



Archaeological Desk-Based Assessment
in Advance of the Proposed
Development of Land Adjacent to 127
High Street, Eastchurch, Kent.

September 2018

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National Grid Reference TQ 98587 71497



Report for Mr & Mrs Snow

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SWAT ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Advance of the proposed development of Land Adjacent to 127 High Street, Eastchurch, Isle of Sheppey, Kent.

Summary

SWAT Archaeology has been commissioned by Mr & Mrs Snow to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land adjacent to 127 High Street, Eastchurch, Isle of Sheppey, 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/moderate**
- Iron Age: **low/moderate**
- Roman: **low/moderate**
- Anglo-Saxon: **low**
- Medieval: **low/moderate**
- Post-Medieval: **low**
- Modern: **low**

Eastchurch is a village on the Isle of Sheppey in Kent. It is two miles south east from Minster and located towards the eastern side of the island. The centre of the village is located on high ground around crossroads. Originally a smallholding, the PDA consists of a field and part of the lawn area of 127 High Street and is a total area of 1.8 acres, located on the northern side at the far western end of the High Street in Eastchurch. The PDA is situated near the valley bottom between Eastchurch and Minster with the valley traversing across in a south westerly/north easterly axis towards the north coast of Sheppey. Minster to the north west is much higher in the landscape. In the north western corner is currently a dilapidated brick-built building with asbestos roof containing 2 small rooms with a central storage area that in the past was used as a pigsty.

There is little by way of archaeology within the assessment area, with records relating to listed buildings and monuments within the centre of Eastchurch and local farmsteads. A number of Iron Age Stagers have been found in the area but mainly being Portable Antiquities Scheme finds, the exact locations of the finds are not known. However, looking at the wider landscape, activity and settlement has occurred over many millennia. North east of the village of Eastchurch is the Medieval Shurland Hall (Castle) of which only the gatehouse survives. North west from the PDA across the valley on the skyline is the Kingsborough Manor estate. Prehistoric settlement and burial activity from the Neolithic and Bronze Age was recently discovered as well as a couple of Roman cremations and field boundaries, plus also Medieval field systems and boundary ditches. Eastchurch itself is thought to have Anglo-Saxon origins with Roman farmsteads in the wider area. Therefore, the possibility of chance finds relating to these periods cannot be discounted. Hence the archaeological potential is considered low/moderate.

The use of the PDA for residential development along will require foundations and as a consequence the proposed development will have a high impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr & Mrs Snow (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land adjacent to 127 High Street, Eastchurch, Kent centred on National Grid Reference (NGR) TQ 98587 71497 (Fig 1).

1.2 The Site

- 1.2.1 Eastchurch is a village on the Isle of Sheppey in Kent. It is two miles south east from Minster and located towards the eastern side of the island. The north coast of Sheppey is 1.6km to the north of the village. The centre of the village is located on high ground around crossroads with the parish church in the north western side. The road to the east heads towards Leysdown, north is towards Minster, southwards is now a road towards HM Prisons but originally was towards the

stations and airfield and westwards is the Lower Road, heading towards Cowstead Corner and ultimately the road towards the bridges off the island. The PDA is on land belonging to 127 High Street. Originally part of a smallholding, the PDA is pasture and part of the lawn area of 127 High Street and is an area of 1.8 acres, located on the northern side at the far western end of the High Street in Eastchurch. The PDA sits at an average of 48m AOD with the highest point located in the north eastern corner at 50m AOD and the land sloping towards the south west corner to 46m AOD. It is situated near the valley bottom between Eastchurch and Minster with the valley traversing across in a south westerly / north easterly axis towards the coast. In the north western corner is currently a dilapidated brick-built building with asbestos roof containing 2 small rooms with a central storage area that in the past was used as a pigsty (Fig. 1).

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of London Clay Formation – Clay and Silt. It was formed during the Ypresian period (early Eocene Epoch, c. 56–49 Ma). The London Clay is a stiff bluish clay which becomes brown when weathered. Nodular lumps of pyrite and crystals of selenite (sometimes called "waterstones") frequently exist in the clay, and large septarian concretions are also common. These have been used in the past for making cement. They were once dug for this purpose at Sheppey. There are no superficial deposits.

Geotechnical Information

- 1.2.3 There is no known geotechnical information.

1.3 The Proposed Development

- 1.3.1 The site is land on the northern side at the eastern end of the High Street in Eastchurch. The development is for 15 residential bungalows with a new entranceway set to the east of the existing farm gate to the pasture part of the PDA (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 2018): 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 16: 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 16 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 185 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. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

- b) *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 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 190 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 to 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 16, 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:

- **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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 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). This is irrespective of whether any

potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (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:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

2.3.14 Conversely, paragraph 196 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.

- 2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 2.3.16 Paragraph 198 states that LPAs should not permit the 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 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.3.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

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). ^[1]_[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. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

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 The Local Planning Authority for the study is Swale Borough Council.
- 2.6.2 The Swale Borough Local Plan 'Bearing Fruits 2031' was formally adopted July 2017. The Local Plan sets out the Council's spatial vision, strategic objectives, development strategy and a series of core policy themes. It also contains allocations of land for development; a framework of development management policies to guide determination of planning applications and a framework for implementation and monitoring of the Local Plan.
- 2.6.3 The PDA has been identified as potential land available for residential development where planning permission will be granted under Policy A21 of the Local Plan subject to a number of conditions listed in Policy A21 (Fig. 13).
- 2.6.4 The Local Plan also sets out a number of development policies. The relevant ones are detailed below:
- 2.6.5 DM 32 Development Involving Listed Buildings – Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that: 1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including

scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

- 2.6.6 DM 33 Development affecting a conservation area. Development affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance.
- 2.6.7 DM 34 Scheduled Monuments and Archaeological Sites. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments.

Local Planning Guidance

- 2.6.8 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 Mr & Mrs Snow 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.*

CIFA (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 1-6).

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 Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens or NMP cropmarks within the search 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 There Kent HER records within the 500m assessment are relate to the PDA’s position on the outer edges of Eastchurch and thus the records include both listed buildings and farmsteads. However, three gold Iron Age Stater coins have been found in the assessment area by metal detector and was reported by the same individual under the Portable Antiquities Scheme. The table in Figure 14 details all the finds, features and buildings within the 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 four listed heritage assets within the assessment area. The majority located in the centre of Eastchurch. The closest of which are circa 300m east from the PDA in the centre of Eastchurch, being the church and Rectory which given the distance from the features and the number of other buildings located in between means that there is no intervisibility between any of the designated heritage assets and the PDA.

Table 1 Designated Heritage Assets

TQ 97 SE 1053	Modern	Memorial to 'The Home of Aviation' Grade II* listed (1258069). Memorial unveiled in 1955 commemorating the Royal Aero Club of Great Britain flying grounds at Leysdown and Eastchurch (from 1909) and the first Royal Navy aviators based at Eastchurch from 1911. Portland stone with integral seating. Designed by Sidney Loweth FRIBA, sculpted by Hilary Stratton FRBS.
TQ 97 SE 1066	Post Medieval	Rectory, High Street, Eastchurch. Grade II listed (1273063). Circa 1835 Gothic Style.
TQ 97 SE 1064	Post Medieval	2 Warden Road. Grade II listed (12731217). 18 th century.
TQ 97 SE 1051	Medieval	Church of All Saints, High Street, Eastchurch (Grade I listed (1273520)). Ragstone, with flint battlements and flint panels in the buttresses. Built in 1431-2 by the monks of Boxley Abbey, but incorporating some Decorated windows from an earlier church which has fell into ruin.

5.3 Previous Archaeological Works

5.3.1 There is only one intrusive event recorded for the assessment area. In 1998, the Canterbury Archaeological Trust undertook a watching brief at The Shurland, 81 High Street in Eastchurch in relation to footings and other groundworks. No significant archaeological features or artefacts were located. Underlying organic-rich deposits revealed suggested that much of the site was originally part of a large pond, pre-dating structures shown on an 1897 Ordnance Survey map and backfilled with dumps of pebbly sand, quarried in the vicinity (*Unpublished document: Canterbury Archaeological Trust. 1999. An Archaeological Watching Brief at The Shurland, Eastchurch, Sheppey*).

Landscape Characterisation

5.3.2 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement (general)'. The fields to the south of the PDA are characterised as 'miscellaneous valley bottom paddocks and pastures. Surrounding the PDA to the south, west and north are fields of 'medium regular with straight boundaries (parliamentary type enclosure' (Fig. 15).

