Brief undertaken by Wessex Archaeology. Features and finds found related to the Late Bronze Age (linear features and pottery) and Early Middle Saxon period (post holes, linear features, knife, bead and environmental remains), with limited traces of the Late Iron Age and Romano-British activity (pits, pottery, ceramic building material and hypercaust). In addition, intrusive Medieval pottery of 13th/14th date was recovered from Saxon contexts. This effectively shows three periods of occupation in the area. The Bronze Age finds are suggestive of salt production. The Roman finds hints at nearby settlement. The Saxon suggests an enclosure and the area near the church is the focus of the Saxon Royal estate (*Moore, C 2002 'Late Bronze Age, Romano-British and Early/Middle Saxon features at Hoo St. Werburgh' Archaeologia Cantiana, 122, 259–74*).
- 5.3.5 A 2007 excavation by SWAT Archaeology in the vicinity of the church found evidence for late prehistoric and Romano-British activity, as well as a possible Anglo-Saxon kiln or oven base along with pits and ditches of Early and Late Medieval date (*SWAT Archaeology. 2009. Interim Archaeological Excavation Report for 28 Church Street, Hoo St. Werburgh, Rochester, Kent*).

World War II Stop Line

- 5.3.6 Given the proximity of the Stop Line to the PDA and that part of the wider area assigned around the monument falls within the north eastern corner of the site, it is appropriate to consider the Stop Line in greater detail. The Second World War stop line between Hoo St. Werburgh and Higham Marshes is a notable surviving example of anti-invasion defence. It is an important remnant of the Second World War defended landscape of the peninsula and is a well-preserved example of this type of defence. The surviving remains form a coherent pattern of defence linked to the local topography. It was constructed in July and August 1940 to hinder invading forces from the Kent and Sussex coast. It was partly intended to protect Chatham dockyards from possible enemy landings on the Isle

of Grain or Allhallows and to reinforce the defences around the Lodge Hill and Chattenden ordnance depots. The defensive line used natural and manmade obstacles connected by sections of anti-tank ditch. The line was heavily defended and included pillboxes, anti-tank gun emplacements and road blocks. The surviving parts of the stop line, including buried and surface remains of the anti-tank ditch, provide a coherent and legible picture of how these defences were intended to work. However, by June 1941 war time priorities had changed and that a sea borne invasion was unlikely and that the GHQ line on Hoo was no longer to be defended.

- 5.3.7 At Hoo, the stop line mainly comprised pillboxes with interconnecting fields of fire covering an anti-tank ditch, angled in various directions, to the front. The line incorporated natural and existing manmade obstacles where possible, such as woodland, quarries and drainage ditches. Elsewhere, lengths of anti-tank ditches were excavated, generally to a depth of 6 feet and a width of 15 feet. Anti-tank ditches constructed during the Second World War were generally V-shaped or square in profile, designed to trap vehicles or to present them with an impossible to climb vertical face. Where the stop line crossed a road, concrete blocks on each side of the road formed a narrow defile. Movable metal rails were usually inserted into sockets in the centre of the road to complete the roadblock. The route of the stop line included a military training area that was in use from at least the First World War at Deangate Ridge, which comprised a series of barbed wire enclosures and small weapons pits or gun emplacements.
- 5.3.8 The project to record the Stop Line reviewed aerial photographs identifying components such as structures, earthworks or sub-surface features as cropmarks. On the 1940s aerial photographs, the anti-tank ditch appeared to be flanked by a cleared area measuring about 40m across in total. This area was probably defined by barbed wire and further stretches of barbed wire and upcast from the ditch were recorded within it. Some structures were removed after the war, and the anti-tank ditch was backfilled in places. The cropmarks caused by the ditch, observed on recent aerial photographs, demonstrate that sub-surface features survive in places. Figure 15 shows the path of the stop line around Stoke Road. The Stop Line around Stoke Road survives as earthworks and visible cropmarks

with extant pillboxes that supported the line, along with surviving road block concrete cubes.

Landscape Characterisation

- 5.3.9 The site is in an area characterised by KCC Historic Landscape Characterisation as orchards in the western part of the site with the eastern part as 'Post 1801 scattered settlement'. To the north of the PDA the fields are predominately bounded by roads, tracks and paths. To the east and south of the PDA is Post 1801 settlement (Fig. 22).

Medway Valley Palaeolithic Project

- 5.3.10 Generally, finds from this period are scarce in the Hoo Peninsula, which is not surprising since it is in an area of Tertiary bedrock lacking lithic raw material for tool manufacture (Fig. 23)

Cropmarks

- 5.3.11 There are a number of cropmarks in the KHER records as shown in figure 24. The main one being that of the WWII Stop Line. Other cropmarks are possibly field boundaries or relating to quarrying, although these do not appear to be individually recorded in the KHER. There are no cropmarks within the PDA.

0-100m Radius

- 5.3.12 There are five KHER entries for this area. The PDA itself is recorded as a farmstead (MKE 83330). It was a loose courtyard type with buildings to three sides of the yard and is completely demolished. White House Farm immediately to the east of the PDA was a L Plan type and has only received partial loss of its original form (MKE 83331). On the opposite side of Stoke Road was also a Farmstead of a dispersed plan that has had significant loss of original form (MKE 83329). It is not clear if this farmstead was related to Street Farm or White Farm or a separate one entirely. Circa 100m to the north, north west of the PDA, north of Stoke Road in a field corner of the caravan park is a WWII pillbox that formed part of the Hoo Stop Line (TQ 77 SE 97). Also related to WWII is an extant family Anderson shelter located at White House Farm. (TQ 77 SE 1263).

100-200m Radius

- 5.3.13 There are four KHER entries for this area. Circa 200m to the north, north west of the PDA, an Iron Age enclosure and settlement area was found, this being in Site A by Pre-Construct Archaeology (TQ 96 NW 103). They also found two isolated Bronze Age pits (TQ 86 NE 154) circa 120m north west. A hollow way from the Iron Age was found by SWAT Archaeology circa 150m to the NW of the PDA. (TQ 86 NE 155). Circa 180m east, south east was Grovehurst Cottage, which has since been destroyed (TQ 96 NW 74).

200-300m Radius

- 5.3.14 There are five KHER entries for this area. The Stop Line is circa 150m north east at its closest point to the PDA (TQ 77 SE 1322 & TQ 77 SE 1323) as well as the flanking area around the line (TQ 77 SE 1324). There was a hexagonal concrete structure circa 200m south west of the PDA that was possibly a pillbox was destroyed by quarrying in 1946 (TQ 77 SE 1331), that may have been part of the stop line defences. A Portable Antiquities Scheme (PAS) find was found circa 200m east, south east of the PDA (MKE 102326). This was an Anglo-Saxon or early Medieval gold pendant found by metal detecting in 2017.

300-400m Radius

- 5.3.15 There are eight KHER records for this area. Finds and features include a WWII weapons pits south of Abbot Court House circa 350m east of the PDA (TQ 77 SE 1331). This was part of the Stop Line defences and is likely to survive below ground. Other Stop Line features include a pillbox north of Yew Tree Lodge, circa 400m north east of the PDA (TQ 77 SE 1273) and a road block with surviving concrete cubes either side of the road (TQ 77 SE 1274), circa 400m north east of the PDA. To the far north west of the assessment area is earthwork banking south east of the Ratcliffe Highway towards Deansgate Sports Centre. This formed part of the Stop Line (TQ 77 SE 1327). Another PAS find was located circa 300m south east of the PDA in the same field (MKE 102325). This was a silver strap end dated to the Anglo-Saxon, early Medieval period. There are also more Farmstead records. There was an outfarm circa 350m to north west of the PDA, that was to the south east of Clayhill Farm (MKE 83325). This has been demolished and is now part of a housing estate. In addition, another destroyed Farmstead as circa

350m west south west of the PDA called White's Farm (MKE 83327). Circa 300m to the south, south west of the PDA with no names is labelled a Farmstead in Hoo (MKE 84786). This was a loose courtyard type with buildings on two sides of the yard. This has been altered with significant loss of original form.

400-500m Radius

- 5.3.16 In 1977, circa 500m to the west of the PDA closer to the historical centre of Hoo St Werburgh, a 13th century Medieval lead seal was found at Walters Road (TQ 77 SE 33). Two more pill boxes relating to the Stop Line are found circa 450m to the east of the PDA, one near Abbots Lodge House (TQ 77 SE 1243) and one near Yew Tree House (TQW 77 SE 1263). Circa 500m to the south west of the PDA, used to be a Wesleyan Chapel (TQ 77 SE 11)

5.4 Archaeological and Historical Narrative

- 5.4.1 Hoo St. Werburgh comes from the Old English 'hōh' meaning a 'heel, sharply projecting piece of ground'; therefore a 'spur of land'. The affix – taken from the dedication of the church, and only formally recognised in 1968 - distinguishes it from St Mary Hoo. The Domesday Book records Hoo as Hou. Over time the name Hoo was in use to refer to the whole peninsular. It is thought that the adoption name Hoo may reflect the relative importance at the time of the town of Hoo St. Werburgh compared to the other settlements. Only in recent years with the need to distinguish it by name from the other settlements.
- 5.4.2 The Hoo Peninsular area was subject to prehistoric activity as evidenced by Bronze Age implements and Jutish cemeteries having been found, along with Roman pottery at Cooling. The Bronze Age also provides evidence for salt production where fragments of pottery vessels are found with structural remains of hearths and brine tanks especially at Hoo St. Werburgh.
- 5.4.3 The Romans also provide evidence of salt production as seen on the foreshore between Hoo St. Werburgh and Stoke in the 1950s and 1960s as well as elsewhere on the peninsular. The Romans have been credited with the first two attempts at building a sea wall. The subsequent draining of the marshes created pastureland to support sheep.

- 5.4.4 It is also clear from documentary and archaeological evidence that salt production continued into the Medieval period although it is believed to have ended around the 14th century as a result of foreign competition. Attempts were made in later centuries to re-establish the industry unsuccessfully.
- 5.4.5 St. Werburgh was the daughter of King Wulfhere of Mercia, and niece of King Æthelred, his brother and successor. She was born between 640 AD and 650 AD and died circa 700 AD. A Nunnery was founded at Hoo in c. 686-97 by Werburgh, daughter of King Wulfhere of Mercia. It is thought that this was either destroyed or dissolved in the 9th century (c.840). The parish church is still dedicated to Werburgh although no trace of the nunnery survives and its location is unknown
- 5.4.6 The first church of Hoo St. Werburgh may have been built in the reign of the 8th century King Æthelbald of Mercia, though presumably a monastery existed nearby at an earlier time. This, together with land at Hoo All Hallows, is likely to have been placed under the rule of the leading Mercian monastery of Medeshamstede, now known as Peterborough.
- 5.4.7 The Saxons divided England into "hundreds". The "Hundred of Hoo", which comprised the parishes and churches of Hoo St. Werburgh, St Mary's Hoo, Allhallows, High Halstow and part of Stoke. The Domesday book records in total there were 197 households including 106 villagers, 17 slaves and 74 cottagers. There was 50 ploughlands with 5.5 lords plough teams and 45 men's plough teams. 44 acres of meadow and 1 mill, 2 fisheries and 6 churches. Originally owned by Earl Godwin, then King Harold it passed to the tenant in chief at the time of the survey being Bishop Odo of Bayeaux. On the disgrace of the bishop of Bayeaux, about four years afterwards, his estates were confiscated to the crown, and among them this of Hoo. The peninsular was once the point of departure across the ancient Saxon fording point over the River Thames to Essex.
- 5.4.8 The Normans built the current church in the 12th century, with additions and extensions over the next 300 years with the west tower completed in the mid-14th century. The church is Grade I listed.
- 5.4.9 The Hoo peninsular has historically been an area notable for regular flooding during the 16th century and the marshlands associated with malaria in the 16th-18th centuries, which probably accounts for the lack of urbanisation in the area.

Hasted comments in 1797, that the farmers and landowners do not live in Hoo and that the area is only inhabited by those who directly make a living from it. The area was renowned for sheep farming on the salt marshes in this period and great effort went into maintaining sea walls to protect the valuable low lying grazing land.

