



## Heritage Statement in Advance of the Proposed Development at Posiers, Borden Road, Sittingbourne, Kent.

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# Heritage Statement in Advance of the Proposed Development at Posiers, Borden Road, Sittingbourne, Kent.

National Grid Reference TQ 89000 62926



Report for Mr & Mrs P Giles  
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## **Built Heritage Statement in Advance of the proposed development at Posiers, Borden Road, Sittingbourne, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Mr & Mrs P Giles to prepare a Heritage statement relating to the proposed development area (PDA) at Posiers, Borden Road, Sittingbourne, Kent.*

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

*This report has demonstrated that adjacent to the PDA lies the Grade II designated heritage asset of Posiers and the associated farmyard complex.*

*This statement demonstrates that the primary heritage significance of Posiers is its aesthetic and historic interest as a Late Medieval timber framed Wealden hall house with later additions forming the farmhouse of a loose courtyard farm complex that had buildings on one side of the yard in the late 19th century. However, based on map regression, there were a number of other original farm buildings including what looked like a large barn along with other outbuildings that were demolished in the late 19th century, with only the current barn surviving. Therefore, originally the farm yard area would have been much larger, than that we see today. It appears that Posiers stopped being a working farm sometime in the 1930s/1940s and since then has been a private house with the oast and other buildings essentially used as storage and the historical functional relationship of these buildings has been significantly impacted.*

*Originally in an isolated position on the hinterland of the village of Borden, from the 1940s onwards, the landscape surrounding Posiers has altered significantly with a ribbon development along this part of Borden Lane of residential houses along each side of the road, which overlooks the house, as well as the residential development at Ferndale to the south east of Posiers. Therefore, the farmhouse's historical setting has already been affected by modern development.*

*Within Posiers, the addition of a cart shed, facing onto the current yard would not be out of keeping and will result in a minor change to group of buildings and would still allow for their significance as a historic farm complex to be understood. Consequently, any impact to their setting and is not necessarily harmful and with sympathetic use of materials and design will help mitigate any potential harm caused. Many farmyards would have contained such a building thus the understanding of the historic development of the group as a farmstead would remain legible There is currently no view beyond that of the eastern, northern and southern*

*boundary of Posiers and therefore does not disrupt the setting with that outside the confines of the PDA.*

*The proposed residential development has the house slightly set back from the line of the barn. This will reduce visibility of the proposed cottage and from the house only the far end will be able to be seen. Of the original part of the house only the upstairs central window would overlook the that of the yard area towards the proposed development. The other rear facing windows are that of the later and more modern downstairs extensions. The proposed development is small in scale and of local vernacular and will appear appropriate to that of Posiers, especially given the larger size, scale and materials of the more modern buildings that immediately surround Posiers. The land on which the cottage would sit contributes little towards the significance of the heritage assets although the development proposals will obviously cause a minor element of change with the wider setting of Posiers. However, it does not alter the architectural, historical and aesthetic qualities of Posiers itself or that the farm buildings. The proposed development also allows for the existing buildings of the oasts, barns and stables to remain unaltered internally and externally with no change to their physical fabric.*

*Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.*

## **1 INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr & Mrs P Giles (the 'Client'), to carry out a Heritage Statement relating to the proposed development area (PDA) at Posiers, Borden Road, Sittingbourne, Kent centred on National Grid Reference (NGR) TQ 89000 62926 (Fig 2).
- 1.1.2 This document will be used in support of a planning application associated with the proposed development.

### **1.2 Site Description**

- 1.2.1 The PDA is part of the land associated with Posiers located on the southern side of Borden Lane in the Parish of Borden between the village of Borden to the north west and Sittingbourne to the south east. Located close to the north Kent coast in Kent, Borden is a small situated around a church with Norman origins. The plot is 'T shaped and is approximately 2 acres in size. The PDA itself is an area of circa 0.3 of an acre within that plot. Either side of the plot, there are residential houses. To the rear are stables. Within the plot is Posiers, a Grade II listed 15<sup>th</sup> century Wealden hall House, which faces the road. To the rear is a two kiln oast house on one side, with an 19<sup>th</sup> century barn opposite with stable below and hayloft above and attached is a single storey wing of outbuildings. The rear of the barn and outbuilding adjoins a walled kitchen garden. The PDA lies on broadly level ground at an average height of 38 aOD (Fig.2).

### **1.3 Project Constraints**

- 1.3.1 No constraints were associated with this project.

### **1.4 Scope of Document**

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and

assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.

- 1.4.2 This heritage asset 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 CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

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

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

- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*

CIFA (2017:4)

## **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.
- 2.1.2 The National Planning Policy Framework (NPPF), was updated in July 2018, revised in February 2019 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

### **2.2 National Planning Policy Framework (NPPF)**

- 2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): 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.'*

- 2.2.2 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).'*

2.2.3 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.

2.2.4 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.'*

2.2.5 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.'*

2.2.6 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.'*

2.2.7 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.

2.2.8 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.

- 2.2.9 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.
- 2.2.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.2.11 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.
- 2.2.12 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.

- 2.2.13 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.
- 2.2.14 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.
- 2.2.15 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.
- 2.2.16 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.
- 2.2.17 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.

- 2.2.18 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.

### **2.3 Designated Heritage Assets**

- 2.3.1 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.’*

- 2.3.2 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.

- 2.3.3 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

- 2.3.4 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*

- 2.3.5 Any Heritage Asset that 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*

- 2.3.6 The surroundings in which a Heritage Asset is experienced is of importance. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make take several guises; a positive or negative contribution to the significance of an asset, the ability to appreciate that significance or it may have a neutral effect with no changes observed.

### *Significance*

- 2.3.7 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 and 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 and 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 and potential for below ground remains.

2.3.8 Historic England defines curtilage for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. A decision taker may take the following factors into account in assessing the matter: i) the physical layout of the listed building and the building; ii) their ownership past and present; and their use or function past and present specifically whether the building was ancillary (i.e. subordinate to and dependent on) the purposes of the listed building at the date of listing.