Stour Palaeolithic Area

5.3.3 The PDA is within a Palaeolithic area designated PCA 44 that relates to the central higher ground on the Isle of Sheppey that is on London clay without mapped

Pleistocene deposits, possible thin veneers of unmapped slopewash deposits. The likely age of deposits in this area are No mapped Pleistocene deposits, possible thin veneers would likely be of Late Devensian or Holocene age. The Devensian Age is during the last glacial period from circa 115k – 11.7k years ago. There are no known finds in this area and therefore the likelihood of future finds from this area is classed as very low (Fig. 16).

0-100m Radius

5.3.4 There are no KHER entries for this area.

100-200m Radius

5.3.5 There are three KHER entries for this area. An Iron Age coin of Bronze was found sometime before the middle of the 20th century circa 170m east of the PDA (TQ 97 SE 9). An Iron Age coin was reported under the Portable Antiquities Scheme that was found in 1992 being a gold quarter stater. Given the sensitive nature of the treasure items found the exact location of the item is disclosed and the item reported to a grid square, in this case, the centre of Eastchurch circa 150m to the south east (MKE 73688). The third record relates to a Farmstead entry of a yard in Eastchurch with buildings to three sides of the yard with the farmstead detached side on to the yard (MKE 85733). The farmstead was located circa 130m south east of the PDA but has since been completely demolished.

200-300m Radius

5.3.6 There are three KHER entries for this area. Two are next to each other and are the nationally listed heritage assets of the church and rectory located circa 280m east of the PDA (TQ 97 SE 1051 and TQ 97 SE 1066). The third record is for the farmstead of Rowett's Farm, circa 280m south west of the PDA, which is an L plan farmstead with a detached farmhouse in a central position. It has been altered with only partial loss of its original form (less than 50%).

300-400m Radius

5.3.7 There are five KHER records for this area. The Grade II listed Aviation memorial commemorating the Royal Aero Club of Great Britain flying grounds at Leysdown and Eastchurch is circa 325m south east of the PDA (TQ 97 SE 1053). A grade II

18th century listed building located at 2 Warden Road, circa 350m east of the PDA (TQ 97 SE 1064). An associated record is for a L plan farmstead at that location of which only the Grade II listed farmhouse remains (MKE 85734). There are two more PAS finds located to a grid square circa 400m north east and 350m north east both being Iron Age Gold Staters (MKE 73686 and MKE 73687).

400-500m Radius

- 5.3.8 There are no KHER records for this area.

5.4 Archaeological and Historical Narrative

- 5.4.1 Eastchurch is self-explanatory in that it lies on the eastern side of the Isle of Sheppey. Being '*east cirice*' in old English, by 1610 it had become Eastchurch. Situated at the "mouth" of the River Thames, some fifty miles from London, the Isle of Sheppey is some 11 by 9 miles in size. Its name deriving from early historic times when sheep farming was extensive on the island. Eastchurch is located in the central area of the eastern part of the island and is situated on higher ground, although the parish extends southwards towards Elmley and the marshes.
- 5.4.2 Prehistoric activity in the area has been found at Kingsborough Farm, north west of the PDA near Minster, prior to the construction of a new housing estate revealed a causewayed enclosure; one of only two found in Kent. These earthworks date from the Neolithic Period about 3,000 BC. It is believed they were religious or ceremonial structures and a place for people to meet. A Bronze Age 'barrow' was also discovered nearby the causewayed enclosure as well as Bronze Age cemeteries, along with Iron Age enclosures and four post structures. Immediately around the PDA there is little by way of prehistoric activity. The northern coastline of Sheppey suffers from erosion and in prehistoric times it is likely that Eastchurch was further away from the sea on the northern side.
- 5.4.3 In Minster, there is a late Bronze Age, Early Iron Age enclosures under the Abbey which was founded in 664 and a Benedictine nunnery. And refounded as an Augustinian nunnery in 1130.
- 5.4.4 At the junction of Leysdown Road and Warden Bay Road circa 4km from the PDA, the excavation ahead of a new school revealed remains from the Bronze age, A

Late Iron Age or early Roman funeral pit with ceramic vessels containing cremations and other artefacts from the period. The Kingsborough excavation also found Romano-British field systems and droveways.

- 5.4.5 Shurland Hall is thought to be on the site of an earlier Roman Fort although this does not appear to be substantiated archaeologically. Roman tiles have been found embedded in the masonry at Shurland Hall. A Roman Coin Hoard was found in 1969 at Leysdown, east of Eastchurch as well as 2500 radiate coins at Minster, north east of the PDA.
- 5.4.6 Known from the Anglo-Saxon Chronicles, there were Viking invasion on the island in 798 and also 832 AD. In 850 AD it is reported that the Vikings wintered on the island, although no evidence of their camps have been found. The Vikings under King Hoestan of Denmark arrived at Sheppey with 350 ships in 892 and in 893. In the 9th and 10th centuries, it is believed that Shurland Castle was the birthplace and residence of the early English kings.
- 5.4.7 Eastchurch itself is considered of Saxon origin and is mentioned in the Domesday Book as 'Eastcyrce'. The original site and the hamlet of 'Eastcyrce' was situated approximately 1/4 mile south of its present position.
- 5.4.8 In 1192, Richard the Lionheart was shipwrecked whilst on his way home from the crusades and was taken prisoner by Duke Leopold of Austria who handed him over to Henry VI of Germany. After protracted negotiations by his mother, the Dowager Queen Eleanor, the Cistercian Abbots of Boxley and a ransom, he was released. As a reward, Richard granted "to the Monastery of the Dunes, in perpetuity, the church called Eastchurch and papal confirmation of the grant was made by Pope Celestine III in 1196. In 1313 the Abbey of the Dunes transferred these rights to the monks of Boxley. In 1391 in the registers of Pope Boniface IX is the entry of a grant to William Kypping for "Provision of the perpetual vicarage of Estcherche value 30 marks."
- 5.4.9 Around 1400 the original 'east' Church, built c1279, became unsafe due to weakness in the grounds and the site could not be used for re-building. William Cheyne of Shurland offered three roods of ground in the South West corner of his state and as King Henry VI was only ten years old, the required licence was granted by Humphrey, Duke of Gloucester. The foundations were laid on deep solid blocks

of chalk imported from the mainland and diagonal buttresses were put at every angle and corner for strength and much of the material used was salvaged from the old church and re-used. The windows in the west porch and the two windows in the western aisle seem to have originated from the original.

- 5.4.10 North east of the village is Shurland Manor, which was subordinate of the manor of Milton, on the mainland. The Baronetcy of Shurland was created during the reign of James I. Hasted, an historian in 1798, reports that the first individual of note is Sir Jeffry de Shurland, who resided here in the reign of king Henry III. He was also constable of Dover castle. His son was Sir Robert de Shurland, who was a man of eminent authority in the reign of king Edward I. under whom he was lord warden and obtained the grant of wreck of the sea, which the privilege is always esteemed to reach as far into the water, as upon the lowest ebb, He was buried in Minster Church.
- 5.4.11 The daughter of Sir Jeffrey married into the Chaney family, which had a number of descendants that were knights of the shire and sheriffs of the county. One individual, Sir Thomas Chaney during the reign of Henry VIII was a parliament member, constable of Queenborough Castle, Governor of Rochester, warden of the Cinque Ports and Treasurer of the Household, which continued under Elizabeth I.
- 5.4.12 It was Sir Thomas that built a new manor house at Shurland with material from Chilham Castle. Sir Thomas' son was eventually made Lord Chaney of Tuddington and subsequently moved to Tuddington, where he had built a house. He exchanged the manor and seat of Shurland, with other estates in the neighbourhood of it, with Elizabeth I, who in 1593 granted a lease of Shurland, with other lands in Sheppey, to Sir Edward Hoby, then of Queenborough Castle, and lady Margaret his wife.
- 5.4.13 During the Civil War, Sir Michael Livesey of nearby Parsonage Farm served under Cromwell as commander of the Kentish Horse. He was one of the regicides who signed the death warrant of Charles I. Following the Restoration in 1660, he fled to Holland but was recognised by some Kentish men and killed. In 1650s under the Protectorship of Oliver Cromwell following the Civil War the greater part of the Hall was demolished. The gatehouse is now all that remains of Shurland Hall.