- 5.4.10 The peninsula's remote location made it ideal for smuggling. Northwood Hill, north of High Halstow and the PDA has been used by smugglers in the early 18th century. One documented tale was recorded in 1728. A couple of men from Medway crossed the English Channel in February 1726. The men smuggled over 400lb of tea from Ostend, as well as a few yards of calico and a few silk handkerchiefs on a small ship called 'The Sloweley'. Once they landed on the Kent shore, they hid the goods in the woodland on Northward Hill before later moving it to Chalk church.
- 5.4.11 In the 19th century, the farming land diversified into fruit and hop growing. By the turn of the 20th century into the inter-war years, the village had received modest linear growth out from its centre. The parish records of 1851 gave the population as 1,065. In the 19th century the laying out of farmsteads occurred across the area. There was intensification of arable production and fruit growing.
- 5.4.12 In 1878, the Hundred of Hoo Railway Company was established. The first part of the line to be opened was in March 1882, from Cliffe to Sharnal Street. There were initially only two stations between Gravesend and Port Victoria at Cliffe and Sharnal Street until 1906 when new halts were added to serve villages at High Halstow, Beluncle, Middle Stoke and Grain Crossing. The railway was later extended east to the Isle of Grain. Sharnal Street was the larger of the two original stations and was provided with goods sidings, where the local farmers were able to load their produce to be transported directly to the London markets. It was also at Sharnal Street that telegram and mail collections were effected.
- 5.4.13 RNAS Kingsnorth was a WWI Royal Navy air station for airships and was situated in the south east corner of the peninsular circa 2km from the PDA. Two large airship shed were built. The base closed in 1925 and the sheds dismantled. The peninsular was also a focus for defence in WWII with the creation of the Hoo Stop Line.

- 5.4.14 The first oil refinery on the Hoo Peninsula was opened at Kingsnorth in 1932 referred to as the Berry Wiggins oil refinery, circa 2km from the PDA. It was built on the site of the former WWI airship base RNAS Kingsnorth. The refinery had its own standard gauge railway which connected with the line at Hoo Junction via a spur which was separated from the main line by a wooden gate. In 1977 the site at Kingsnorth was sold to BP. In 1948 work started on the construction of a new BP oil refinery, then one of the largest in the country, on the nearby Isle of Grain. Other industrialisation took place on the peninsular with cement works at Cliffe (now closed) and also at Cliffe, explosive works. Kingsnorth Power Station ceased operating in 2012 and is now partially demolished. The Isle of Grain Power Station ceased operating in 2012 and has now been demolished.
- 5.4.15 Magazines were constructed on the marshes at Hoo St. Mary, located north east of the PDA around 1892 by the Thames Storage (Explosives) Company for the packing, repacking and storage of explosives, as a commercial venture on land leased from the Dean and Chapter of Rochester Cathedral. Documentary evidence suggests that the Thames Storage (Explosives) Company went into liquidation in 1907 but that the magazines possibly had a second life as a 'Government magazine', eventually going out of use in 1913, when the lease on the land also expired. Seven magazines survive in a ruinous state, some with protective earth bunds, and appear to be an unusual use of mass concrete in an explosives storage context.
- 5.4.16 At Hoo St. Werburgh there were brickworks situated south of the village near the coast. The clay pit supplying the was situated on the north side of Stoke Road. And would have been linked by a tramway. The brickworks were located close to the coast to make loading them onto barges easier and ceased operating by the middle of the 20th century. The site is now occupied by the Hoo Marian Park of residential housing and the clay pit out of use by 1909.
- 5.4.17 From the mid-20th century there has been significant expansion within the village. The population in 1911 being 3,965 to and had risen to 8,945 in 2011.
- 5.4.18 On the peninsula, the only main road is the A228, which crosses the old Roman London Road (also called Watling Street, now the A2) at Strood and then follows the high ground eastwards. It meets the Medway Towns Northern Bypass (A289)

at the bottom of Four Elms Hill and climbs to Chattenden, bypassing Hoo St. Werburgh and High Halstow, before crossing to the Isle of Grain. On the Peninsula this road is known as the 'Ratcliffe Highway'.

5.5 Cartographic Sources and Map Regression

Hasted, 1797

- 5.5.1 This shows the Hoo Peninsular. The PDA can be seen to the south and the village of Hoo St. Werburgh is surrounded by marshes on the west and south and highlights the area of higher ground. The PDA is on the road from the village towards Stoke and is part of a ribbon development along that road out of the village. The area is a sparsely populated landscape of small hamlets and fields (Fig. 3)

Tithe Map from 1840

- 5.5.2 This shows the PDA is made up of two separate areas. 413 is designated Rye Grass pasture and the PDA is only part of the whole field. Again, with field designated 414 called Barn field, the PDA only forms the southern part of the larger field. Area 415 contains a number of buildings and is noted in the tithe records as Barn and yard. All three plots are owned by Reverend George Moore and occupied by Edward Lake. The land to the east is under separate ownership, owned by John Guest (Fig. 4)

OS Map 1866 1:2500

- 5.5.3 The western part of the PDA is now orchard and designated part of field 168 with the north western part of field 149. The boundary with the barn and out buildings has now straightened and one of the buildings is now within the orchard area rather than associated with the barn. To the north east is fields with a farmstead showing a L plan and a third building facing Stoke Road being White House. To the south east on the opposite side of Stoke Road are fields and orchards including a barn. To the south on the southern side of Stoke Road is White's Farm. To the far south west is a clay pit and houses can be seen along the northern side of Stoke Road along with the buildings of Red Barns on the southern side. (Fig. 5).

Historic OS map 1897 1:2,500

- 5.5.4 There have been some changes to the buildings within the PDA. The large barn is no longer showing. The orchard on the western part of the PDA is designated field 130 and has been extended eastwards with changes to the boundary line with the farm buildings now forming part of the south eastern corner of the orchard and a new northern boundary line separating this area from the larger field to the north. This boundary line also shows a footpath traversing in a north westerly direction. To the immediate south east of the PDA, the farmstead of White House still remains including an additional building in the group. The land behind White House is now orchards and has been sub-divided. To the east of White House, the fields have been amalgamated into a large field. To the west, the clay pit area has extended northwards and eastwards and also incorporates a gravel pit. To the south east there are more orchards and the farm buildings on the southern side of Stoke Road have distinct boundary lines around them (Fig.6).

Historic OS map 1909 1:2,500

- 5.5.5 No changes are noted other than the clay and gravel pit is no longer operational and is now showing as a marshy area. (Fig.7).

Historic OS map 1930 1:2,500

- 5.5.6 A new rectangular building has been placed in the centre of the eastern part of the PDA. The buildings within the south western part of the orchard still remain, although a tank has been added in the north west corner. On the southern side of Stoke Road a semi-detached house has been added to the east of the orchard buildings. The area is still predominately fields and orchards. (Fig.8).

Historic OS map 1961, 1: 2,500

- 5.5.7 There have been significant changes within the PDA. The farm buildings in the western orchard area have been replaced with a much larger building. Aside from the buildings located in the western and eastern parts the PDA is now all orchards. To the south east of the PDA, Street Farm Cottages have been built. The marshy area that was the clay pit has become a pond surrounded by orchards with residential housing on its western boundary. To the far south west Red Barn has been replaced by cottages. Also, on the southern side of Stoke Road the building

previously labelled White's Farm is no longer showing. To the east of the PDA White House is now called White House Farm (Fig.9).

Historic OS map 1968 1:2500

5.5.8 There do not appear to be any changes. (Fig.10).

Historic OS map 1975 1:2500

5.5.9 There do not appear to be any changes (Fig.11).

Historic OS map 1988 1:2500

5.5.10 There do not appear to be many changes The fields to the south of Stoke Road appears to have reverted to arable rather than orchards. Immediately to the west of the PDA, Street Farm Cottage and Street Farm house have been built on the northern side of Stoke Road (Fig.12).

Historic OS map 1993 1:2500

5.5.11 The PDA is still orchards although a large long building has been built alongside the western boundary, which is believed to be a cold store. White House Farm is now labelled as a caravan site. No other changes are noted (Fig. 13).

Historic OS map 1994 1:2500

5.5.12 There do not appear to be any changes (Fig. 14).

5.6 Aerial Photographs

1940

5.6.1 This shows the PDA as mainly orchards at different stages or maturity. The square building in the eastern half of the PDA can be seen with a path from the central track between the two halves of the PDA. Other buildings can be seen in the southern part of the western area. The fields around about are a mixture of arable and orchards. The quarry pit can be seen in the south west. To the north east of the site can be seen cropmarks in the field and this appears to show the path of the Stop line (Plate 1).

1960

- 5.6.2 This shows the replacement of the buildings in the south western part of the PDA with a much larger single building. Both areas are orchards but of different maturity. There is now an orchard around the pond that has formed after the quarrying has finished to the west of the PDA. (Plate 2).

1990

- 5.6.3 More buildings and greenhouse structures have been added to the PDA, which is mainly orchards. White House Farm to the east of the PDA is now a caravan park. In the north eastern area of the photograph a number of cropmarks are visible. The path of the Stop Line plus also to the east of the north east corner of the caravan park is a circular cropmark. A mast and supporting wires have been added to the field in the far east of the photograph. The two detached houses on the south western boundary of the PDA have been built. (Plate 3).

2003

- 5.6.4 There have been more changes. There are more buildings within the PDA and the southern part now appears to include more areas of hardstanding. The earthworks and cropmarks of the Stop Line can still be seen (Plate 4).

2006

- 5.6.5 The PDA is now entirely buildings or hardstanding. A new building has been built in the north western corner next to the cold store. There are no orchards within the PDA itself. The eastern part appears to have a large number of caravans and these perhaps relate to the workers? The Stop Line appears to have been ploughed out of the northern field but is still showing as an earthwork in the fields to the east of the PDA and caravan site. (Plate 5).

2007

- 5.6.6 In between the PDA and the quarry pond the orchards have been grubbed and it appears some form of construction is in progress. (Plate 6).

2011

- 5.6.7 The area to the west of the PDA is now residential housing. The pond and area around the pond has been left as green space. (Plate 7).

2013

5.6.8 There does not appear to be any changes (Plate 9).

2015

5.6.9 There does not appear to be any changes (Plate 10).

Post 2015

5.6.10 The site has carried out produce distribution since the 1950s and in the 1990s a farm shop, garden centre and cafeteria formed part of the site as well. Since 2017 the site closed and since then the buildings were demolished in early 2018.

5.7 Walkover Survey

5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The walkover survey was undertaken on the 27th April 2018. All structures on the site had been demolished leaving bare ground. No artefacts or archaeological features were identified in the walkover (Plates 10-19).

5.8 Summary of Potential

Palaeolithic

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the 500m assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has no records from this period within the assessment area. However, we are aware that the Hoo Peninsular was a centre of Romano-British industrial activity particularly in relation to salt mining. The nearest identified salt mining site is circa 1.6km south of the PDA. Three residual sherds of Roman greyware pottery were identified within colluvial deposits during a watching brief at Bells Lane, Hoo St. Werburgh to the north west of the study site. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

- 5.8.7 The Kent HER has two records from this period within the assessment area both being PAS finds of a silver strap end and a gold pendant found recently in the field circa 3-400m from the PDA, although the points plotted for these finds are usually placed within a 1000m square and therefore the precise location is not known. The village of Hoo St. Werburgh has Saxon origins. Since the PDA is sited outside the historic core of the village, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Medieval

- 5.8.8 The Kent HER has only one record from this period within the assessment area that was located on the far reaches to the west and discovered in 12977 being a lead seal. It is highly likely that the PDA and immediate area were agrarian fields or orchards in this period and some of the cropmarks may suggest there is possible evidence relating to Medieval field systems. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Post Medieval

- 5.8.9 The Kent HER has six records from this period within the assessment area, all relating to Farmsteads. The map regression confirms the rural nature of the area in this period with fields, orchards and interspersed with farmsteads. The PDA itself was one of those farmsteads, which has since been destroyed. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Modern

- 5.8.10 KHER has 13 records dating to this period, all but one of them relating to the WWII Hoo Stop Line and accompanying features such as the pillboxes and roadblock. Many of which still survive and the path of the Stop Line itself can be traced through earthworks and cropmarks, although parts have since been ploughed out. The remaining record is the now destroyed Wesleyan Chapel. Given the proximity of the north eastern part of the PDA to the Stop Line, it is conceivably possible that sub-surface remains relating to the Stop Line are present. Therefore,

the potential for finding remains dating to this period in the PDA is considered **moderate**.

Overview

5.8.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**

- Iron Age: **low**

- Roman: **low**

- Anglo-Saxon: **low/moderate**

- Medieval: **low**

- Post-Medieval: **moderate**

- Modern: **moderate**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.

- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

- 6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the site was originally a farm with agricultural buildings located at the southern end, with the remaining area as arable or orchards. During the 20th century the site replaced these original buildings with more modern buildings such as cold stores for the orchard fruits as well as operating a farm shop and garden centre. In addition, the north eastern area contained many caravans to house the seasonal farm workers.
- 6.2.2 The impact of the 20th century buildings being the cold stores in the north western part can be seen as they were located into the slope of the field, which has caused severe truncation to the ground levels. Figures 18 and 19 provide an indication of how much the levels differ on the north western boundary compared to the north western area of the site itself. The made ground is estimated to be around 0.7-1.0m, in places on the western side of the PDA. Since the western and southern area would have continually been in use with different buildings since the 19th century, the ground levels have been truncated so much that it is possible that all the potentially archaeology in those areas have already been destroyed. Therefore, the impact is considered **total**.
- 6.2.3 The northern eastern area was originally an orchard and then used as a caravan site for the seasonal workers. This area was gravelled over for hardstanding for the caravans but underneath it is likely to be untouched. Although, the map regression confirms that this area was used as orchards. As a consequence, the

trees and subsequent grubbing out of the orchards may have impacted upon any potential archaeological remains but compared to the rest of the site, this impact is considered **low**.

- 6.2.4 In relation to the proposed development, the Geotechnical Report by Leap Environmental suggests that standard foundation trenches of 1.5m except for a number of different areas on site where foundations in excess of 2.5m are recommended due to the influence of trees and/or the presence of deep made ground. Their reports provides suggestions as to which house may require piling (Fig. 19). Obviously, any piling will have a high impact of any possible archaeology with more of the piling suggested in the area that has no previously been built on. In addition, the Geotechnical survey included a number of pits as well as boreholes (Fig. 18) and if such an archaeological evaluation is required, it should be noted as to which areas have already been investigated as this would have been down up to a maximum of 3.0m and would have likely destroyed any possible archaeology in those areas.

6.3 Summary of Impacts

- 6.3.1 Therefore, the impact overall is historically considered to be **low**.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **moderate** archaeological potential for the Roman, Post Medieval and modern periods, **low/moderate** for the Anglo-Saxon and low for all other periods.

8 OTHER CONSIDERATIONS

8.1 Archive

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

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 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 Esquire Developments Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

May 2018

9 REFERENCES

9.1 Bibliographic

Kent Design Guide

STANDARD AND GUIDANCE for historic environment desk-based assessment

National Planning Policy Framework 2012

Data provided by Kent HER

English Heritage. 2013. Hoo Peninsula, Kent. Hoo Peninsula Historic Landscape Project

Historic England. 2014. Hoo Peninsula Landscape Project: Second World War Stop Line: Hoo St. Werburgh to Higham Marshes. Research Report 9-2014

Historic England. 2011. Hoo Peninsula, North Kent Coast, Thames Estuary: A Palaeoenvironmental Review of the Development of the Peninsula. Research Report 14-2011.

Hasted. 1789. The History and Topographical Survey of the County of Kent, Volume 4.

Glover, J. 1982. The Place Names of Kent.

Moore, C 2002 'Late Bronze Age, Romano-British and Early/Middle Saxon features at Hoo St. Werburgh' *Archaeologia Cantiana*, 122, 259–74.

Unpublished Report: Wessex Archaeology. 2006. Bells Lane, Hoo St. Werburgh, Kent (Phase 1): Pro-active Archaeological Monitoring Report.

Unpublished document: Wessex Archaeology. 2011. Proposed Lagoon, Land South of "The Pastures", Stoke Road, Hoo St. Werburgh: Archaeological Investigations: Trial Trenching; Strip; Map and Sample Excavation; Watching Brief.

SWAT Archaeology. 2009. Interim Archaeological Excavation Report for 28 Church Street, Hoo St. Werburgh, Rochester, Kent.

Leap Environmental. 2018. Geotechnical Investigation at Street Farm, Stoke Road, Hoo St. Werburgh.

9.2 Websites

Ancient Monuments and Archaeological Areas Act 1979. Available at: <http://www.legislation.gov.uk/ukpga/1979/46>.

Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment desk-based assessment*. Available at: <http://www.archaeologists.net/codes/ifa>

Department of Communities and Local Government (DCLG), 2012. *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historic England, 2008: *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Available at:
<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

Planning (Listed Buildings and Conservation Areas) Act 1990. Available at:
<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Kent Design Guide. Available at:

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/regeneration-policies/kent-design-guide>

Portable Antiquities Scheme. Available at:

<http://www.finds.org.uk>

British Geological Survey. Available at:

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Future Medway Local Plan. Available at:

https://www.medway.gov.uk/info/200149/planning_policy/519/future_medway_local_plan/3

Medway Local Plan. 2003: Available at:

https://www.medway.gov.uk/downloads/download/22/medway_local_plan_2003



Figure 1: Site location map, scale 1:10000.