## **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.

*Historic Environment Good Practice in Planning Notes*

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

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

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

- Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

*GPA3: The Setting of Heritage Assets.*

2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

2.4.8 The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

2.4.11 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England

recommends the following broad approach to assessment, undertaken as a series of steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

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

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

2.4.14 In October 2019, Historic England released Advice No 12 on Statements of Heritage Significance: Analysing Significance in Heritage Assets. It advocates exploring a stage approach to decision-making in understanding the significance of heritage assets in advance of developing proposals for their buildings and sites as well as exploring a stage approach to decision-making:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)

3. Understand the impact of the proposal on that significance
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal or enhance significance.

## **2.5 Local Policies**

- 2.5.1 The Local Planning Authority for the study is Swale Borough Council.
- 2.5.2 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.
- 2.5.3 The Local Plan also sets out a number of development policies. The relevant ones are detailed below:
- 2.5.4 **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.
- 2.5.5 **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.
- 2.5.6 **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.
- 1) Development that may affect the significance of a non-designated heritage

asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset. 2) Whether they are currently known, or discovered during the Planning period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted. 3) Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development, including the necessary post-excavation study and assessment along with the appropriate deposition of any artefacts in an archaeological archive or museum to be approved by the Borough Council.

### **3 METHODOLOGY**

#### **3.1 Sources**

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

##### *Archaeological databases*

3.1.2 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 (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

3.1.3 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.

##### *Cartographic and Pictorial Documents*

3.1.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of



bibliographic and cartographic documents used in this study is provided in Section 9.

#### *Aerial photographs*

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

#### *Secondary and Statutory Resources*

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

#### *Walkover Survey*

3.1.7 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 Heritage Assets.
- Understanding the Heritage assets setting.

## **4 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT**

### **4.1 Introduction**

4.1.1 Close to the church in an area known as Playstool, Iron Age ditches and pottery has been found. This site also has Roman pottery and Roman cremations suggesting continuity from the Iron Age into the Roman period. Also, in the Roman period, there is a villa on the outskirts of the present-day village, in an area known as Sutton Baron. The Roman road of Watling Street passes to the north east of the village, and it is likely that the area was farmed in the Roman period being just off of the major Roman road of Watling Street.

4.1.2 After the Roman period, there is little by way of archaeological evidence suggesting, that the area was sparsely populated in the early Medieval period and

like most of Kent, probably very wooded. The lands of Borden formed part of the Milton estate. Eventually, the area began to be cleared and a settlement formed.

- 4.1.3 The village name may be derived from a number of different sources. It may be derived from 'bor' meaning hill. Alternatively, it could be from 'denu', meaning valley or 'denn' meaning woodland pasture. It may also derive from 'boar' 'den'.
- 4.1.4 The village was first recorded in the twelfth century as 'Bordena'. However, another possible source for the name is from Sir Francis de Bourdon who descended from the de Bourdons of Bayeux, in Normandy, France. Francis de Bourdon became Lord of the existing castle and surrounding lands previously Lorded over by the Saxon Ethelwolf of Kent, who died at the Battle of Hastings, by William the Conqueror as a gift to his vassal after the great Norman victory in 1066. The name perhaps becoming more English over time to reflect the Saxon population and became known as Borden. It is believed the church has 11th century origins and by 1173, the church was given by the de Bourden family to Leeds Priory.
- 4.1.5 Based on Hasted, a late 18th century historian, Posiers was called 'Posere' in 1278 with the dwelling owned by a family of that name. They continued to own the house until the reign of Henry VIII.
- 4.1.6 The 15<sup>th</sup> century was a period of growth for Borden and a number of houses from that period still exist today. In all there are 17 houses from the 15<sup>th</sup> century in the village. However, they are scattered around the village and hinterland rather than clustered in the core of the village by the church.
- 4.1.7 Hasted, comments that the Wolgate family took over from the Posere family. The Wolgates had originally come from Throwley who were significant land owners in that area. A local historian has uncovered more information regarding the family through a number of wills. Ralph and Rose Wolgate had a family of six daughters and three sons. The will written by Ralph Wolgate in 1614 shows that Posiers was to be inherited by John, one of his sons. However, John died in 1624. Eventually John's son, another Ralph inherited Posiers.
- 4.1.8 Upon the death of Ralph Wolgate in 1642, it passed to his daughter who then married William Gennery. Subsequently by the 18<sup>th</sup> century it had passed to the

Grove family. However, the house was lived in by a tenant farmer called John Browne. The farm at Posiers was then 135 acres. The inventory at the time of 1703 when John Browne died tells us that the house consisted of a hall, parlour, kitchen and four bedrooms. The farm also contained a brewhouse, buttery, milk house, malt house and cellar. Stocks included wheat, barley, ground and yellow peas along with that of over 100 sheep, some pigs and a few horses.

4.1.9 Following John Browne, known tenants at Posiers were Daniel and Mary wise from 1730. A son Henry, then took over as tenant.

4.1.10 In 1792 due to the then owner of the Grove family being unmarried, Posiers was bequeathed it to a Mr Jemmet of Ashford and Mr Marshal of London, who between them sold it to Henry Wise, the then tenant. In 1801, the population of the parish was some 528, which had increased to 1270 by 1901. During this intervening period, Sittingbourne and the surrounding villages grew in size, particularly with the coming of the railway in the 1850s. In 1831, the population was essentially one of agricultural labourers (92) with 9 farmers employing labourers and 12 farmers not employing labourers. A third of the population were not involved in agriculture.

4.1.11 Hasted describes the village as being:

*'encircled by orchards of fruit trees with the church and Borden Hall standing within it...The land around the village and northward of it is very fertile being mostly a hazely mould, the plantations of fruit here, though many are not as numerous as formerly, for being worn out, no new ones have been planted.... And several of them converted into hop grounds.'* Posiers lies in the area known as the North Kent Fruit Belt.