- 5.4.14 Hasted an historian writing in 1797 comments that water is scarce in the parish, relying on water collected from the roof of the church, suggesting that there is no natural supply of springs in the area.
- 5.4.15 Eastchurch is considered the "home of British aviation" as Eastchurch airfield saw the first controlled flight by a British pilot on British soil. Eastchurch airfield played a significant role in the history of British aviation from 1909 when Frank McClean acquired Stonepits Farm, on the marshes across from Leysdown, converting the land into an airfield for members of the Aero Club of Great Britain.
- 5.4.16 The Short Brothers, Horace, Eustace and Oswald, built aircraft at Battersea to be tested at the site; later Moore-Brabazon, A. K. Huntington, Charles S. Rolls and Cecil Grace all visited and used the flying club's services. Wilbur Wright and his brother Orville came to the Isle of Sheppey to visit the new flying grounds of the Aero Club. In 1909, Moore-Brabazon made the first live cargo flight by fixed-wing aircraft, tying a waste-paper basket to a wing strut of his Shorts-built Wright aircraft. Then, using it as a "cargo hold", he airlifted one small pig.
- 5.4.17 The Sheppey Light Railway (SLR), ran between Queenborough and Leysdown, opened in 1901. Due to the hill on which Eastchurch sits, the railway could not be brought into the village itself, so the station was built half a mile to the south together with a siding for agricultural use.
- 5.4.18 The railway brought pressure for development and land companies started selling building plots all over the Island. This steadily increased both the permanent population and number of holidaymakers passing through on their way to Leysdown and Warden. The railway was also important to the Short Brothers who moved their aircraft factory from Leysdown to a new site near Eastchurch station in 1910. The Sheppey Light Railway finally closed in 1950.
- 5.4.19 In the First World War the Island was used for army manoeuvres and many camps were set up. When war started, due to the strategic importance of the Dockyard and Aerodrome, Sheppey became a restricted military zone. All residents were issued with a 'passport' which they had to produce to get on and off the Island. The Army and Royal Artillery defended the coast and Sheppey was nicknamed 'Barbed Wire Island'. At Eastchurch the Royal Naval Air Service became the Royal Flying Corps and eventually in 1918, the RAF. The aerodrome continued to

develop and provide employment, becoming the Armament and Gunnery School in 1922.

- 5.4.20 During the Battle of Britain in the Second World War, it was one of the bases for the Polish Air Force. Spitfire and light bomber squadrons were based here in July and August 1940. The Luftwaffe Intelligence Service decreed the airfield a fighter base and attacked it. The raid came on the 13th August 1940, when eighty-four bombers set out to bomb Eastchurch aerodrome. Fifty of the aircraft got through and did considerable damage. Five Blenheims and all six Spitfires of 266 Squadron were destroyed. Twelve people were killed with a further 26 badly injured. The airfield was rendered unserviceable. Similar attacks occurred during the rest of August and into early September. Although made serviceable after each attack, the airfield was virtually abandoned after 2nd September and very little use made of its facilities. From mid-1942 the base was used as a forward operating airfield and several squadrons were based here for short periods. From late 1943 until the end of the war the base was used for various training purposes. For a short period after the end of the war the aerodrome was used as a camp for displaced persons then reduced to an inactive site in 1947. The whole aerodrome and base were relinquished to the Home Office in 1950 for the establishment of an 'open' prison.
- 5.4.21 Eastchurch is now home to three prisons, HMP Elmley, HMP Standford Hill and HMP Swaleside. In the 1990's, two more prisons were built near the open prison on the site of the old airfield and a by-pass road was built to the south of the village south of the PDA.
- 5.4.22 In 1800 the population of the Parish was less than 400 people of which about half lived in the 30 or 40 houses which comprised the village itself. The remaining 200 being spread through the local agricultural community. In 1841 the population had risen to over 1000. This rapid growth resulted from the reconstruction of Sheerness Dockyard causing a boost to the local economy.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows a sparsely populated landscape with the settlement of Eastchurch located east of the PDA and the manor of Shurland to the north east of the settlement. To the south of the PDA is a small group of buildings labelled 'Shorland Pasonage'. Across the wider area are scattered farmsteads (Fig. 3).

Hasted, 1798

- 5.5.2 The area is still sparsely populated and this map highlights the church in Eastchurch and the settlements to the west of the church. Shurland and the Parsonage are also highlighted. The PDA is still fields (Fig. 4).

Tithe Map from 1841

- 5.5.3 The tithe map shows greater detail for the first time. The PDA is part of field numbered 247. This belongs to William Bills and is occupied by James Bills. The field is called 'Part of below Workhouse Field' and is pasture. James Bills at the time lived in a property north of the church, which later becomes Church Farm. James also owned the field to the north of the PDA which was also pasture and called 'Workhouse Meadow' and the feature labelled 248 in this field is that of a pond (Fig. 5).

Historic OS Map 1867 1:2500

- 5.5.4 This is the first properly scaled OS map. The PDA is now part of a field designated 170. The pond in the field to the north still exists. The settlement of Eastchurch is to the east with a field in between. A footpath runs from east of the centre towards Rowetts Farm to the south of the PDA. A wooded area designated 223 is situated in the middle of a large field to the south east of the PDA. The western edge of the PDA is part of a hedge line that continues northwards into a larger field (Fig. 6).

Historic OS map 1897 1:2,500

- 5.5.5 No changes to the PDA are apparent other than the field previously designated 170 has been divided into two with the PDA within the western portion. The field to the east of the PDA now has buildings within it. A new property has been built on the southern side of the road into Eastchurch on the junction of the trackway towards the farm. There is also a pond in the opposite side of the road to the PDA's south western corner (Fig. 7).

Historic OS map 1908 1:2,500

- 5.5.6 The PDA has not changed and the general area around is still fields. The property to the east has been labelled a timber yard. Church Farm, north of the church is labelled for the first time (Fig. 8).

Historic OS map 1931-1933 1:2,500

- 5.5.7 There is no change to the PDA. A single house has been built on the southern side of the High Street. Terraced housing has been built along Station Road (Fig. 9).

Historic OS map 1963 1: 2,500

- 5.5.8 The PDA shows a building along the northern boundary for the first time, which is the pigsty for the smallholding. To the east, the timber yard is no more and has been replaced by semi-detached housing. More housing has been built on the eastern side of the trackway towards Rowetts. The wooded area still exists in the field to the south east of the PDA. The ponds still exist in the field to the north of the PDA and south of the PDA. More housing has also been built on the southern side of the High Street. The area north east of the church is now a Sports Ground (Fig. 10).

Historic OS map 1978 1:2500

- 5.5.9 There have been a few changes. The road directly south of the PDA is being widened. Also, at the south west corner of the PDA there is now a pumping station and north of the pumping station, west of the PDA there have been some changes to the boundaries of the fields. Immediately to the east of the PDA now has a residential property that is 127 High Street. The small wooded area in the field to the south east is no longer showing (Fig. 11).

Historic OS map 1993 1:2500

- 5.5.10 There have been significant changes to the road layout south of the PDA with a new roundabout and access road (Fig. 12).

5.6 Aerial Photographs

1940s

- 5.6.1 This shows the PDA as part as pasture and a wider field. Along the western boundary is a hedge line and the southern boundary is the road. There is a hedge on the western boundary which is part of a longer hedge to the north (Plate 1).

1960s

- 5.6.2 The PDA now shows the small building to the north western corner and a small trackway from the entrance gate. The PDA is arable in the western part and pasture in the eastern part. There is still field to the east of the PDA after which is the settlement of Eastchurch (Plate 2).

1990

- 5.6.3 The PDA is now all pasture. South of the PDA is a new road layout and roundabout with a small bund between the roundabout and the southern boundary of the PDA. East of the PDA, there is now a residential property with a garden to the front (Plate 3).

2003

- 5.6.4 No changes are noted (Plate 4).

2013

- 5.6.5 The garden to 127 High Street has extended westwards into the PDA area. The PDA is now pasture to the western end and lawn in the eastern part with stock fencing dividing the two. The building within the PDA appears to be in a state of disrepair (Plate 5).

2017

- 5.6.6 No changes are noted (Plate 6).