Figure 3: Hasted, 1797

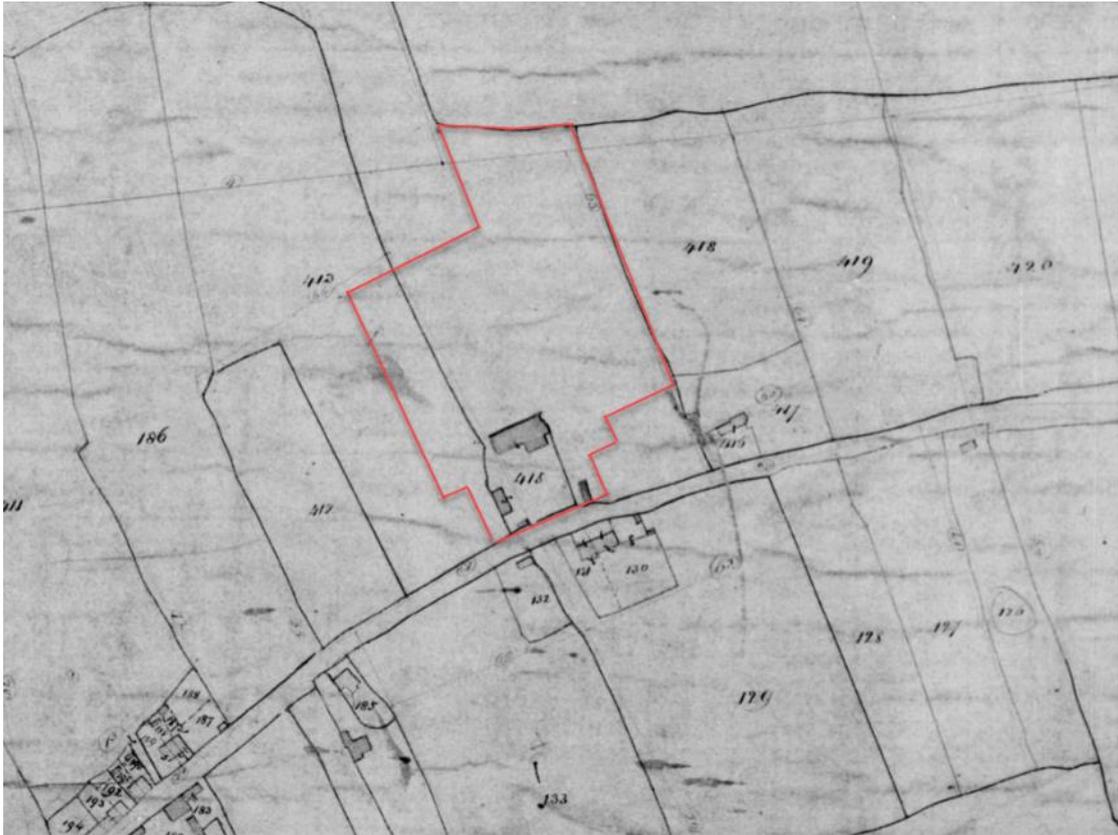


Figure 4: 1840 Tithe Map

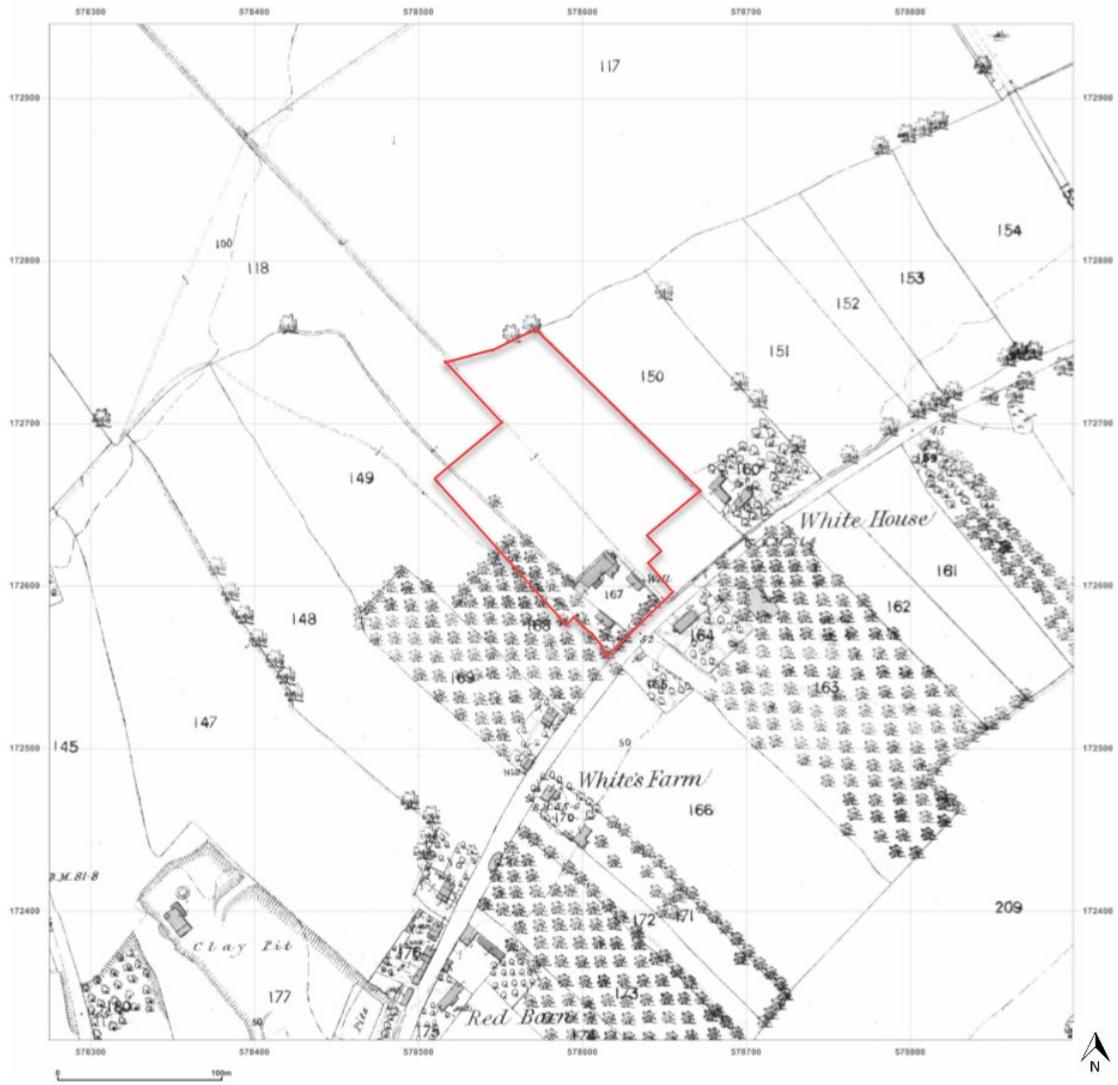


Figure 5: OS Map 1866 1:2500

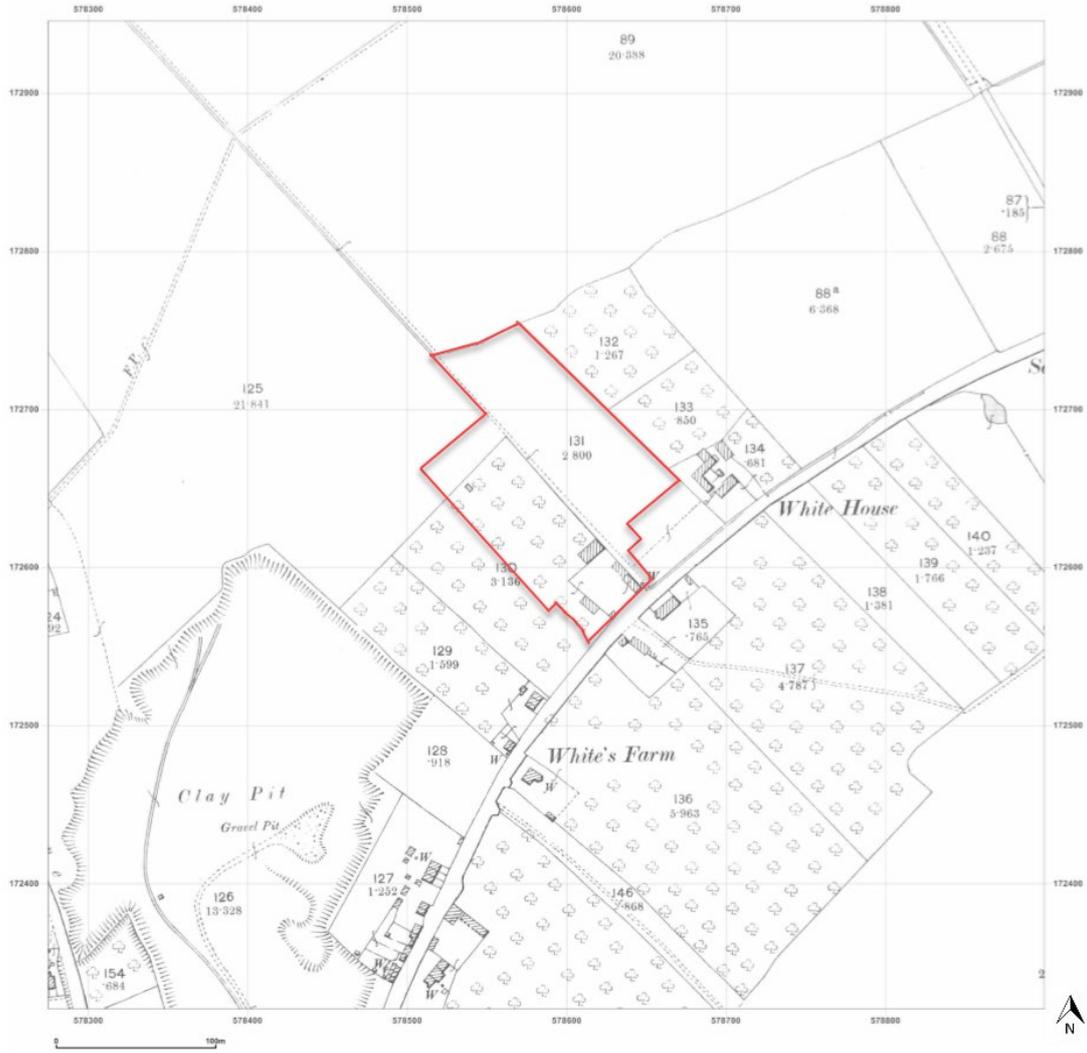


Figure 6: OS Map from 1897 1:2500

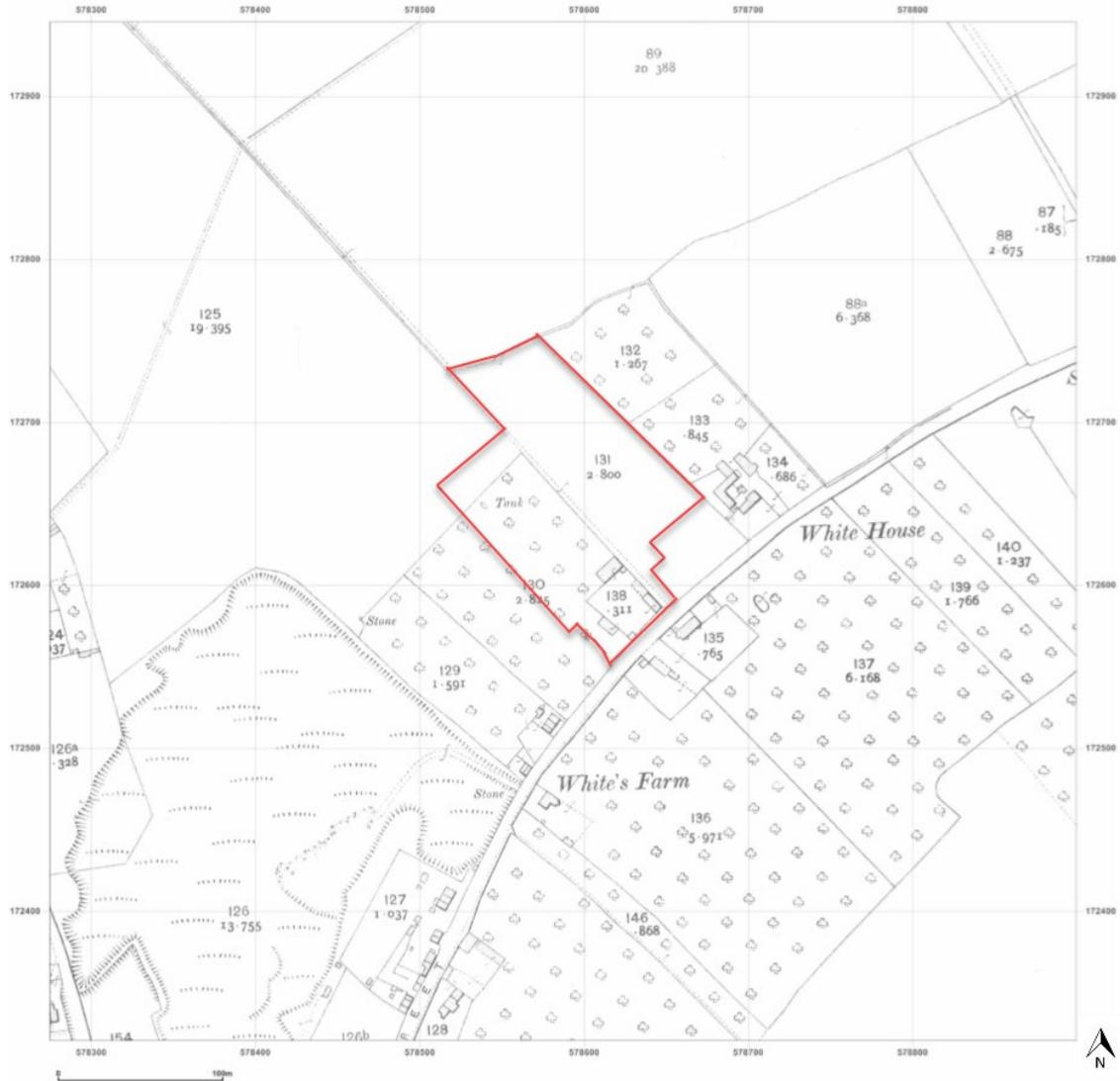


Figure 7: 1909 1:2500

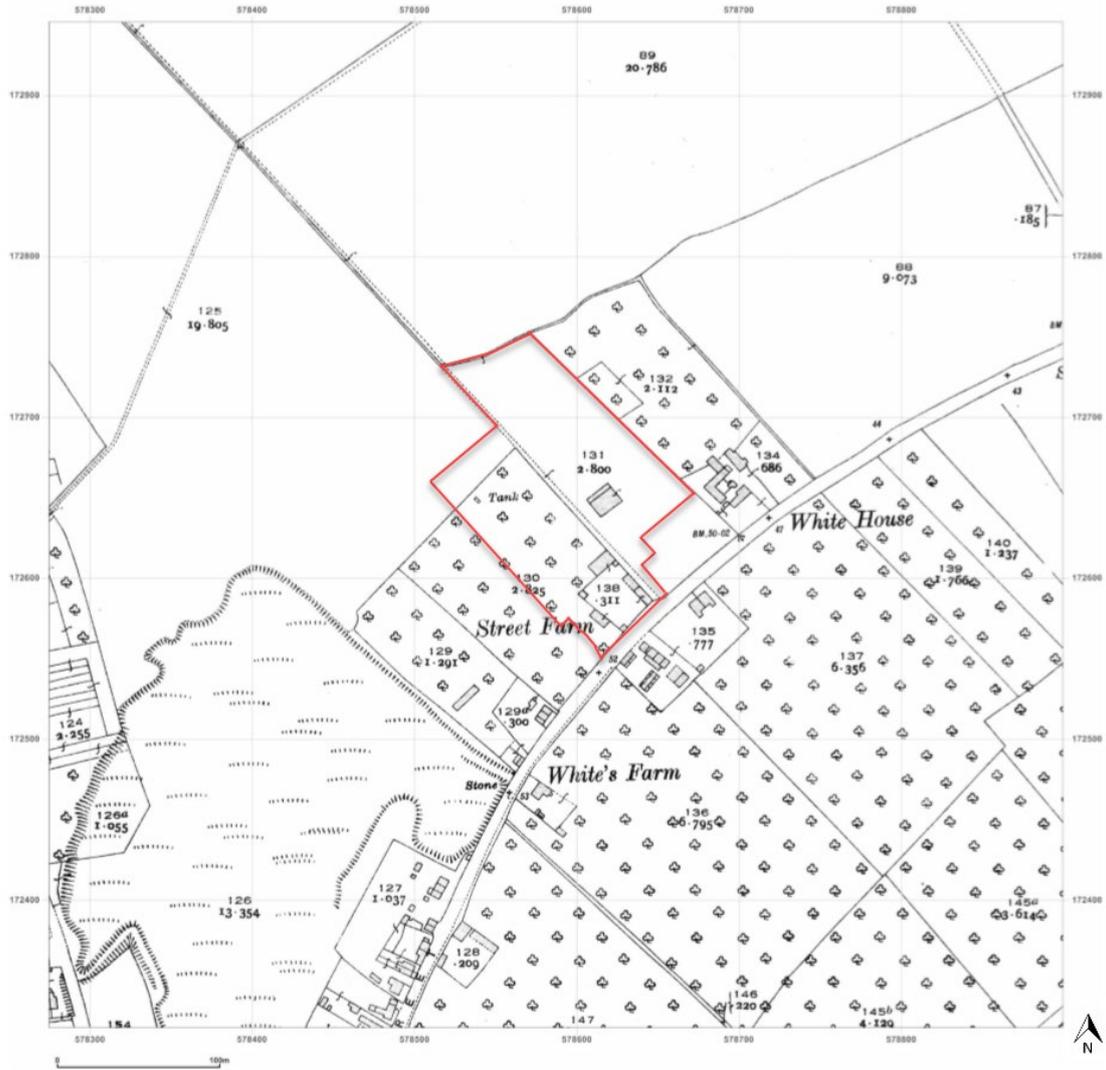


Figure 8 :1930 1:2500