4.1.12 In the 1820s, a local landowner of the Filmer family, purchased Posiers from the Wise family. Sir Edward Filmer then let the farm to Richard Foord and John Marden, who at the time of tithes had three farms. John Marden lived at Riddles Farm and Richard Foord at Posiers. As well as the farm at Posiers, the other was Street Farm and Lower Hearts Delight (now called Filmers). Borden at this time was an area of scattered farms dominated by tenant farmers. Following the death of Richard Foord, Posiers Farm was put up for auction in 1868 consisting of the house contents, livestock and deadstock. The livestock consisted of:

*'10 draught horses, 1 nag horse, 86 breeding ewes, 68 tegs, 109 lambs, 2 rams, 6 ram tegs, 4 sows, 2 young ditto, 7 shoots, 24 pigs, 2 hogs, 5 goats and quantity of poultry.'*

- 4.1.13 The amount of livestock showed that the farm was more than just that of orchards and hops.
- 4.1.14 By the 1870, John Marden had died and the acreage of Posiers had increased. This was likely as a result of Riddles Fam now longer being a farm but a private house following his death and Posiers acquiring some of the Riddles Farm land. The tenancy of which had transferred to Charles Legg, who had married Richard Foord's daughter. It is known that Charles Legg employed eight men and two boys of which two of the farm workers were known to live in.
- 4.1.15 In the 1890s, the two kiln oasts were built at Posiers. Posiers remained in the Legg family until the early 20<sup>th</sup> century. In 1910, Posiers was farmed by Austen Bensted, whilst the ownership of Posiers was still in the Filmer family.
- 4.1.16 From the 1880s The rising costs of labour, feeds and other inputs, combined with the decline in prices and rising levels of imports, ensured that little was invested in fixed capital in the period up to the Second World War, As a consequence, there was little fresh investment in farm buildings other than repair and modification, and any buildings constructed tended to be of the cheapest materials. However, this was not seen at Posiers as there were in the 1890s, new investments in the oasts. But farming in the area declined with the farm itself selling off land from the 1930s onwards. In 1949, an auction of the house showed that the orchards that came with the house had reduced to circa 3 acres.

## **4.2 Farmsteads and Hop Industry**

- 4.2.1 The Kent Farmsteads and Landscapes project was published in 2012 and provides detailed information regarding farmsteads in order to assess their significance.
- 4.2.2 Posiers is in the Kent HER record as a loose courtyard plan farmstead with working buildings on two sides of the yard (MKE85286), with additional detached elements. The descriptions say that the farm has survived with no apparent alterations based on a comparison of the 1898 OS map to that of the present day.

The Kent HER also records opposite Posiers that there is a field barn with no associated yard (MKE85288), being an outfarm west of Posiers and that this has been completely demolished.

- 4.2.3 Of the recorded farmsteads that retain some farmstead character 58.9% have listed buildings, the majority of these being houses rather than working buildings as is the case at Posiers. 84.9% of farmsteads relate to dispersed settlement forms—located in isolated positions. Loose courtyard plans were the predominant type in Kent.
- 4.2.4 Loose courtyard plan buildings with working buildings on 2 sides accounted for 14% of farmsteads in Kent. This type is associated with Post Medieval enclosure but also fields bonded by roads and tracks as is the landscape classification around Posiers. These farms with working buildings on two sides are considered to be medium size and common.
- 4.2.5 By the 17th century fruit growing to supply the London market was increasing in importance. Kent farms have from the Medieval period been well-placed to respond to regional and national markets, particularly London which experienced massive growth in the 19th century, its population rising from 1.11 to 6.5 million. The North Kent Plain was best placed for the export of agricultural produce, via the coastal ports and Watling Street that linked London to Dover via Canterbury. The expansion of the railway network, and of turnpike roads in the 18th century combined with improvements to navigation along the Medway valley, stimulated the growth of agriculture especially hops and fruit.
- 4.2.6 The barn tended to be the most dominant building on the farmstead and the early historic maps suggests this was the case at Posiers as well until the demolition of what appears to be a large barn in the late 19<sup>th</sup> century.
- 4.2.7 Posiers falls within the North Kent Plain area. In the North Kent Plain area 63% of farmsteads were in isolated position and the mapping confirms to Borden being one of dispersed farmsteads. The distribution of the farmstead data suggests that the area of the North Kent Plain has a higher density of farmsteads.
- 4.2.8 During the Post Medieval period, farms developed into different plan types. In the Swale area, courtyard plan farmsteads are predominant representing 85.4% with

dispersed plan types comprising 12.6% of the recorded total. Loose courtyard plans (which applies to Posiers) formed 44.4% of recorded farmsteads, these being mostly those with working buildings to two or three sides of the yard, the latter being concentrated within the North Downs. Records show that 38.5% of recorded farmsteads have a 17th century or earlier listed farmhouse. 9.6% of recorded farmsteads have one or more 17th century or earlier listed working buildings. In terms of survival, only a low proportion (36.4%) of farmsteads survive with more than 50% of their late 19th century form, which applies to Posiers with the historical mapping confirming the demolition of all original farm buildings confirming that it does not retain its original form. In all, 82.3% of outfarms and field barns have also been lost from the landscape as is the case with the oast house opposite Posiers. Farmsteads that retain both a farmhouse and one or more working buildings dating from before 1700 are considered particularly significant. Across Kent there are considered a total of 350 such sites but this does not apply to Posiers. The North Kent Plain area recorded that 29.1% of recorded farmsteads have a 17th century or earlier listed farmhouse as is the case at Posiers. Pre 16th century farmstead across Kent are not rare and since Posiers does not have any early surviving buildings, it lessens its significance as a farmstead.

- 4.2.9 On farmsteads, the 18th century and earlier buildings mostly comprise of large aisled or unaisled barns, ranging from three bays to eight bays or larger for high-status groups. Farmstead groups with less than 50% change since c.1900 are rare by national standards but this is 33.2% in the North Kent Plain area. In Kent, the barn was a building for the dry storage and processing of the harvested corn crop, and for housing straw after threshing. Barns on large arable farms commonly had large opposing doors, although it is unclear from the mapping as to the possible size and form of the original barn at Posiers. It appears that the current barn was one used for stabling horses and even then, there are only two stalls.
- 4.2.10 Once threshed, grain needed to be stored away from damp and vermin. It would be sold off the farm. In northern Kent granaries were often detached buildings set upon saddle stones. There map analysis shows other detached outbuildings for the original farm configuration, although it is not possible to tell if any of these



were granaries. Alternatively, given the size of the farmhouse, it is also possible that grain was stored there.