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 25th September 2018. No artefacts or archaeological features were identified in the walkover (Plates 7-12).
- 5.7.2 The PDA slopes downwards from east to west and is close to the bottom of the valley between Eastchurch and Minster. The area to the north is farmland until the coast affording a view of the sea. To the north west is Minster on the other side of the valley on much high ground than Eastchurch and the edge of the Kingsnorth Manor housing estate can be seen on the skyline. The PDA is a mixture of pasture in the western area surrounded by stock fencing with an entranceway in the south east corner off the High Street in this area and the PDA is lawn in the eastern area for the garden of 127 High Street. The PDA has not yet been separated from the garden of 127 High Street. The proposed location of the new entranceway staked out eastwards of the existing entranceway that is currently in the western area to avoid the roundabout. The building in north west corner is brick built with internal flint blocks and an asbestos roof. There building has two small rooms with entrances east and west at opposite ends with a smaller room in between that was for storage and has now lost its roof. The building is currently used to house chickens and for storage. It is thought that the building was originally erected in the early 1960s and was intended as a pigsty.
- 5.7.3 The area northwards and westwards of the PDA is a large arable field. Consequently, there is no longer any hedge line on the western boundary or northwards. There is also no sign of the drainage ditch that used to be by the western boundary having been filled in by the farmer ploughing. The pond on the southern side of the High Street on the opposite side to the south western corner has also dried up. Within the arable field to the west and north there is currently a large trench being dug on a south west to north west axis from the corner of the junction of the A2500 and B2008 traversing across farmland towards the direction of Warden Point. The client informs me that this is for a sewer from Warden Bay towards the prisons. It is not known if any archaeology has been found in relation to this trench in what is essentially across the valley bottom.

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 although Neolithic activity has been found on the other side of the valley at the Kingsborough Manor estate circa 900m north west of the PDA. Therefore, the likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

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 no records from this period within the assessment area but Bronze Age settlement activity is known at the Kingsborough Manor estate. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

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 four records from this period within the assessment area. Three of the records relate to gold Stater coins recorded under the Portable Antiquities Scheme (PAS). Under the PAS, the items are records to grid squares and these are place circa 300m/400m north east and south east of the PDA. The fourth item is a bronze coin placed 170m east of the PDA. In addition, Iron Age activity was discovered in the Kingsborough Estate area. The Iron Age coins and the activity in the wider area suggests that there is evidence for Iron Age activity in the area. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

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 500m assessment area. However, Roman burials were found at Kingsborough Manor as well as Roman artefacts in the vicinity of Shurland Hall. The potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Anglo-Saxon

- 5.8.7 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**.

Medieval

- 5.8.8 The Kent HER has just one record from this period within the assessment area being the Church of All Saints from the 15th century. It is likely that the PDA was at the far outer edges of the settlement area during this period being agricultural. At the Kingsborough Manor estate, Medieval ditches and field systems were found. It is possible that such features exist at the PDA. Therefore, the likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Post Medieval

5.8.9 The Kent HER has five records from this period within the assessment area. Three relate to farmstead and two are Grade II listed buildings of the rectory and 2 Warden Road. Given the rural nature of the area, the number of farmsteads is not unexpected. 2 Warden Road, only the farmhouse survives. Rowetts Farm to the south of the PDA is still in existence with only partial loss of its original form. The other farmstead, east of the PDA has been completely demolished. Map regressions confirms that the PDA has been pasture for at least the last couple of hundred years. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 KHER has one record dating to this period being the Grade II memorial to the Home of Aviation located in the centre of Eastchurch. Therefore, the potential for finding remains dating to this period in the PDA is considered **low**.

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

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 PDA was primarily agricultural land as pasture with the eastern portion only being lawn in recent decades. Therefore, any impact on surviving archaeological remains would have been **low**.

6.2.2 The use of the PDA for residential development will require foundations. As a consequence, the proposed development will have a **high** impact upon any potential archaeology within the area of the foundations and services.

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 **low/moderate** archaeological potential for the Prehistoric, Iron Age, Roman and Medieval period and **low** for all other periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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 to Mr & Mrs Snow (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

September 2018

9 REFERENCES

9.1 Bibliographic

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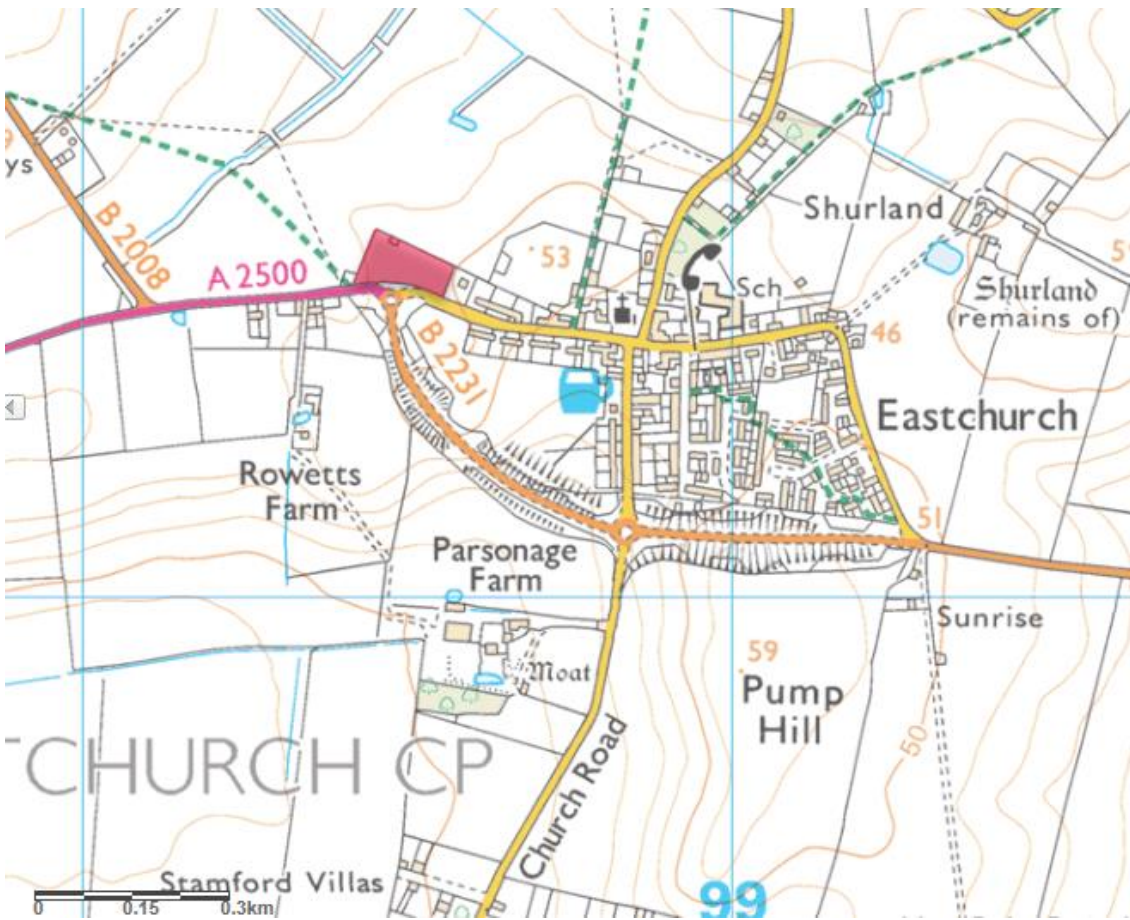
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1