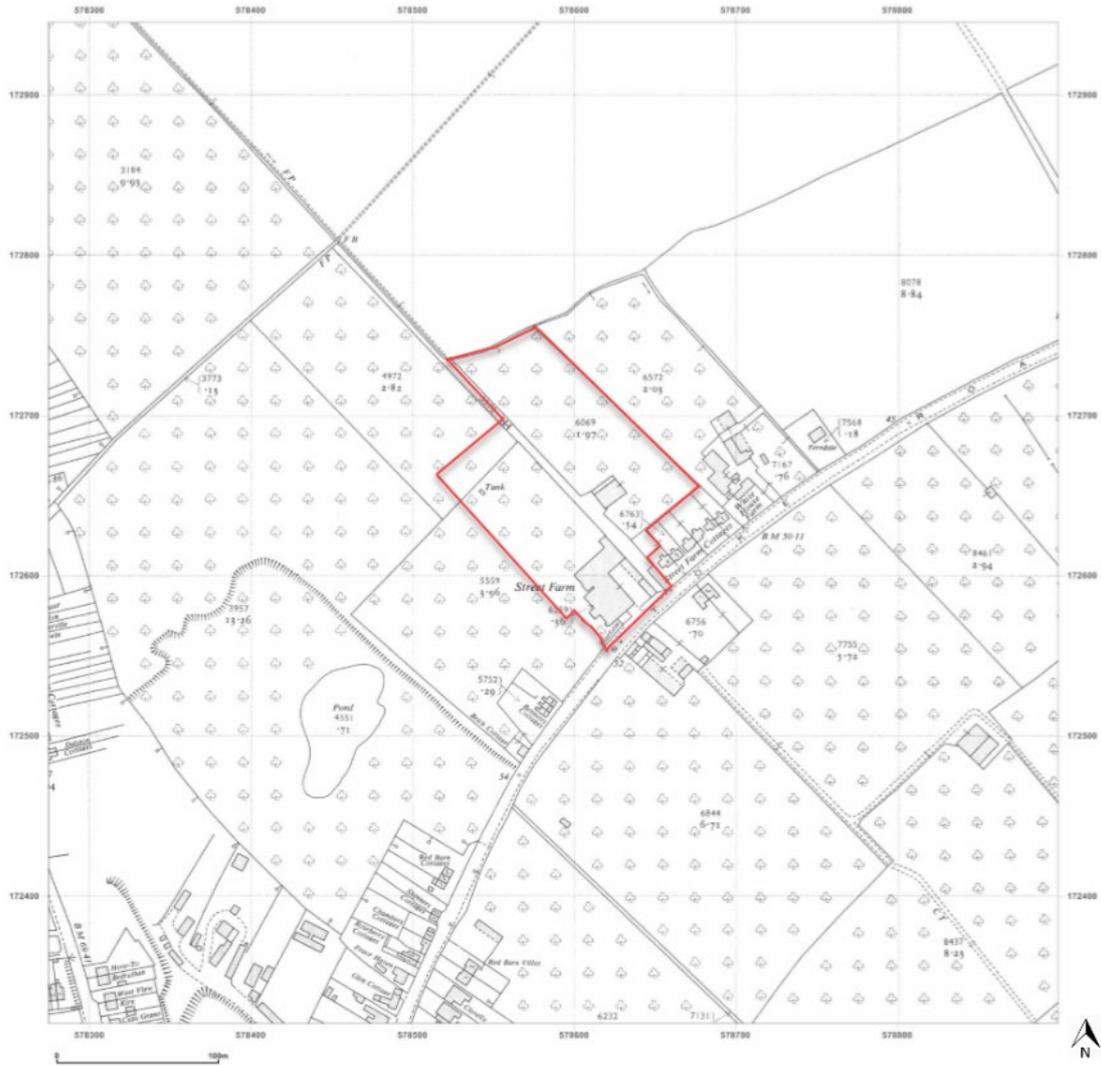


Figure 9: 1961 1:2500



Figure 10: 1968 1:2500

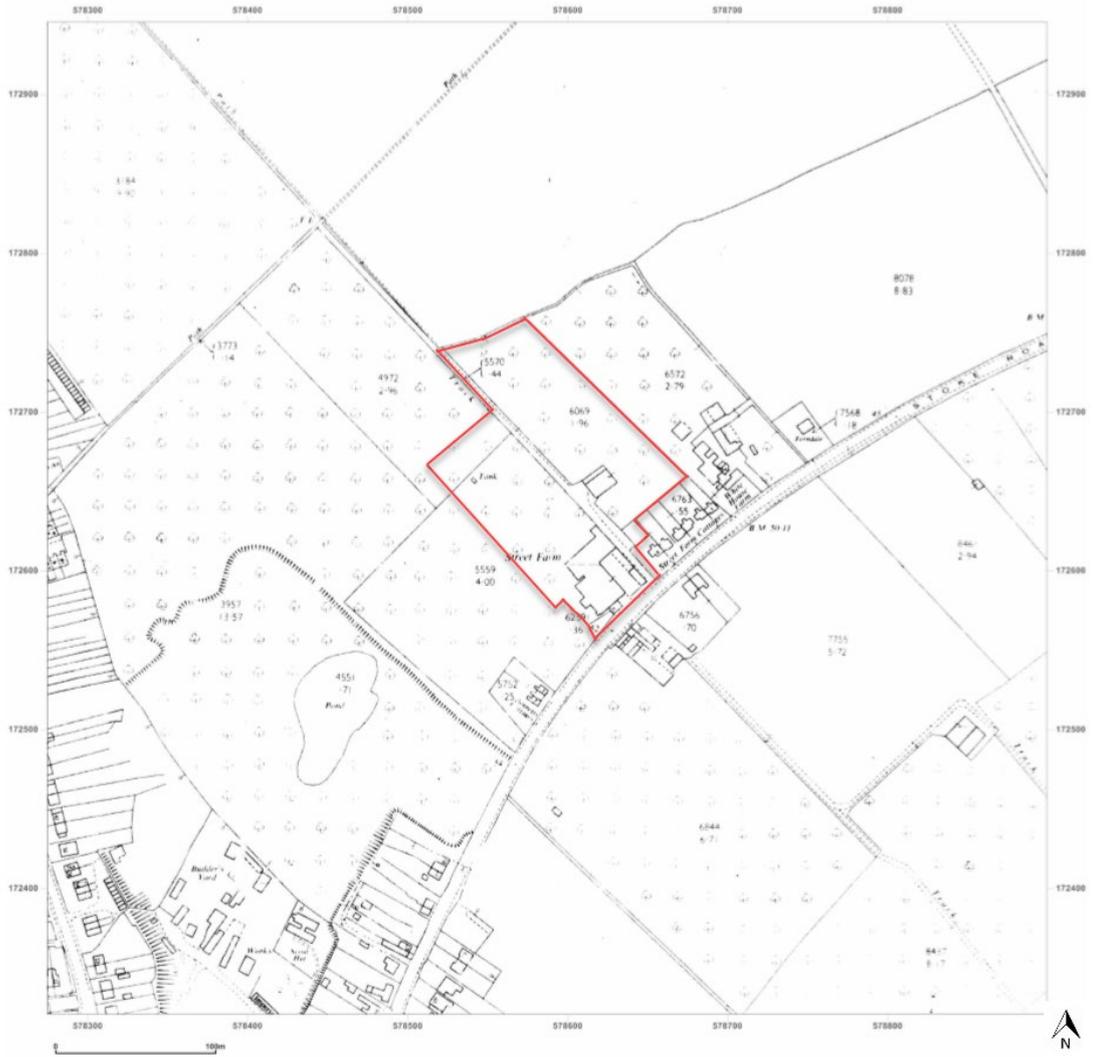


Figure 11: 1975 1:2500



Figure 12: 1988 1:2500

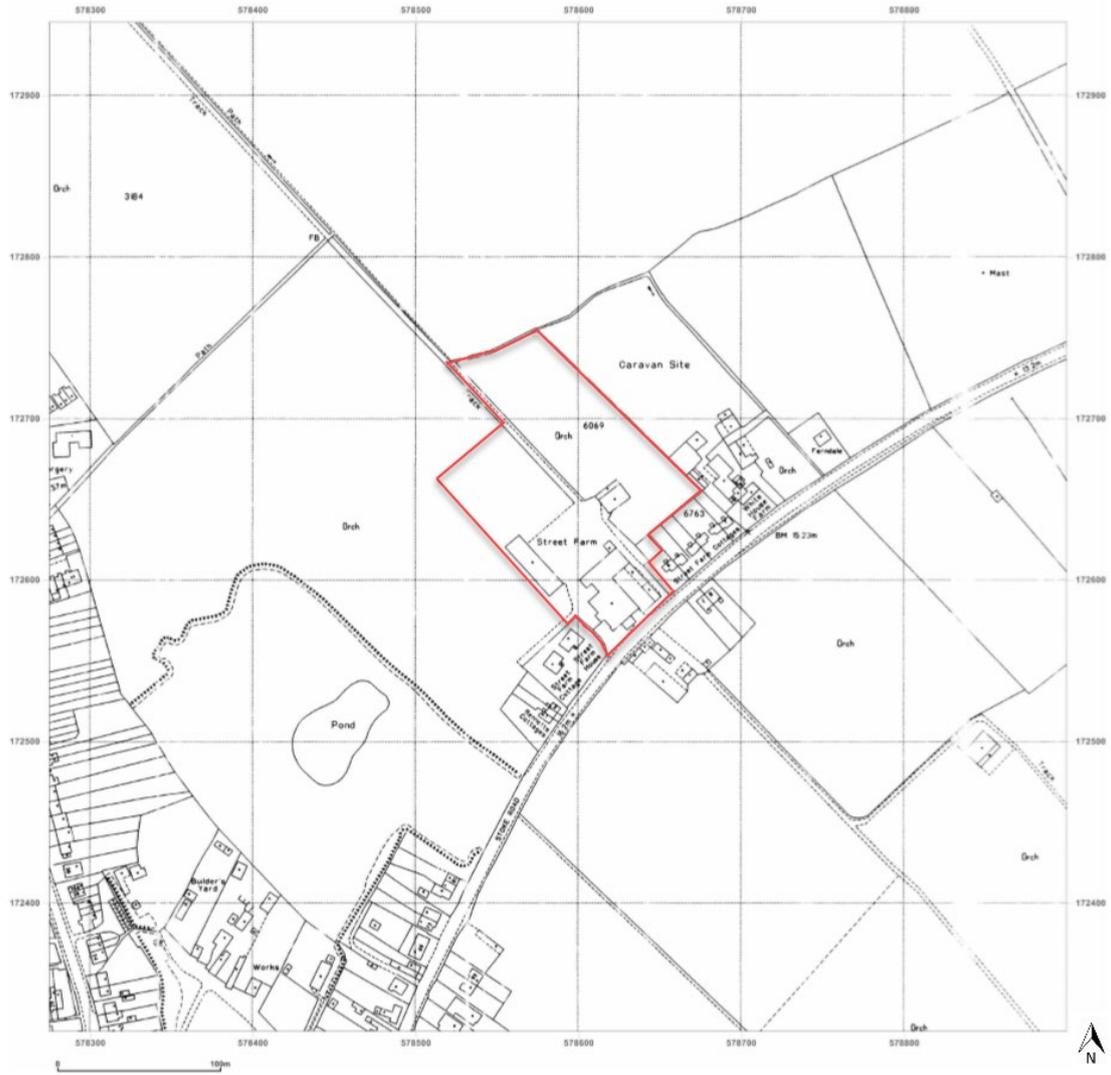


Figure 13: 1993 1:2500

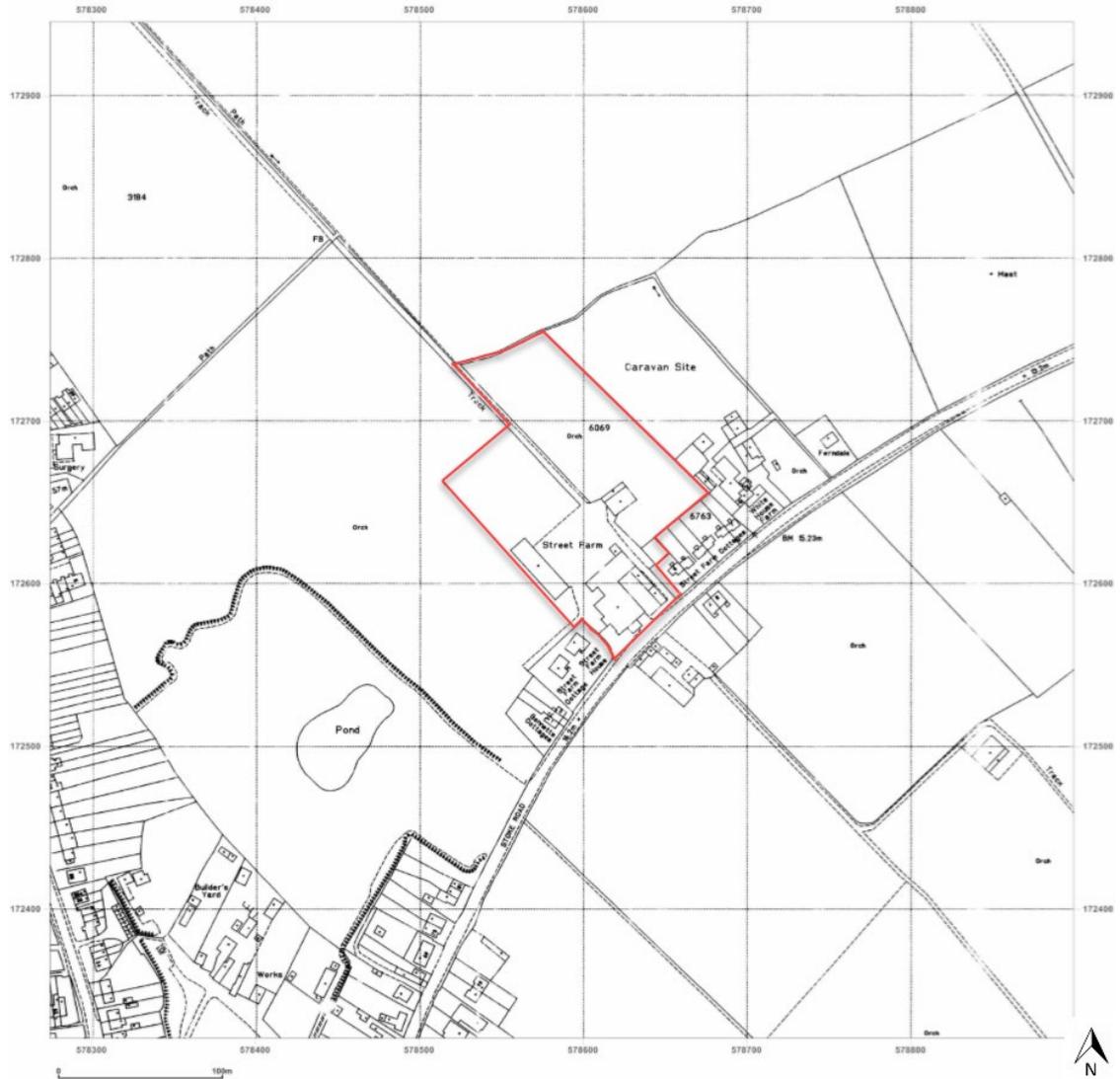


Figure 14: 1994 1:2500

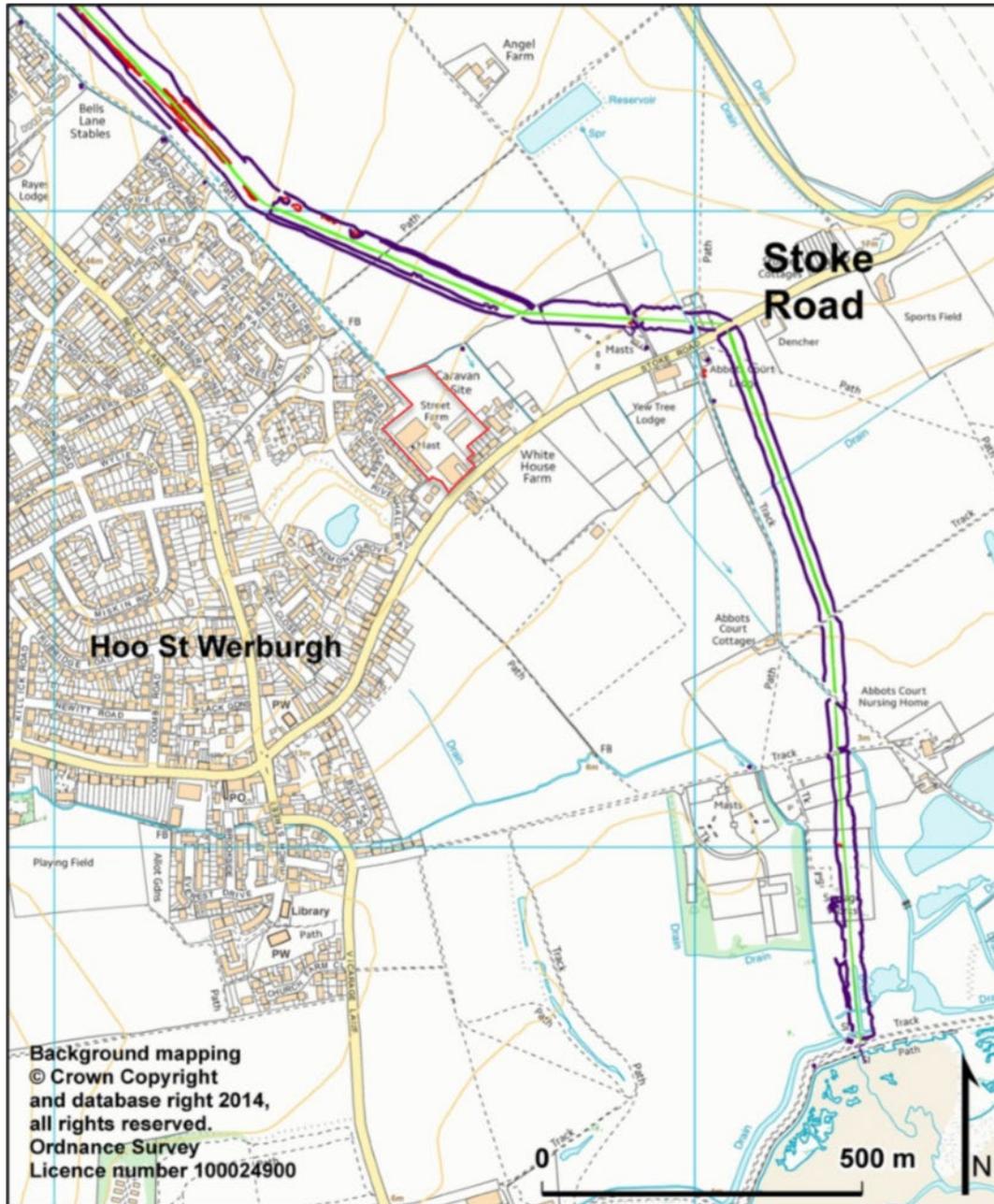