- 4.2.11 Smaller and ancillary buildings set away from the yard are common. Cart sheds, sometimes stables and other ancillary buildings can be placed facing towards routes and tracks. It is likely that one of the outbuildings at Posiers were stables and/or cartsheds. During the 18th and 19th centuries, special buildings were being constructed for carts, wagons and large implements. Typically, of rectangular plan, timber framed, with an open front and with hipped roofs of tiles. These cart sheds were not provided with doors, leaving spaces between the timber posts allowing for easy passage of vehicles, though sometimes one bay was divided off and provided with a door to store small implements. Stables could be built within the end bays of barns or as detached structures. The outbuildings at Posiers are dated to the early to mid-19th century.
- 4.2.12 The mapping does not suggest that market gardening took off around Borden but remained as scattered farms. The farmstead survey suggests that there was a high number of prosperous farmers with a high survival of Medieval houses, as seems to be the case in the parish of Borden.
- 4.2.13 In the Medieval period, for the majority of the population, water was usually not fit for consumption. Therefore, beer was drunk, originally flavoured with herbs and spices and only became popular with hops in the 16th century. In the South East nearly every farm had its own hop garden. Most oast houses were built in the 18th century. Hoppers' huts provided accommodation for hop pickers and were typically located on the edge of farmsteads or in the open countryside near the hop gardens as the harvesting was labour intensive. Initially, oast kilns were designed with square towers which were easier to build. From the 1840s, round kilns were used as it was thought that these had better heat distribution. However, as technology advanced, square kilns ended up being classed as more efficient and so design reverted back to that of square kilns in the 1890s and early twentieth century, which appears to be the case at Posiers. Hop growing developed from the later 16th century and by the mid-17th century and it was claimed that around 25% of the hop acreage in England was in Sussex. At its height, in the mid-19th century 45,000 acres were under hops in Kent and Kent produced circa 65% of the national output. The industry sharply declined from the

1970s. Hops were often grown in association with other fruits as appears to be the case here.

4.2.14 The demise in hop-growing, which accelerated in the late 20th century has resulted in many hop gardens being grubbed out and as a consequence, the huts, cookhouses, oast-houses, tar tanks and other associated features have either been demolished, left to decay or as in the case of many oast-houses, converted to residential accommodation. Farmsteads that retain unconverted oast houses, and other features such as hop-pickers huts are considered highly significant. The historic map does not show any hoppers huts in the vicinity and due to the relatively impermanent nature of their construction and limited options for alternative use the great majority of the sites of hoppers' hut groups (84.5%) have been lost from landscape.

4.2.15 A total of 1339 farmsteads in Kent were recorded as having an oast house. This is certainly an under-recording as oast houses with square kilns are difficult to positively identify from historic mapping. The oast house at Posiers, has already lost its cowl and original roof covering although some features remain inside.

### **4.3 Historical Map Progression**

#### *Symondson Map 1596*

4.3.1 This shows Borden on the southern side of Watling Street, south west of the town of Sittingbourne. The map suggests the location of the village is on higher ground. (Fig.4).

#### *Andrews, Dury and Herbert map of 1769*

4.3.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. The development of the core of Borden can be seen clustered eastwards of the church. The area west of the church is still wooded. The position of Posiers can be identified showing a couple of buildings at the site, one which would be the house and the other likely a barn, although it is not named. Outside of the village, it is one of scattered farms. To the north east of Posiers, would be Riddles Farm (Fig. 5).

*Ordnance Surveyors Drawings 1797*

- 4.3.3 This map shows greater detail in the land use and field boundaries. Posiers Farm at this time consists of the house with an 'L' shaped barn at the rear plus other outbuildings. The land around is one that is of orchards and arable fields (Fig. 6).

*Tithe Map from 1839*

- 4.3.4 The tithe map shows greater detail. The 'L' shaped field around the farmhouse has been subdivided and the boundaries of the Site are now in place. The PDA is a field designated 374 and called 'five acres' and is of pasture. Field 373 to the east is an orchard at the rear of Walnut Tree farmhouse located in area designated 372. All three of these areas are owned and occupied by Thomas Paine. Field 261 is under separate ownership of The Archbishop of Canterbury with the lessee Edward Boys. Field 374 has a footpath running diagonally across the field from the north west corner towards the southern boundary. The northern end of the eastern boundary with the farmhouse shows a pond and there is a further pond in the south west corner of the Site. South of this corner there is a drainage channel suggesting the stream previous noted is not within a man-made channel
- 4.3.5 At the time of the tithes, the land in the parish was predominately arable with only 14 acres as hops, 150 acres as orchards and 373 acres as woodland. As mentioned earlier, the farm was owned by Sir Edmund Filmer with the tenants of John Marden and Richard Foord. Given that they owned three farms at the time of the tithes, it is not clearly stated from the tithes, which fields belonged to which farm. However, based on locations and designation numbers, it is highly likely that Posiers Farm consisted of fields designated from 114 to 134 and also 139, which are provided in table 1 below. The tithes mentioned Posiers Plantation (No.114), Hog orchard, which was next door (No.115), yard with a pond that contained a barn (No.116), stack yard (No. 117), the house and garden (No. 118), plus also a kitchen garden (No. 119). Area designated 122 is a chalk pit located in Barn Field (No. 124). It is likely that the farm also had the land on the opposite side of the road opposite the house as the field is called Front Field (No. 132). Next to this field is a building in 133, which is called Oast House Nursery, with the field immediately next door as Oast House Orchard. Some of the fields could have been hops as the tithes did not record hops as a separate type. The pond at the

farm can be seen alongside that of Borden Lane at the western end of fields 114 and 115.

4.3.6 The tithe map shows the house, which faces the road. And extended around the rear to form a courtyard. There is also another building off the main house to the south east. East of the house is a long building, likely to be a barn. To the south is a small 'L' shaped building, which a separate detached building also south of the house that is next to the kitchen garden. To the west of the northern end of the barn is another outbuilding (Fig. 7).