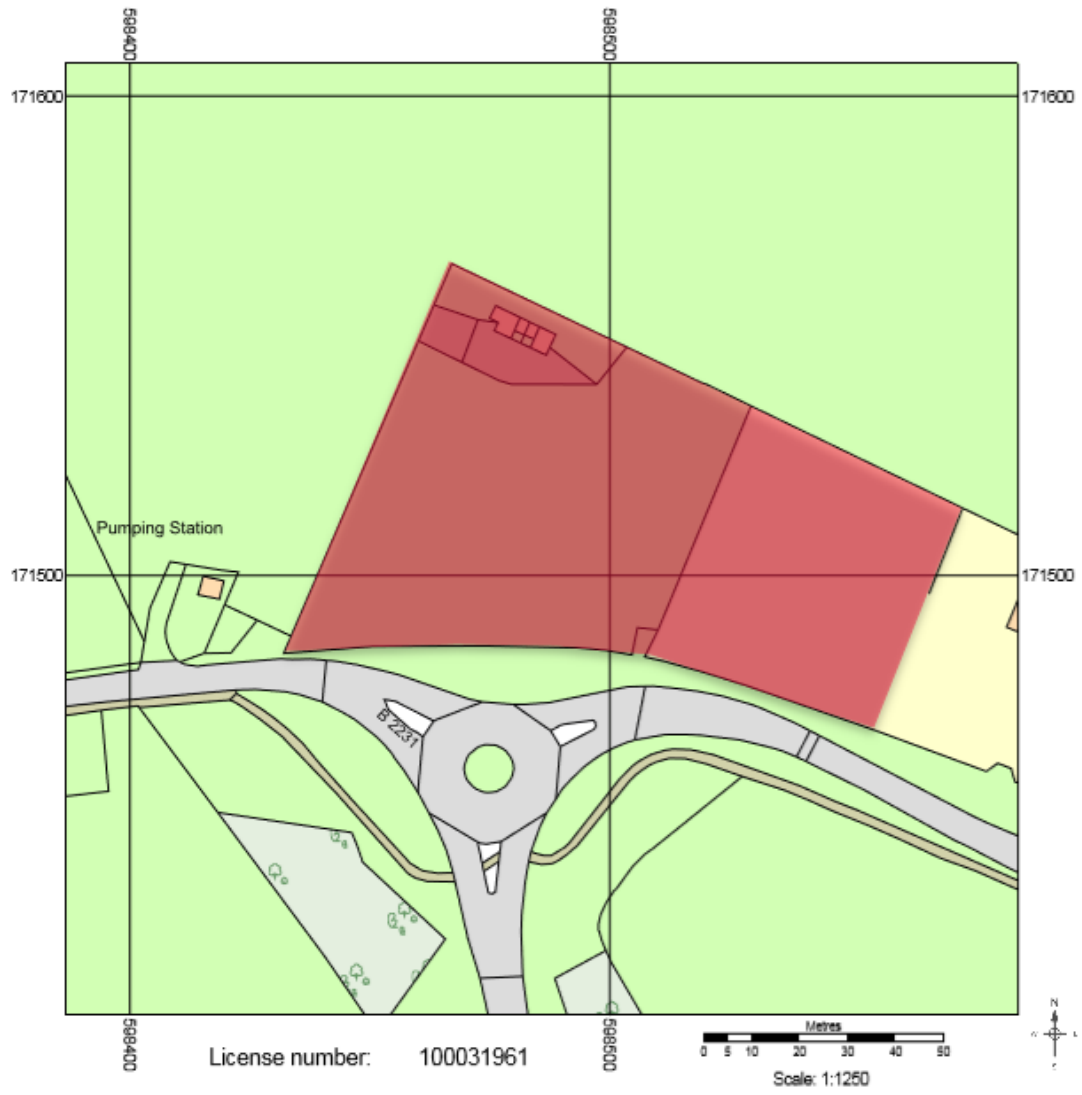


Figure 1: Site location maps, scale 1:320000, 1:10000 & 1:1250.