Figure 15: The route of the Stop Line around the north east of Hoo St. Werburgh.
The PDA is outlined in red.

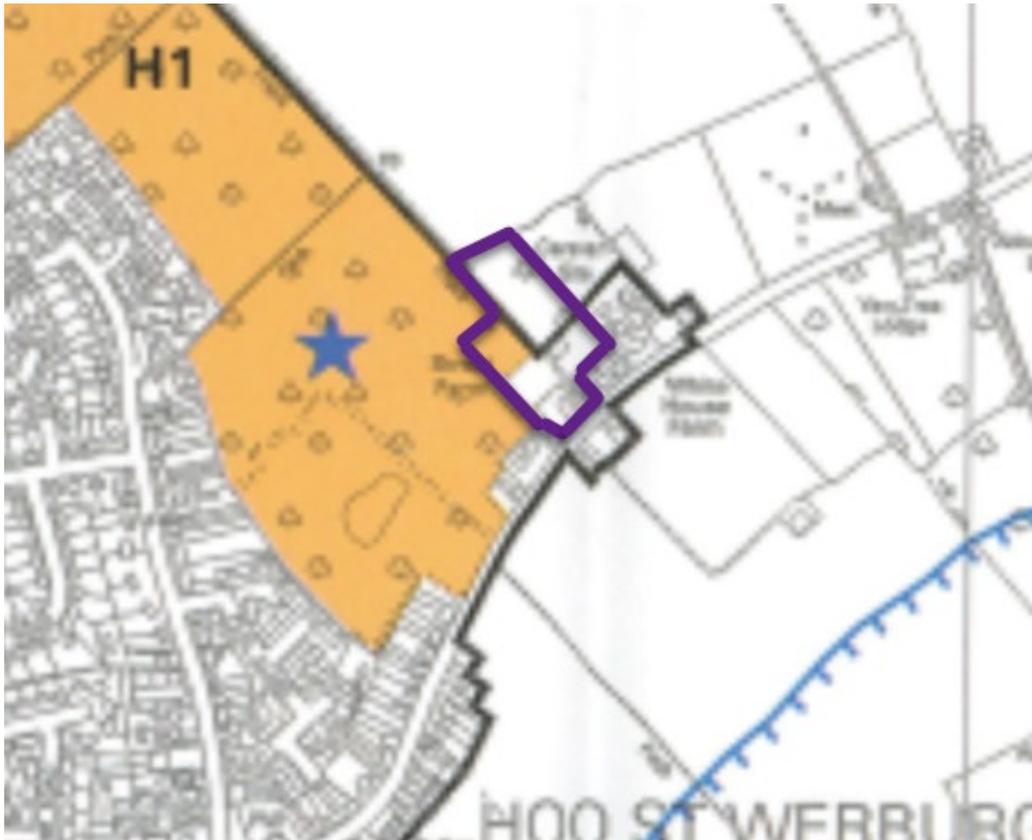


Figure 16: Housing Allocation in 2003 Medway Council Local Plan. PDA highlighted in purple.

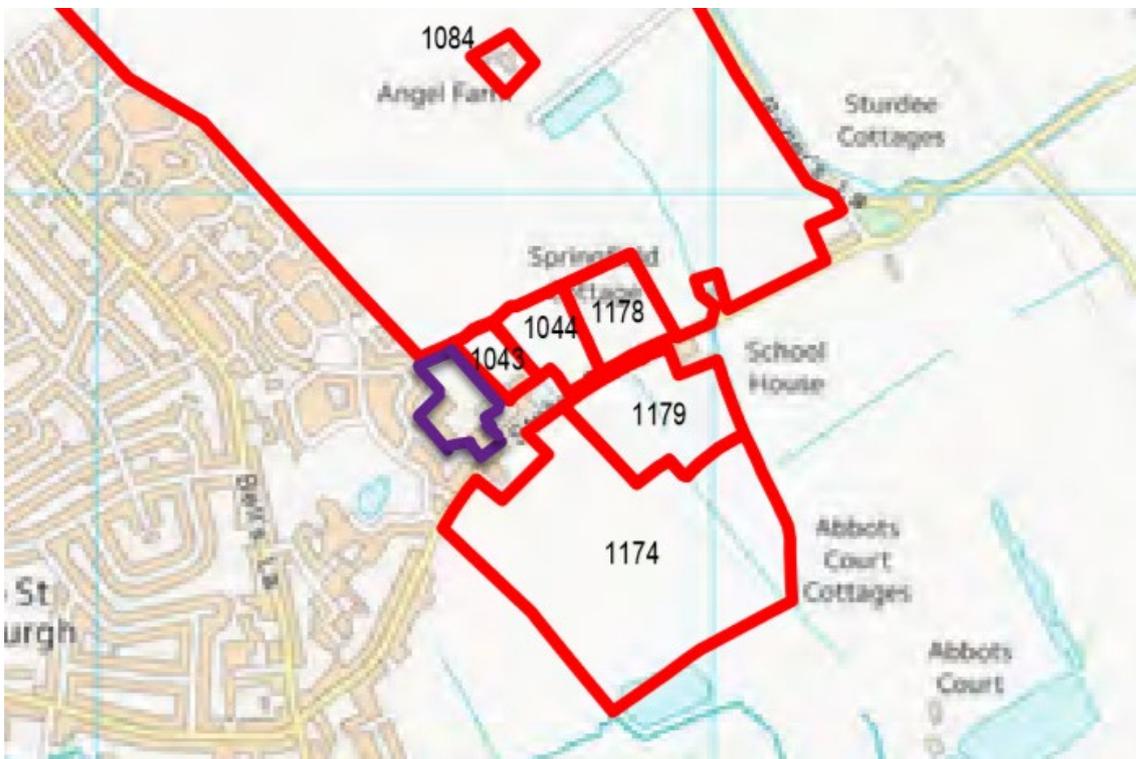


Figure 17: Future Local Plan possible housing allocation development areas. PDA highlighted in purple.