**Table 1: 1839 Tithes Information for Posiers.**

Sir Edmund Filmer Baronet	John Marden & Richard Foord	71	Chivels	Arable	10.0.27½
		82	Lay Fields	Arable	24.2.35
		114	Posiers Plantation	Plantation	0.2. 2
		115	Hog Orchard	Orchard	0.2. 0
		116	Poisiers Yard, Pond	Barn etc	0.1.18
		117	Posiers Stack Yard	Yard	0.1.39
		118	Posiers House & Gdn	Garden	0.0.27
		119	Posiers Kitchen Gdn	Garden	0.0.35
		120	Wood Stack Orchard	Orchard	0.2.28
		121	Slip of Plantation	Wood	0.0.10
		122	Chalkpit in Barn Field	Chalkpit	0.0.25
		123	The Grove	Wood	0.1. 2
		124	Barn Field	Arable	26.0.31
		128	Grove Orchard	Orchard	1.2. 7
		129	Grove Orchard	Orchard	1.1. 0
		132	Front Field	Arable	4.1.32
		133	Oast House Nursery	Garden	0.0.28
		134	Oast House Orchard	Orchard	3.1.28
		139	Blue House Field	Arable	16.3.17

*Historic OS map 1870-72*

4.3.7 The map shows a number of orchards/hop fields located along Borden Lane. To the east of the house, south of the main barn, the building there has increased in size along the northern boundary of the kitchen garden area. The oast on the opposite side of the road still exists. There are very few other buildings between Posiers and Harman's Corner to the south west and also Riddles Farm to the north east. The village itself still small in size and containing a number of farms. although hop gardens were not identified on historic OS mapping in the way that orchards were mapped (Fig. 8).

*Historic OS map 1898*

4.3.8 There have been some changes at the farm. The long barn building is no longer there and a new smaller 'T' building in its place which is the new two oast building. At the rear of the house, the eastern range also appears to be no longer in place

and the building west of where the large barn was has also gone. The building on the northern boundary of the kitchen garden has also reduced in size. In addition, the oast house on the opposite side of Borden Lane has also gone. This suggests that there have been significant alterations to the farm in the intervening period. The Filmer family who owned it at the time making a significant investment with the building of the new oasts. The land around is relatively unchanged and is still one of orchards, hops, pasture and arable fields, along with the large pond although some of the fields have had boundaries removed in order to increase their size (Fig. 9).

#### *Historic OS map 1908*

- 4.3.9 There appears little change to the farm buildings. The pond has decreased in size. The barn and stable building opposite the oasts have changed shaped suggesting this is a new replacement building (Fig.10).

#### *Historic OS map 1947*

- 4.3.10 There have been significant changes. The land alongside Borden Lane has been divided up into smaller housing plots in places, although some fields remain. The buildings at Posiers appears unchanged although there are now houses each side of Posiers and the pond has now gone. Other than along this part of Borden Lane, the area is still rural and dominated by orchards (Fig.11)

## **4.4 Aerial Photographs**

### *1940s*

- 4.4.1 Unfortunately, this is a poor-quality picture. The square oasts can just be made out and the house but very little other detail can be ascertained. You can however, tell that there are residential houses either side of Posiers along with the surrounding land as orchards or arable fields. The village centre does not appear to have grown significantly (Plate 1).

### *1960s*

- 4.4.2 Posiers house appears unchanged. More houses have been built either side of Borden Lane and there have been new housing estates built in the village and to the south of the village as well. The south eastern area of the kitchen garden and

the oasts, is scattered trees, probably the remains of the orchard seen in the 1940s aerial photograph (Plate 2).

*1990*

- 4.4.3 A new house has been built closer to Posiers on the northern side. The boundary of the old kitchen garden can still be seen. The area east of the house has a new 'L' shaped building of Ferndale stables along with a large building, that was originally a covered swimming pool south of the PDA. The old orchard area on the eastern part of the PDA has become lawn and the eastern boundary now shows the planting of the leylandii trees (Plate 3).

*2003*

- 4.4.4 There appears to be no changes. However, in 2004, the swimming pool located adjoining the southern boundary of the PDA was converted to residential use (Plate 4).

*2019*

- 4.4.5 There appears to be no changes at the PDA (Plate 5).

#### **4.5 Walkover Survey**

- 4.5.1 A walkover survey was undertaken on the 6<sup>th</sup> November 2019. A drive from the eastern side of Borden Lane passes to the north of Posiers around to the rear of the property and ends in the yard. Posiers faces the road with the Wealden hall aspect of the building visible from the road. The rear of the house contains later, probably 18th or 19th century wings.
- 4.5.2 There are buildings at the rear of the property which are unlisted but within the curtilage of Posiers is the two kiln oast, made with yellow stock bricks, which is currently used a store downstairs. The upstairs is currently unused. The cowls have been removed many years ago, previous to that of the current owner who has been there 23 years. The kiln roofs are clay tiles with the malt house section roofed with modern concrete tiles.
- 4.5.3 Opposite the oast is a square shaped barn of red and blue brick, that is also part black weatherboarded. The lower floor of the barn inside was used for horses

with a hay loft upstairs. The downstairs still appears to contain the original floor, partitions and troughs relating to the stalls for the horses. The building has a brick inserted into the western side with the initials 'CF' and dated '1826'. West of the barn, is a wing of an outbuilding. This is single storey and appears that it was built after the barn given the joining of the brickwork between the two buildings. One section appears to show the remains of a piggery with the remaining section as a store. The barn and stable have slate roofs.