Figure 2: Proposed Development Area,

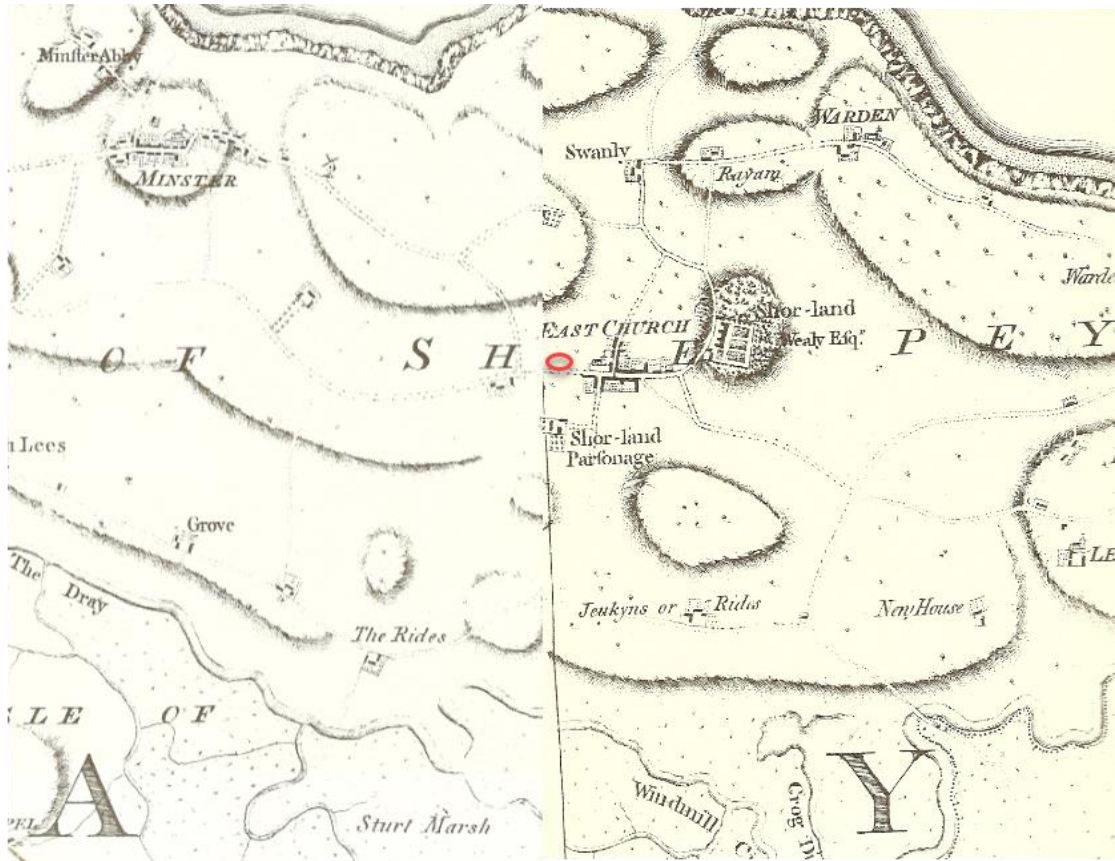


Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



Figure 5: 1842 Tithe Map

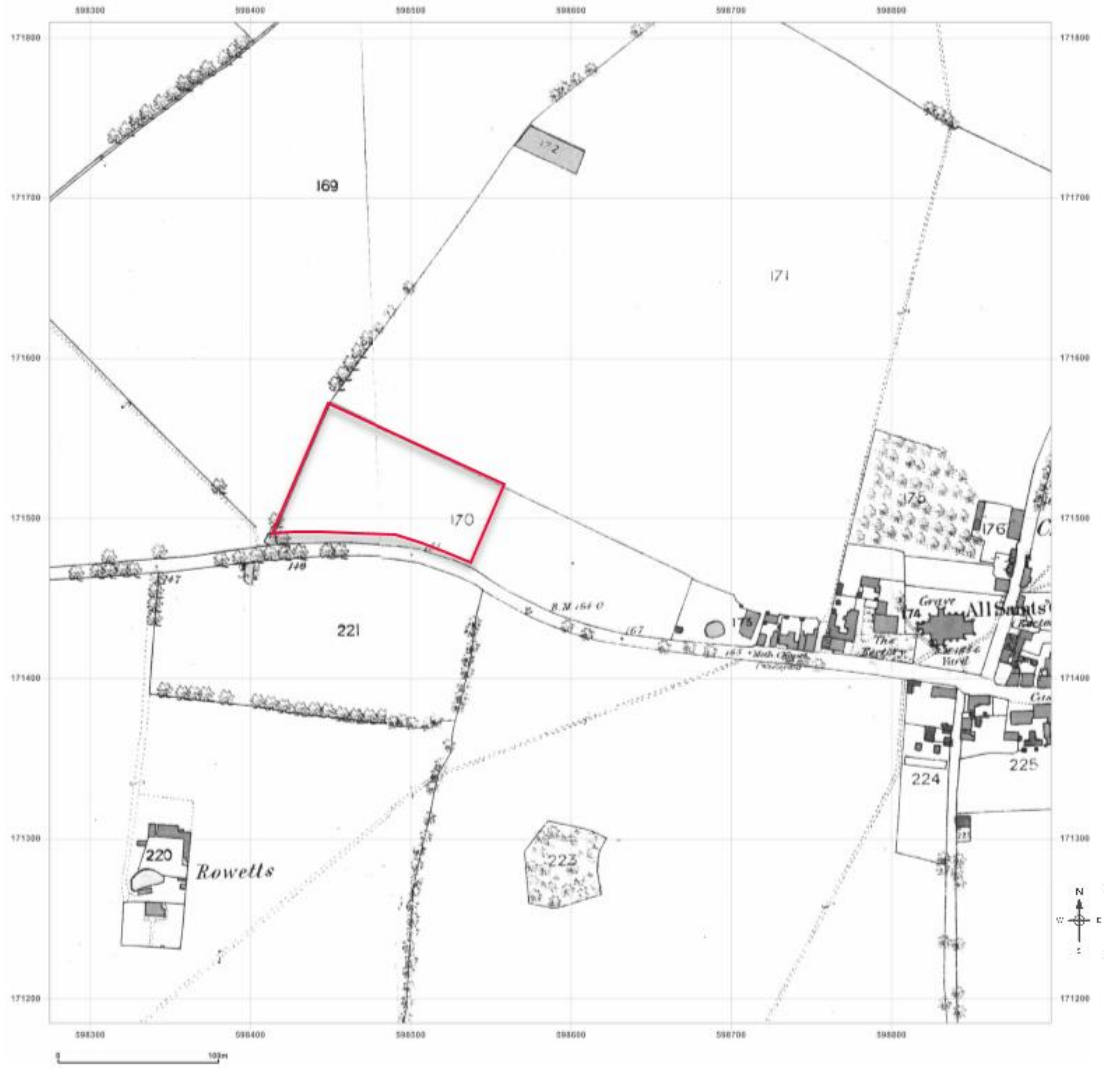


Figure 6: Historic OS Map 1867 1:2500



Figure 7: Historic OS Map from 1897 1:2500

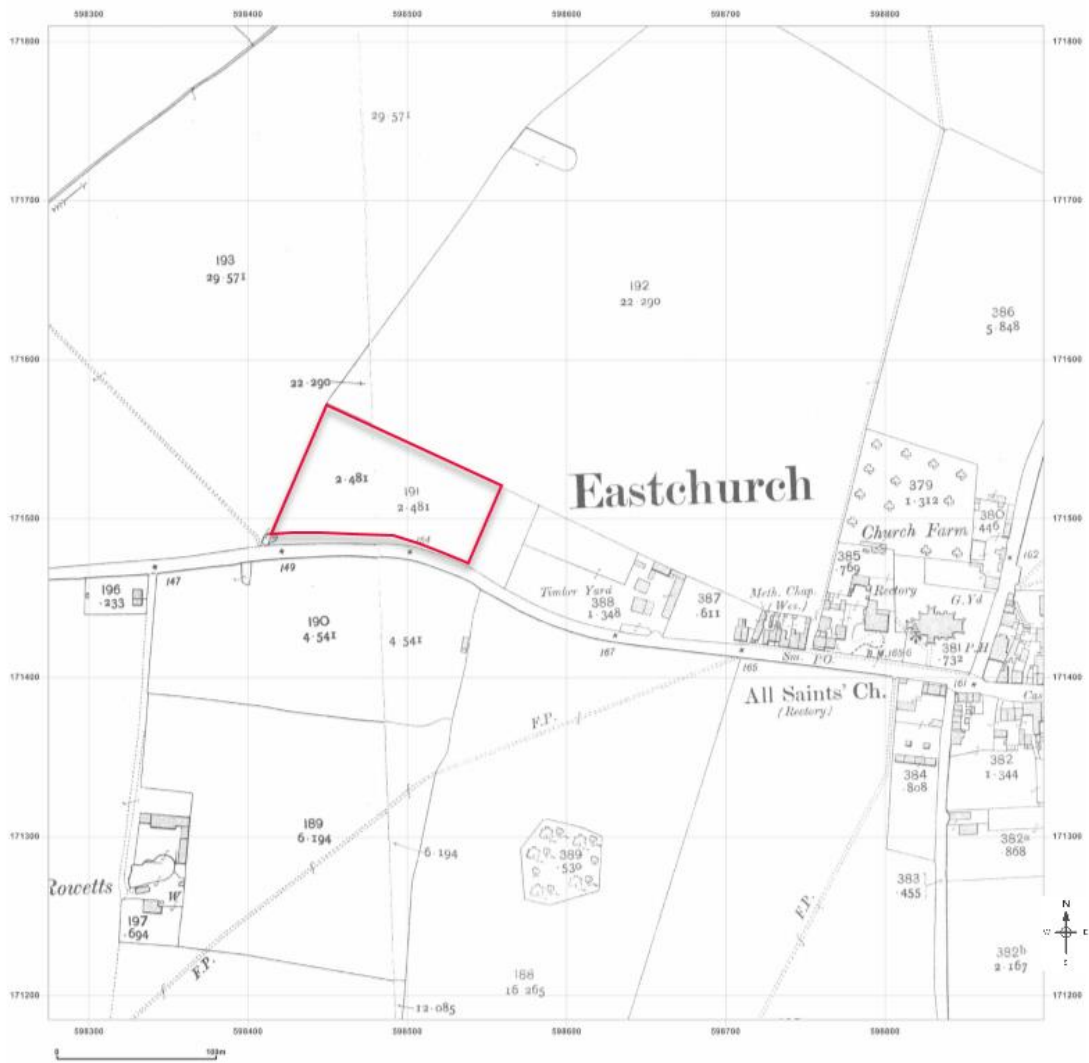


Figure 8: Historic OS Map 1908 1:2500

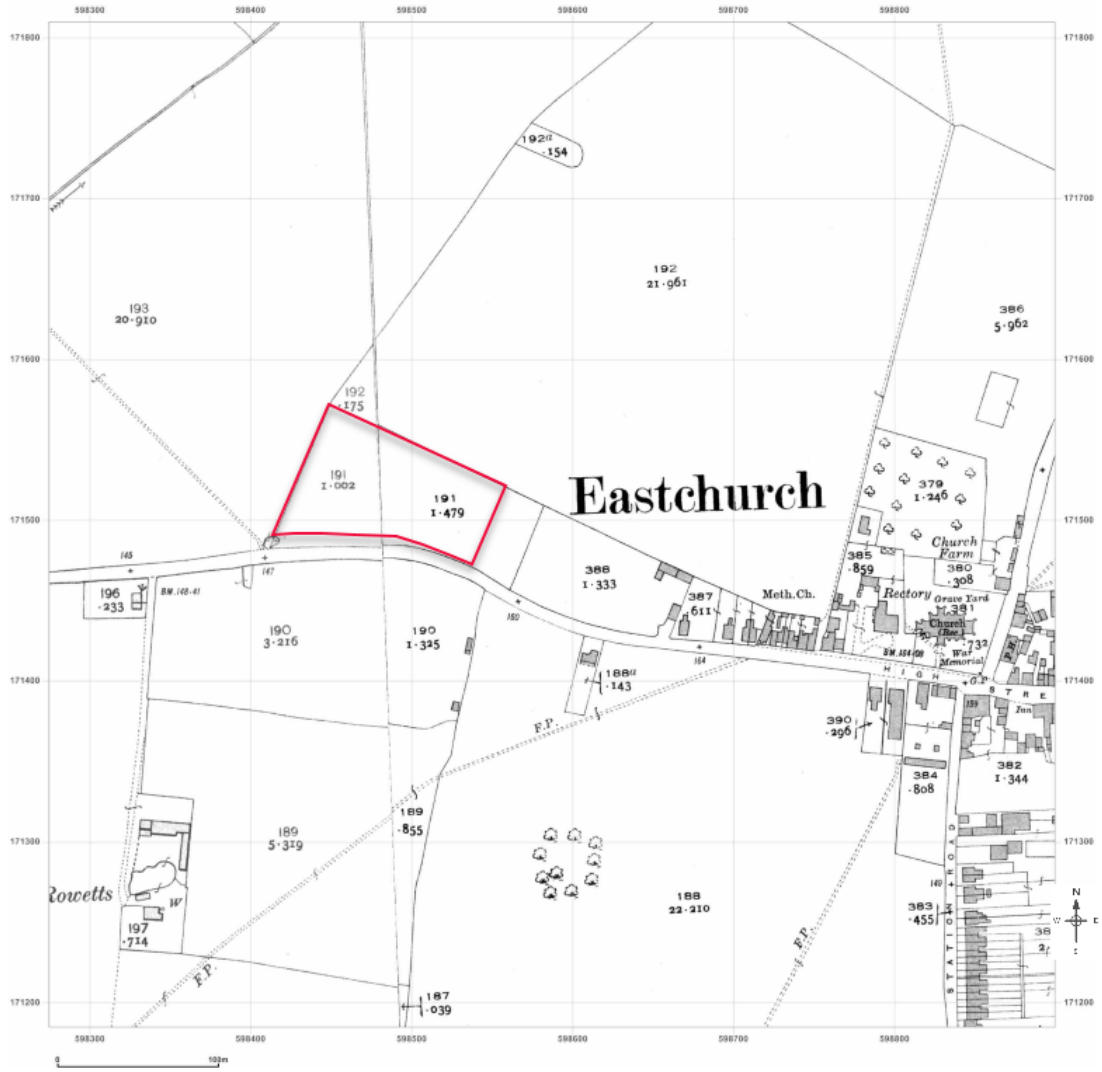


Figure 9: Historic OS Map 1931-1933 1:2500



Figure 10: Historic OS Map 1963 1:2500

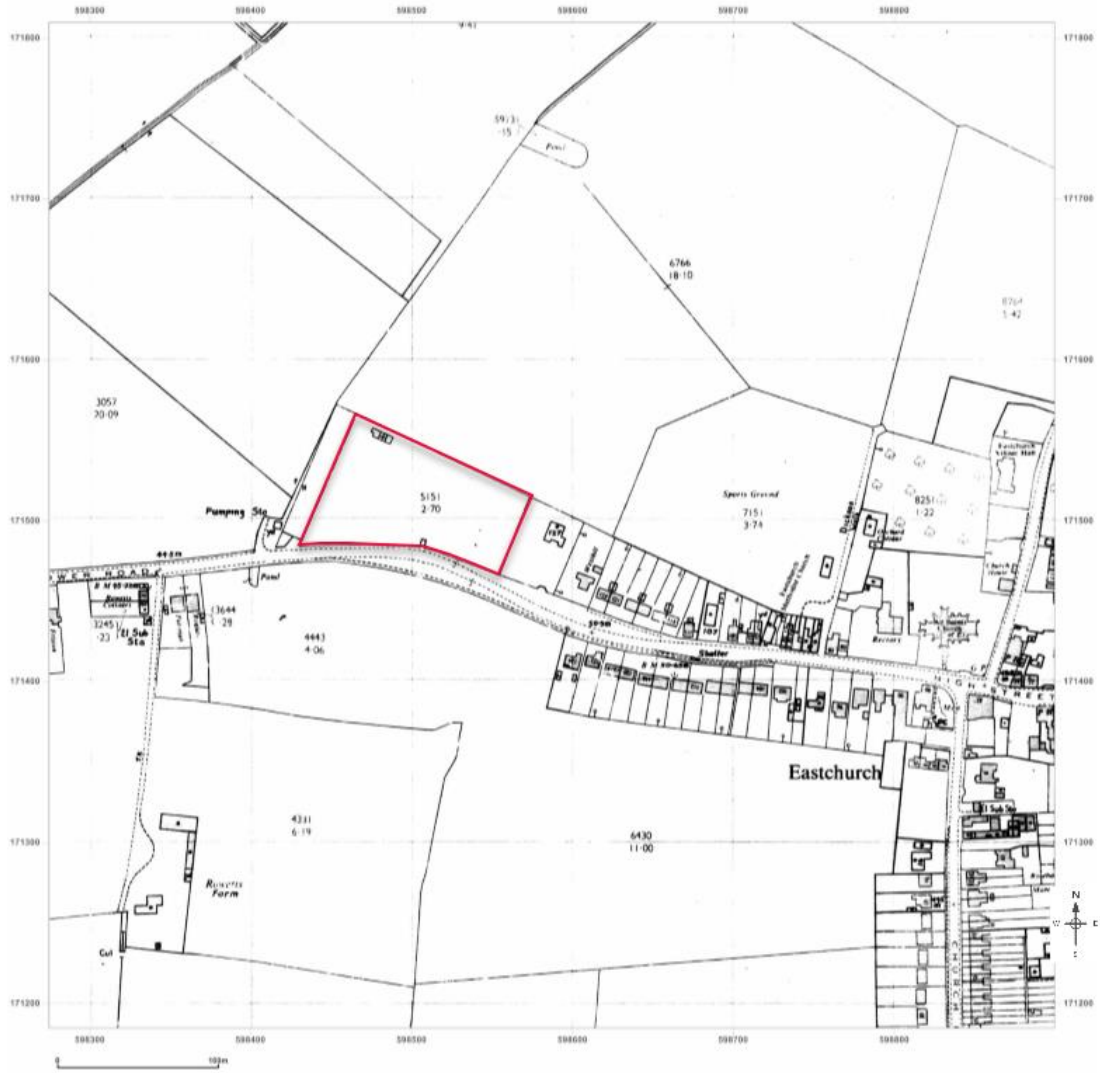


Figure 11: Historic OS Map 1978 1:2500



Figure 12: Historic OS Map 1993 1:2500

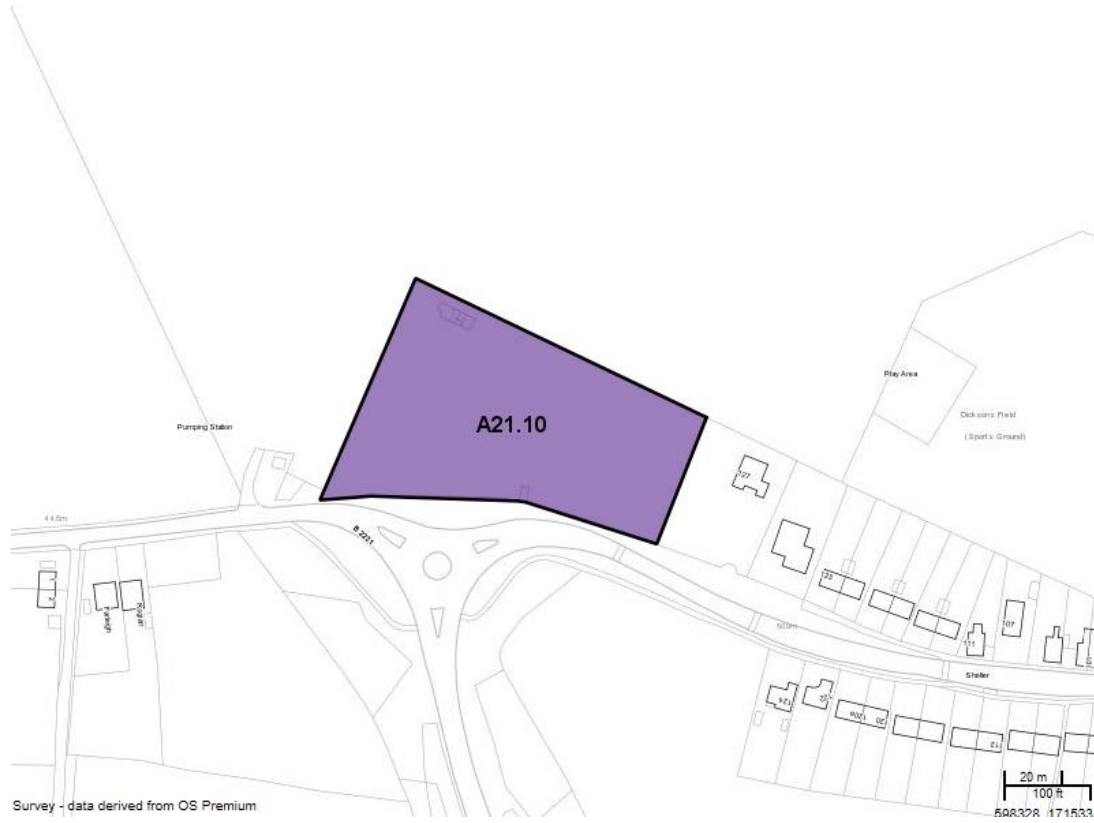


Figure 13: Swale Borough Council Local Policies Map

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 14-16)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement (general)'. The fields to the south of the PDA are characterised as 'miscellaneous valley bottom paddocks and pastures. Surrounding the PDA to the south, west and north are fields of 'medium regular with straight boundaries (parliamentary type enclosure)'.