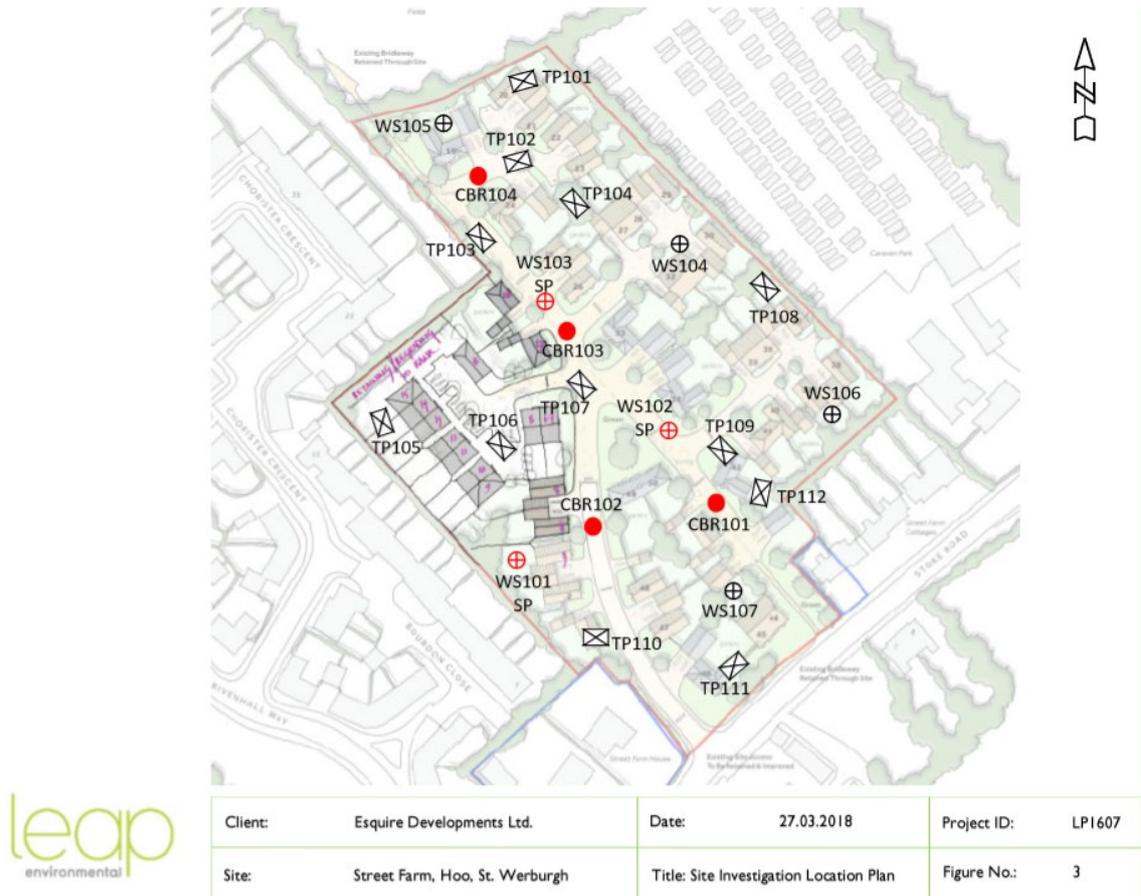


Figure 18: Location of the Geotechnical survey boreholes and pits.



Figure 19: Location of areas likely to need piling.

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 20-24)

KHER	Type	Location	Period	Description
	HLC			The site is in an area characterised by KCC Historic Landscape Characterisation as orchards in the western parts of the site with the remainder as Post 1801 scattered Settlement.
TQ 77 SE 33	Findspot	c. 500m W	Medieval	A 13th century lead seal found at Walters Road, Hoo St. Werburgh in 1977. The inscription reads: Seal of Thomas le Bot, with Lombardic Es and H and a Roman M. There is a central eight foil design on the face whilst the back has a plain projection across half the diameter.
TQ 77 SE 97	Monument	c. 100m NNE	Modern	World War II Pillbox in orchard north of Stoke Road, near White House Farm. The type 24 pillbox faces north-east and is a narrow wall version with brick skin. It was visited during 1995 as part of a defensive survey and found to be in good condition. Formed part of Hoo stop line (GHQ line) anti invasion defences 1940. The structure was visible on aerial photographs of 2007 but is under tree cover on recent aerial imagery (September 2013 Google Earth).
TQ 77 SE 1273	Building	c. 400m NE	Modern	Infantry pillbox, north of Yew Tree Lodge, Hoo St. Werburgh. The type 24 pillbox faces east and is a narrow wall version with brick skin. It was visited during 1995 as part of a defensive survey. Recorded on 2007 aerial photographs (PGA) but under tree cover by 2013 (Google Earth). Appeared to be complete on a 2014 field visit but is surrounded by dense vegetation.
TQ 77 SE 1274	Building	c. 400m NE	Modern	Road block, north of Yew Tree Lodge, Hoo St. Werburgh. located either side of a track north from the Stoke Road, east of Hoo St. Werburgh. The roadblock comprised two concrete blocks which

				once held a horizontal rail. The concrete blocks were noted by Foot in 2003 (Foot 2006). Visible on 2007 aerial photographs (PGA). Seen on a field visits in 2014, very overgrown but with signs of corrugated iron shuttering on the surface of the concrete.
TQ 77 SE 1243	Building	c. 450m ENE	Modern	Type 28A anti-tank pillbox, Abbots Lodge House, Hoo St. Werburgh. Second World War rectangular brick-shuttered, adapted, type 28, anti-tank gun emplacement with double embrasures immediately behind Abbots Lodge House. Recorded on 1942 and 2007 aerial photographs. Seen on a field visit in 2014 reused as a shed. Blast wall by the entrance removed.
TQ 77 SE 1263	Building	c. 450m E	Modern	Type 24 pillbox, south of Yew Tree Lodge, Hoo St. Werburgh. Second World War hexagonal pillbox located 73m south of Abbots Lodge. Concrete with brick shuttering but without recessed embrasures. Recorded on 1942 (RAF0 and 2013 (Google Earth) aerial photographs. The pillbox was seen on a field visit in 2014.
TQ 77 SE 1261	Building	c. 100m E	Modern	Anderson shelter. Family air raid shelter.
MKE 83325	Farmstead	c. 350m W	Post Medieval	Outfarm south, south east of Clayhill Farm. Loose courtyard plan with buildings to two sides of the yard. Farmstead completely demolished.
MKE 83327	Farmstead	c. 350m WSW	Post Medieval	White's Farm. A dispersed plan farmstead. Farmstead completely demolished.
MKE 83329	Farmstead	c. 50m SE	Post Medieval	Street Farm. A dispersed plan farmstead, altered with significant loss of original form (more than 50%).
MKE 83330	Farmstead	c. 0m	Post Medieval	Street Farm. A loose courtyard plan farmstead with buildings to three sides of the farm. It is unclear which building was the farmhouse. Farmstead completely demolished.
MKE 83331	Farmstead	c. 100m E	Post Medieval	White House Farm. A regular L plan farmstead with detached farmhouse side to yard. Altered with partial loss of original form (less than 50%). Attachment to back of L plan.

MKE 84786	Farmstead	c. 300m SSW	Post Medieval	Farmstead in Hoo. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmhouse detached gable end ton to yard. Altered with significant loss of original form (more than 50%).
TQ 77 SE 1322	Monument	c. 150m NE	Modern	Second World War Stop Line: Hoo St. Werburgh to Higham Marshes. The stop line was a series of connected anti-invasion defences constructed from 1940
TQ 77 SE 1323	Monument	c. 150m NE	Modern	Line of the Hoo Peninsula Second World War Stop Line from the River Medway to north-east of Hoo St. Werburgh. Line of the Hoo Peninsula Second World War Stop Line from the River Medway to north-east of Hoo St. Werburgh. Aerial photographs indicate parts of the anti-tank ditch were backfilled by May 1944. The line of the ditch where it meets the bank of the River Medway corresponds to an open trench for about 125m. Cropmarks indicate the sub-surface remains of the ditch to the north and south of Abbot's Court Cottages on 2011 and 2013 aerial photographs. A section of the line to the north of Stoke Road was observed on a site visit in 2014. It comprised a back-filled ditch visible as a low earthwork with parchmarks delineating the banks of either side an earthwork.
TQ 77 SE 1324	Monument	c. 150m NE	Modern	Flanking cleared area around the Stop Line of the section of the Hoo Peninsula Second World War Stop Line, running from the River Medway to Stoke Road. This shows the flanking cleared areas with the line shown in a separate monument record.
TQ 77 SE 1327	Monument	c. 400m NW	Modern	Earthwork banking adjacent to part of the Second World War Stop Line from south-east of Ratcliffe Highway to Deansgate Sports Ground, Hoo Peninsula. The works included pillboxes, earthworks, anti-tank ditch, anti-tank gun emplacements. These separate elements are recorded in separate monument records. "This section ran from north east of Hoo St. Werburgh, Kingshill Camp, and east of Lodge Hill Royal Naval Armament Depot (NRHE 1077634). Condition: The first aerial photographs of this section taken in 1944

				show the anti-tank ditch is already out of use and being backfilled with mounds of earth visible alongside the former ditch. Parts of the subsurface remains of the anti-tank ditch are indicated by cropmarks on aerial photographs of 1944 and 2013 north and south of Ratcliffe Highway. Sub-surface remains of sections of the ditch were indicated by cropmarks in fields under pasture, seen on 2003 aerial photographs to the south of Deansgate Ridge Sports Ground.
TQ 77 SE 1331	Monument	c. 350m E	Modern	Two Second World War weapons pits, east of Hoo St Werburgh, just south of Abbots Court House. Part of the Hoo Peninsula Stop Line. Recorded on 1942 aerial photographs but obscured by vegetation after 1973. Not seen on a 2014 field visit so are probably backfilled but sub-surface remains may survive.
TQ 77 SE 1332	Monument	c. 200m SW	Modern	Small hexagonal concrete structure, possible Second World War pillbox, north east of the centre of Hoo St Werburgh. Destroyed by 1946 by quarrying.
TQ 77 SE 11	Monument	c. 500m SW	Modern	Wesleyan Chapel, Stoke Road. Site of the Wesleyan (Reformed Methodist) Chapel on High Street (now Stoke Road), Hoo. This had a Sunday school further down Stoke Road. These are shown on the 1862-1875 OS map. The chapel no longer exists.
MKE 102325	Findspot	c. 300m SE	Anglo-Saxon / Early Medieval	PAS Find. Silver strap end. Found by metal detecting in 2017.
MKE 102326	Findspot	c. 200m ESE	Anglo-Saxon / Early Medieval	PAS find. Gold pendant found in 2017 by metal detector.