- 4.5.4 The rear walls of the barn and the stables form the northern edge of a walled kitchen garden area. The rear of the barn forming the back wall of a greenhouse. Whilst the historic maps show a greenhouse at this location, the present greenhouse is modern. The kitchen garden still retains its wall on all sides. Along the western side, there is a break in the wall where a single storey timber framed building stands, currently used as an office but previously it has been used as a tennis pavilion with the lawn of the kitchen garden used as a grass tennis court. Map regression shows that there has been a building on that location since at least the tithe map of 1839 if not before. It is unlikely that the current building is from that time. The kitchen garden is at the rear of the gardens of the modern properties that are south of Posiers on the eastern side of Borden Lane.
- 4.5.5 The eastern part of the site is entirely to lawn. The lawn slopes downwards towards the eastern boundary, which consists of some native hedging but also tall leylandii planted on the neighbouring property. To the south, through the hedging can also be glimpsed the roof of the residential building of Ferndale.

## **5 ASSESSMENT OF HERITAGE ASSETS**

### **5.1 Introduction**

- 5.1.1 The proposed development area lies within the grounds of Posiers, a Grade II listed 15<sup>th</sup> century Wealden Hall house. As such the following assessment seeks to identify the significance of this heritage asset and to what extent the PDA contributes to their significance. In addition, within the curtilage of the house are farm outbuildings of a two kiln oast, a barn and adjoining outbuildings.

## **Posiers**

### *Architectural Interest:*

- 5.1.2 Posiers is a 15<sup>th</sup> century Wealden hall house of four bays. It is timber framed and rendered and was clad in the 19<sup>th</sup> century. There are two storeys and the southern end is jettied. The northern end was also originally jettied but is now underbuilt. The house has a stud and plank door and has sidelights with a brick penticed porch. Chimney stacks are at either end and also centre. The interior parlour is panelled with a stone fireplace and also contains an early Post Medieval window. Inside the house, there have been changes as one would expect for a building that age but there are still many architectural features that exist. Upstairs the rooms are open to the roof showing the original soot blackened timbers. The present owner has sympathetically restored the house with attention to detail, removing and improving on many modern features not in keeping. Chimney stacks are at either end and also centre.
- 5.1.3 Wealden houses are typical of the area and usually had four bays with the two central ones forming the main hall with a buttery and pantry and one end and the parlour at the other with a cross passage through the central hall. Originally open to the roof with a hearth in the middle. The open hearth later replaced with a chimney usually in the 16th century in the cross-passage area. Sometimes brick replaced the wattle and daub between timbers. Originally, these buildings were thatched but as is the case here, the roof has since been replaced by Kentish peg tiles.
- 5.1.4 The earliest map identified that clearly shows the house is on the 1767 Andrews & Dury map. Given its potential age back to the Medieval period, and surviving features internally and externally, the building is considered to have high architectural significance.

### *Historical Interest:*

- 5.1.5 Upon evaluating the historic map appraisal and the tithe records, the farmhouse would have been one of a number of isolated scattered farms on the hinterland north of Borden.
- 5.1.6 Documentary records confirm that it was called 'Posere' in 1278 with the dwelling owned by a family of that name. Borden itself likely not more than a hamlet at



that time. The importance of Posiers and its owners is signified by the documentary evidence in the form of wills that has left behind.

5.1.7 The KHER records a farmstead at the location of a loose courtyard with agricultural buildings on one side with additional detached elements to the main plan. The land associated with the farm was mainly the fields to the around that of the farm on either side of Borden Lane. Over the road, there was also an oast houses and certainly the farm produce consisted of orchards and hop growing. However, in the late 19<sup>th</sup> century, many of the original farm buildings were cleared away to make way for new two kiln oast, and stables. It seems at this point only the 1826 barn survives the clearance. During the 20<sup>th</sup> century the map regression and aerial photography shows very little, if any change to the house and farm buildings themselves. It appears that Posiers stopped being a farm sometime in the 1930s/1940s and that is when the historical maps start showing the fields belonging to the farm being divided up for new housing.

5.1.8 Essentially the house retains its architectural and historical character as a Wealden Hall House with aesthetic qualities and it is considered to have a high significance. The physical fabric of the oast and barn hold evidential and historical value relating to their construction and use. The oast and barn hold aesthetic value as historic agricultural buildings which display physical characteristics demonstrating their former agricultural associations. The relationship between the Grade II house and the surrounding agricultural buildings contributes to their significance as it enables them to be understood as part of a farm complex, which developed over the Post Medieval and Modern periods.

## **5.2 The Setting**

5.2.1 Farmsteads and in particular traditional farm buildings of 19th century or earlier date make a fundamental contribution to local distinctiveness and a sense of place through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. Therefore, at Posiers the

original oast over the road and the later investment in the new two kiln oast building confirms of the importance of hop growing in the area. At the end of the 19<sup>th</sup> century the numerous farm buildings at Posiers were simplified with the demolition of the majority of the older barns and outbuildings to be replaced by the current oast building. Based on the KHER records, with just one working building on one side of the yard, with barn and outbuilding opposite, the farm itself was relatively small in size. It was in an isolated position along with other scattered farm nearby in an extremely rural setting on the hinterland between Borden and Sittingbourne. Only since the middle of the 20<sup>th</sup> century has the area become residential transforming the setting from that of farming to that of the outskirts of Borden village. The oasts and barn are tucked away behind the house and it is not possible to view these from the road. For many people, unless you live in a house to the side of Posiers, you would not be aware that these buildings exist behind that of the house. The view from the east is prevented entirely due to the significant leylandii hedges that surround the Ferndale houses and stables preventing any intervisibility with the wider landscape. The view from the north along Riddles Road is also prevented by modern housing and hedging.

- 5.2.2 Consequently, in terms of the heritage asset's immediate visual setting, it has group value as a farm complex. However, it has significantly altered in the 20<sup>th</sup> century onwards when Posiers was no longer a working farm and the surrounding land passed for residential development this the historical functional relationship between the farmstead and the surrounding land has been significantly diminished.

*Summary of Significance:*

- 5.2.3 Given the above it is concluded that the extent of the heritage asset's original setting has significantly altered in the area outside of the PDA. Within the PDA the current buildings from the late 19<sup>th</sup> century are still extant and therefore the farmyard and house retains its late 19<sup>th</sup> century layout, although this is significantly different to that of the earlier farm layout. The house retains much of its Medieval/Post Medieval structure with many later enhancements. It is considered to have architectural, aesthetic and historical interest, and it is this that forms its primary heritage significance.