TQ 97 SE 9	Findspot	c. 170m E	Iron Age	Autonomous Bronze Coin of Syracuse from Eastchurch. Present location of coin not ascertained. Earliest known mention of the coin is in 1948
TQ 97 SE 1053	Listed Building	c. 325m SE	Modern	Memorial to 'The Home of Aviation' Grade II* listed (1258069). Memorial unveiled in 1955 commemorating the Royal Aero Club of Great Britain flying grounds at Leysdown and Eastchurch (from 1909) and the first Royal Navy aviators based at Eastchurch from 1911. Portland stone with integral seating. Designed by Sidney Loweth FRIBA, sculpted by Hilary Stratton FRBS.
TQ 97 SE 1066	Listed Building	c. 280m ESE	Post Medieval	Rectory, High Street, Eastchurch. Grade II listed (1273063). Circa 1835 Gothic Style. Built of stock brick with slate roof stone dressings and brick or cemented chimney stacks. L shaped building of 2 storeys 3 windows on principal elevation. This has projecting central gable with stone kneelers and plaque with crest. Central 3 light oriel window flanked by 2 light cambered sashes, with right hand 3-light sash to ground floor. Central stone arched doorcase with hood moulding and shields in spandrels, double door with arched panelled wooden door with blank shields and side lights