Figure 20: KHER Monument Record

Kent Historic Environment Record - Monuments

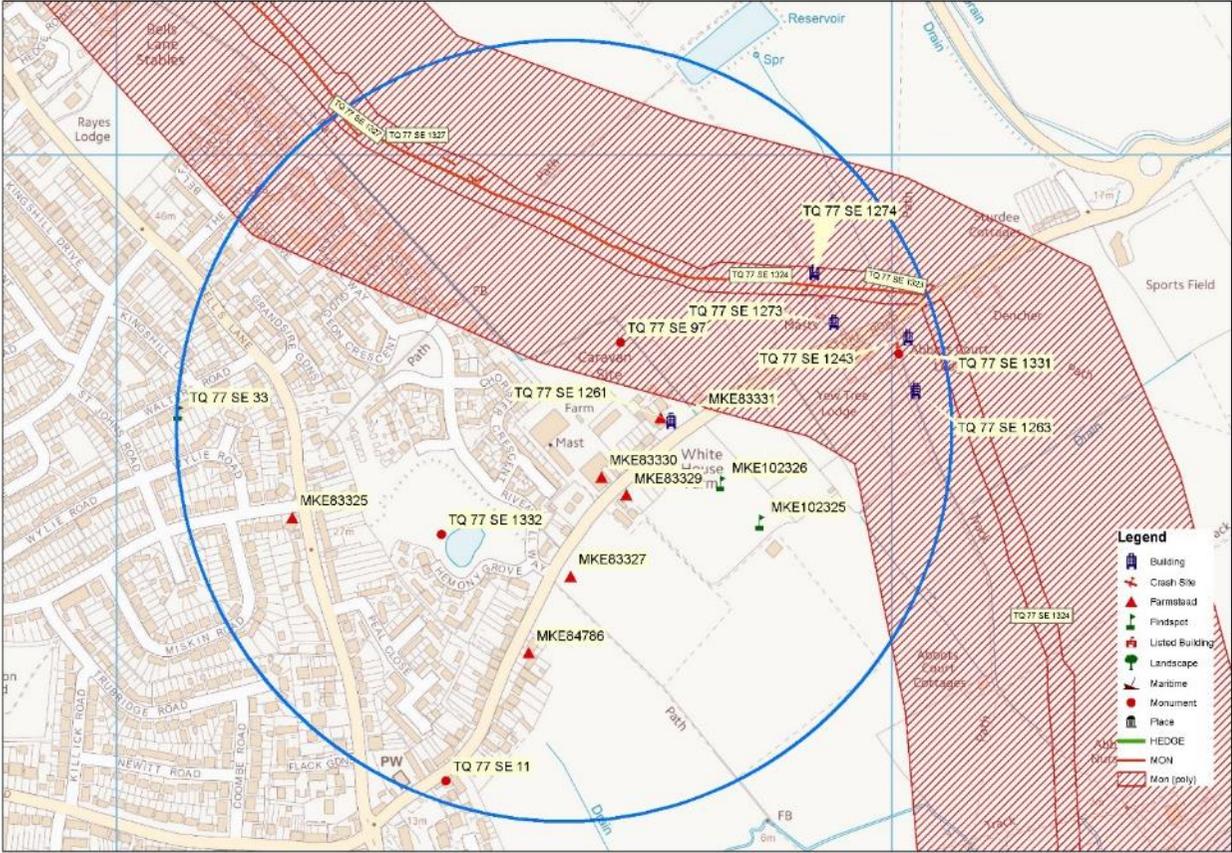


Figure 21: KHER Monuments

Kent Historic Environment Record - Historic Landscape Character

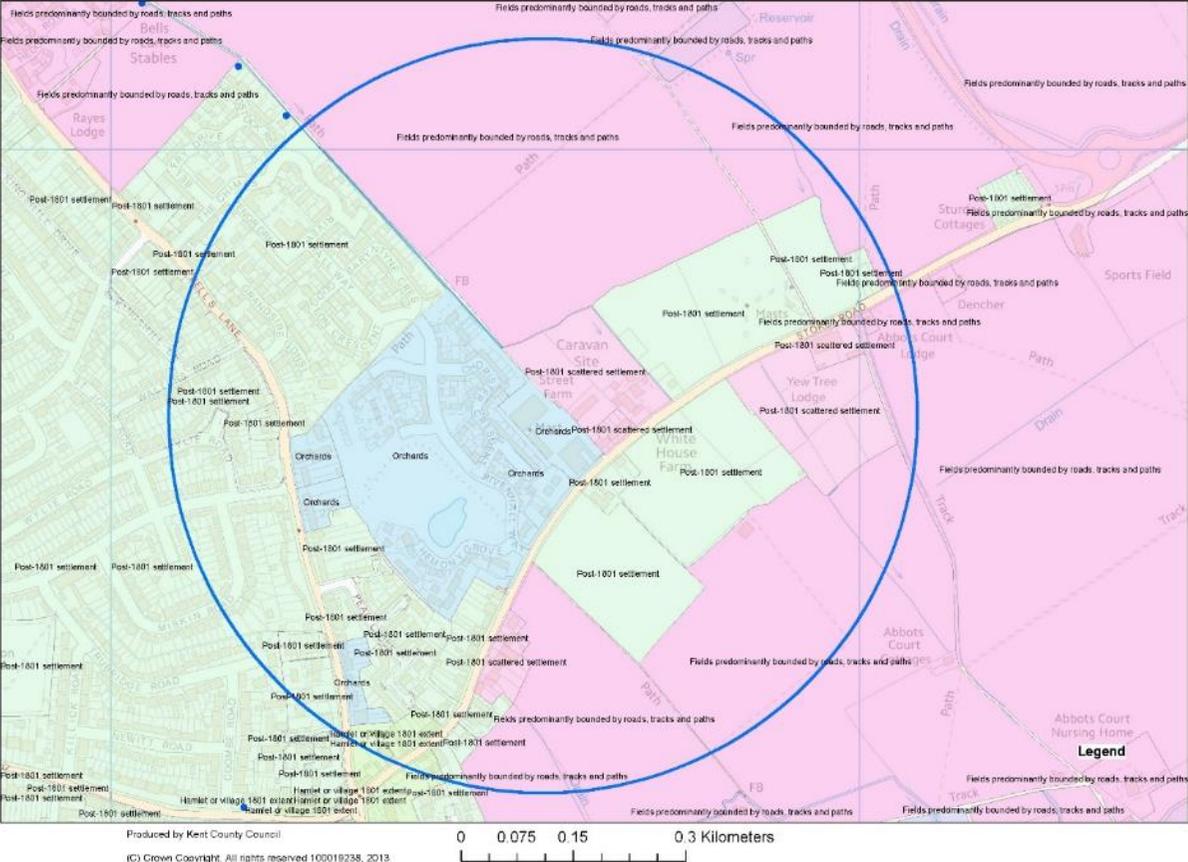


Figure 22: KHER Historic Landscape Character

Kent Historic Environment Record - Medway Valley Palaeolithic Project

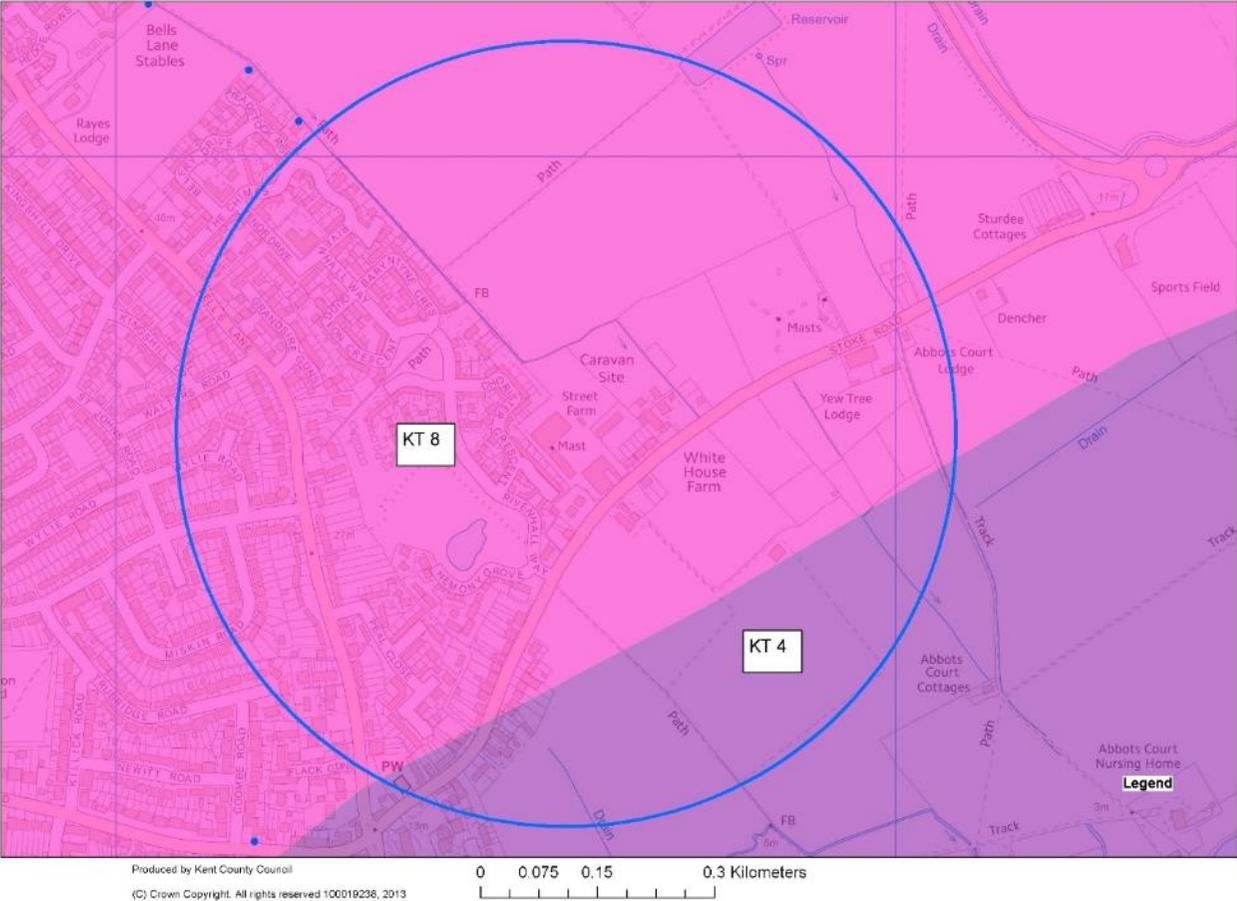
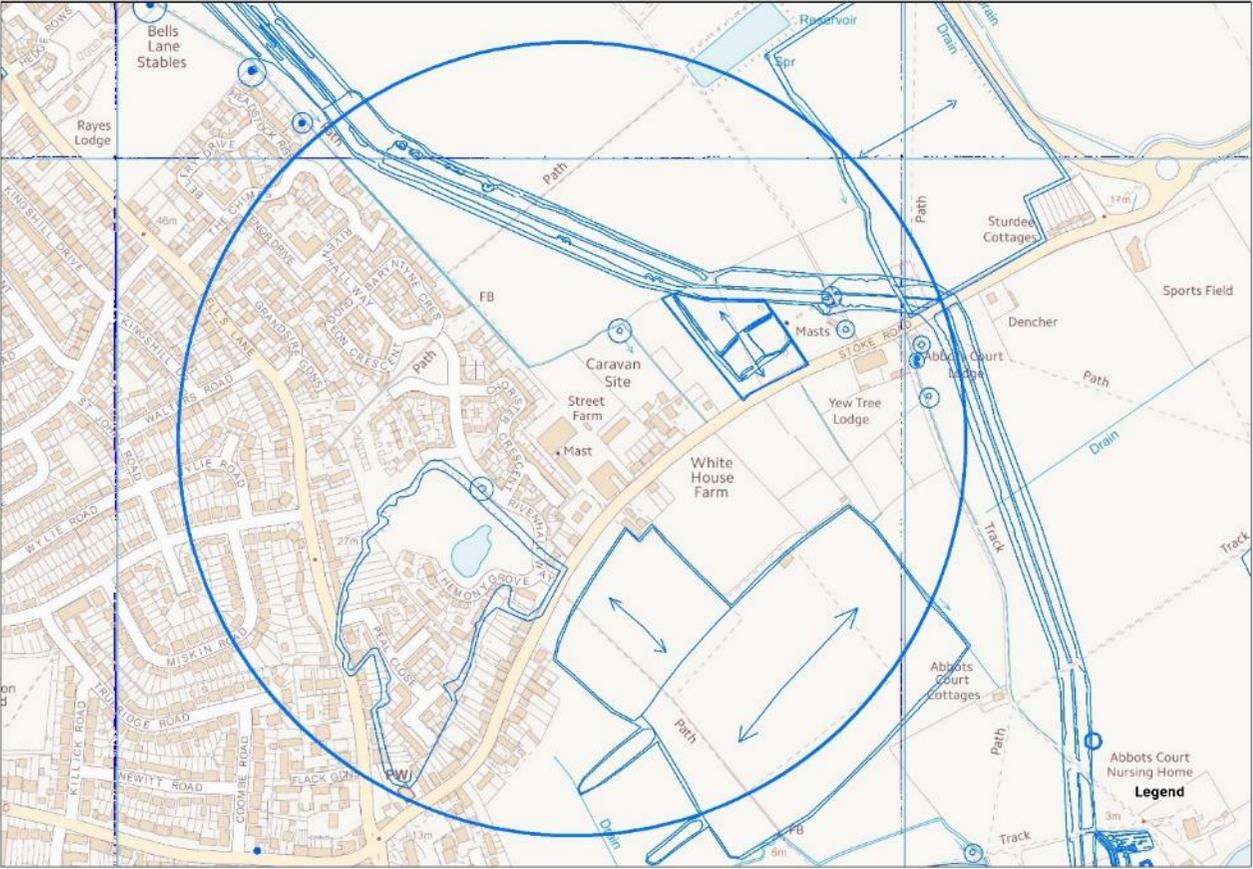


Figure 23: KHER Medway Valley Palaeolithic Project

Kent Historic Environment Record - Cropmarks



Produced by Kent County Council
(C) Crown Copyright. All rights reserved 100019238, 2015



Figure 24: KHER Cropmarks



Plate 1: 1940 (Google Earth)



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2006 (Google Earth)



Plate 6: 2007 (Google Earth)



Plate 7: 2011 (Google Earth)



Plate 8: 2013 (Google Earth)



Plate 9: 2015 (Google Earth)



Plate 10: View across the PDA from south eastern bridleway entrance (facing NW)



Plate 11: View of the eastern boundary and north eastern area (facing ESE)



Plate 12: View of the northern boundary on the eastern side (facing WNW)



Plate 13: View of the north western corner (facing W)



Plate 14: View of the southern boundary (facing SW)



Plate 15: View of the rear of Street Farm Cottages (facing SSE)



Plate 16: View across the PDA from the south western corner (facing NNE)



Plate 17: View across site from Bridleway entrance at the northern end (facing SE)



Plate 18: View of the bank in which the modern cold store was situated showing the truncated ground levels in north western corner. Scale 0.5m (facing NNE)



Plate 19: View of second smaller bank half way down the western side of the PDA (facing NE)