## 6 DEVELOPMENTS PROPOSALS AND ASSESSMENT OF IMPACT

### 6.1 Development Proposals

6.1.1 The proposed development is for a three-bedroom cottage circa 3m to the south east of the current barn, with the front of the cottage in line with the roofline of the barn, facing north east. It will be two-storey but with the upper floor within the roof space effectively making the cottage 1 ½ storeys. It is proposed to be oak framed with brick infill that may be left or perhaps weatherboarded. The proposals include a red clay tile roof. Aside the cottage, to the east is proposals for a two-bay weatherboarded cart shed with a garden store attached (Fig. 3).

6.1.2 The broad design principles, which has informed the development are:

- Seek to limit the height and therefore impact of the cottage to respect the other building heights in the area.
- Seek to respect the current layout with the cottage set back from the line of the barn to reduce visibility from the house.
- Seek to create a farm yard style building with the cart shed on the eastern side of the yard.
- Seek to design the buildings using the local vernacular. The cottage could be in yellow stock brick to match the oasts building or red and blue to match the barn, house and stables.
- Allow for the current oasts and barn/stables to remain unchanged and retain their current interiors.

### 6.2 Assessment of Impact

6.2.1 Step 1 of the methodology recommended by the Historic England guidance The Setting of Heritage Assets (see Methodology above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which

contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present (Fig. 2) include the site as part of their setting, and therefore may potentially be affected by the proposed development.

### *Posiers*

- 6.2.2 From our findings, the primary heritage significance of Posiers is its aesthetic and historic interest as a Late Medieval timber framed Wealden hall house with later additions forming the farmhouse of a loose courtyard farm complex that had buildings on one side of the yard in the late 19<sup>th</sup> century. However, based on map regression, there were a number of other original farm buildings including what looked like a large barn along with other outbuildings that were demolished in the late 19<sup>th</sup> century, with only the current barn surviving. Therefore, originally the farm yard area would have been much larger, than that we see today. It appears that Posiers stopped being a working farm sometime in the 1930s/1940s and since then has been a private house with the oast and other buildings essentially used as storage and the historical functional relationship of these buildings has been significantly impacted. Originally in an isolated position on the hinterland of the village of Borden, from the 1940s onwards, the landscape surrounding Posiers has altered significantly with a ribbon development along this part of Borden Lane of residential houses along each side of the road, which overlooks the house, as well as the residential development at Ferndale to the south east of Posiers. Therefore, the farmhouse's historical setting has already been affected by modern development.
- 6.2.3 Within Posiers, the addition of a cart shed, facing onto the current yard would not be out of keeping and will result in a minor change to group of buildings and would still allow for their significance as a historic farm complex to be understood. Consequently, any impact to their setting and is not necessarily harmful and with sympathetic use of materials and design will help mitigate any potential harm caused. Many farmyards would have contained such a building thus the understanding of the historic development of the group as a farmstead would remain legible. There is currently no view beyond that of the eastern boundary of Posiers and therefore does not disrupt the setting with that outside the confines of the PDA.

- 6.2.4 The proposed residential development has the house slightly set back from the line of the barn. This will reduce visibility of the proposed cottage and from the house only the far end will be able to be seen. Of the original part of the house only the upstairs central window would overlook the that of the yard area towards the proposed development. The other rear facing windows are that of the later and more modern downstairs extensions. The proposed development is small in scale and of local vernacular and will appear appropriate to that of Posiers, especially given the larger size, scale and materials of the more modern buildings that immediately surround Posiers. The land on which the cottage would sit contributes little towards the significance of the heritage assets although the development proposals will obviously cause a minor element of change with the wider setting of Posiers. However, it does not alter the architectural, historical and aesthetic qualities of Posiers itself or that the farm buildings. The proposed development also allows for the existing buildings of the oasts, barns and stables to remain unaltered internally and externally with no change to their physical fabric.
- 6.2.5 Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

## **7 OTHER CONSIDERATIONS**

### **7.1 Archive**

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

### **7.2 Reliability/Limitations of Sources**

- 7.2.1 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.

### **7.3 Copyright**

- 7.3.1 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 P Giles (and representatives) for the use of this document in all matters directly relating to the project.