				behind and 3 steps. Right side elevation has 2 paired cambered sash windows with glazing bars. Left side elevation has 2 cambered sashes with Gothic glazing and sawtooth cornice. Clustered square brick chimney stacks. Good interior of the period with arches and four panelled doors to staircase hall, staircase with turned wooden balusters and chamfered newel posts with finials and pendants. Dining room and Drawing room with elaborate plaster cornice and kitchen with wooden corner cupboard with serpentine shelves
TQ 97 SE 1064	Listed Building	c.350m E	Post Medieval	2 Warden Road. Grade II listed (12731217). C18. 2 storeys, weatherboarded, with hipped Welsh slate roof. 3 windows to 1st floor, C19 casements, the ground floor having sashes without glazing bars. Wood plain door. 2 windows to rear elevation, hung sashes with glazing bars.
TQ 97 SE 1051	Listed Building	c. 300m ESE	Medieval	Church of All Saints, High Street, Eastchurch (Grade I listed (1273520). Ragstone, with flint battlements and flint panels in the buttresses. Built in 1431-2 by the monks of Boxley Abbey, but incorporating some Decorated windows from an earlier church which has fell into ruin. West tower with chequered battlements and diagonal buttresses. Chancel with north and south chapels, nave with north and south aisles and porches. C15 roof and rood screen. C17 Belgian woodwork from Ypres in the Lady Chapel and under the tower. Mid C17 pulpit. Early C18 brass chandeliers. SUMMARY OF IMPORTANCE: The church is an outstanding example of a Perpendicular church, built largely in one phase in 1431-2. It has six medieval roofs, the nave and chancel of unusual design for Kent. Fittings of interest include a rood screen and monuments.
MKE 73686	Findspot	c. 400m NE	Iron Age	PAS find. Gold Coin found in 1992 by metal detector. A Stater by Dubnovellaunos. Exact location not disclosed and located to the centre of Eastchurch

MKE 73687	Findspot	c. 350m NE	Iron Age	PAS find. Gold Coin found in 1992 by metal detector. A quarter stater. Exact location not disclosed and located to the centre of Eastchurch.
MKE 73688	Findspot	c. 150m SE	Iron Age	PAS Find. Gold coin. Found in 1992 by metal detector. A quarter stater by ruler Addedomaros. Exact location not disclosed and located to the centre of Eastchurch.
MKE 85733	Farmstead	c. 130m SE	Post Medieval	Yard in Eastchurch. An outfarm with a regular courtyard plan with buildings to three sides of the yard and including a L plan element. Located within a village with the farmhouse detached side on to yard. Farmstead completely demolished. Uncertain on farmhouse ID and position.
MKE 85734	Farmstead	c. 350m E	Post Medieval	2 Warden Road (Church Farm). A regular L plan farmstead with detached house and other detached elements. Farmhouse in central position and located within a village. Only the farmhouse remains.
MKE 88675	Farmstead	c. 280m SW	Post Medieval	Rowetts Farm. A regular L plan farmstead with detached house and other detached elements. Farmhouse in central position. Altered with partial loss of original form (less than 50%).

Figure 14: KHER Monument Record

Kent County Council - 127 High Street, Eastchurch - Historic Landscape Character

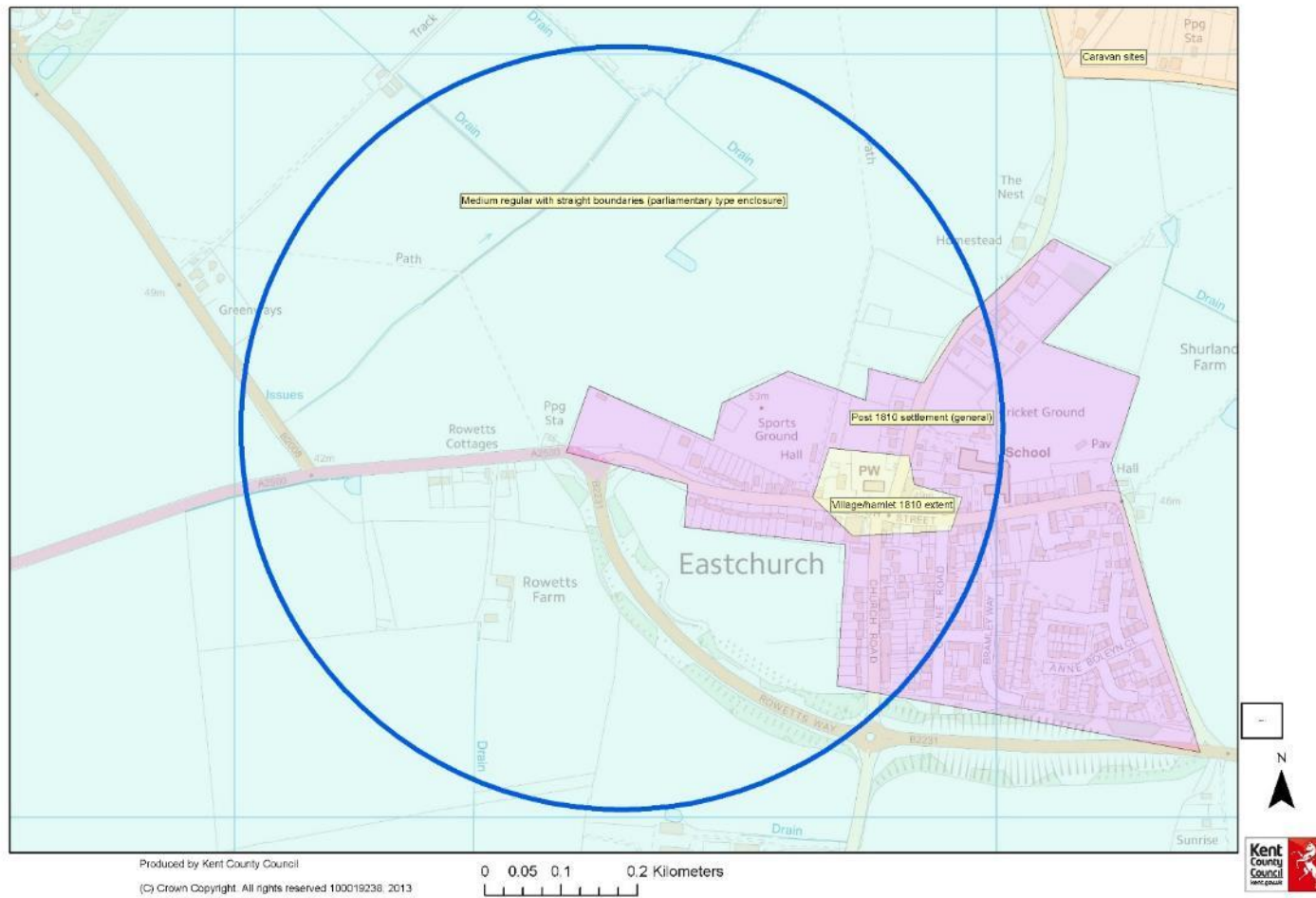


Figure 15: KHER Historic Landscape Character

Kent County Council - 127 High Street, Eastchurch - Stour Palaeolithic Character Area



Figure 16: KHER Stour Palaeolithic Character Area



Plate 1: 1940s. All at an altitude of 608m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2013 (Google Earth)



Plate 6: 2017 (Google Earth)



Plate 7: View across PDA from north west corner (facing SE).



Plate 8: View across PDA from southwestern corner (facing ENE)



Plate 9: View across PDA from south eastern corner (facing NW).



Plate 10: View across PDA from the centre of the proposed eastern boundary (facing WNW).



Plate 11: View towards south western corner from the north eastern corner of the PDA (facing WSW)



Plate 12: Close up of the old pigsty (Facing N).