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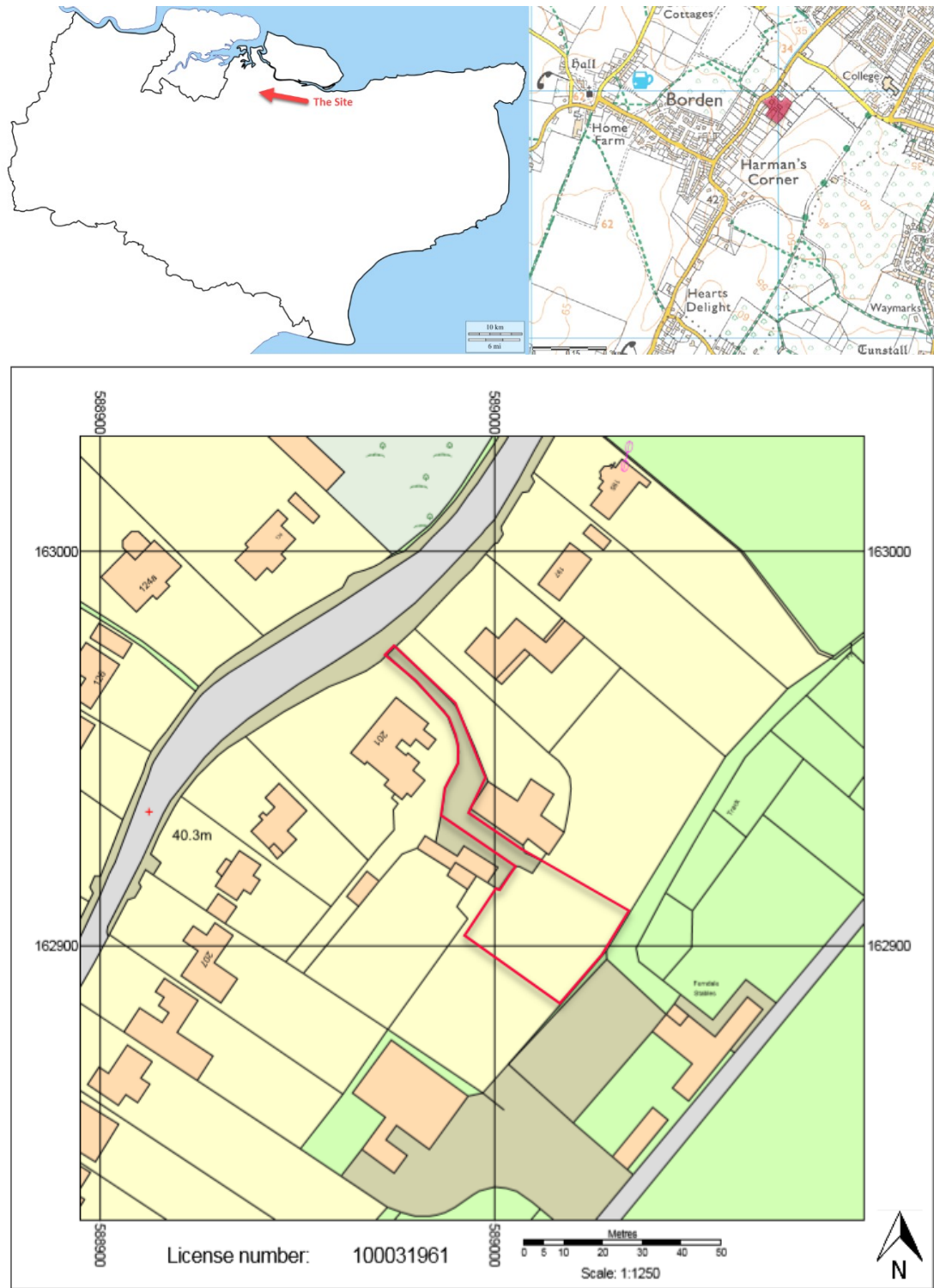


Figure 2: Site location map, scale 1:5,000 & 1:1,250.

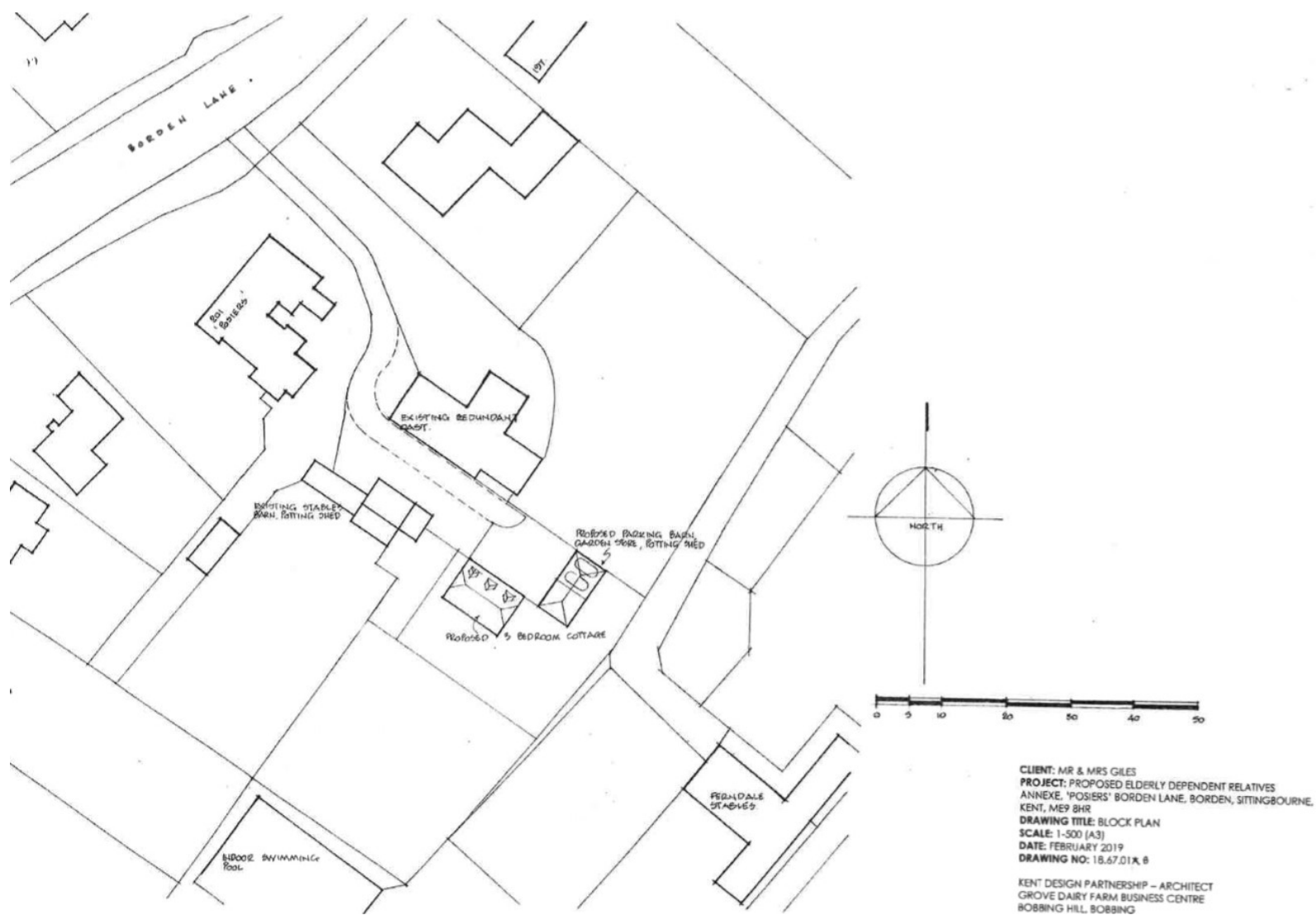


Figure 3: Proposed Development Area,



Figure 4: Symonson Map, 1596



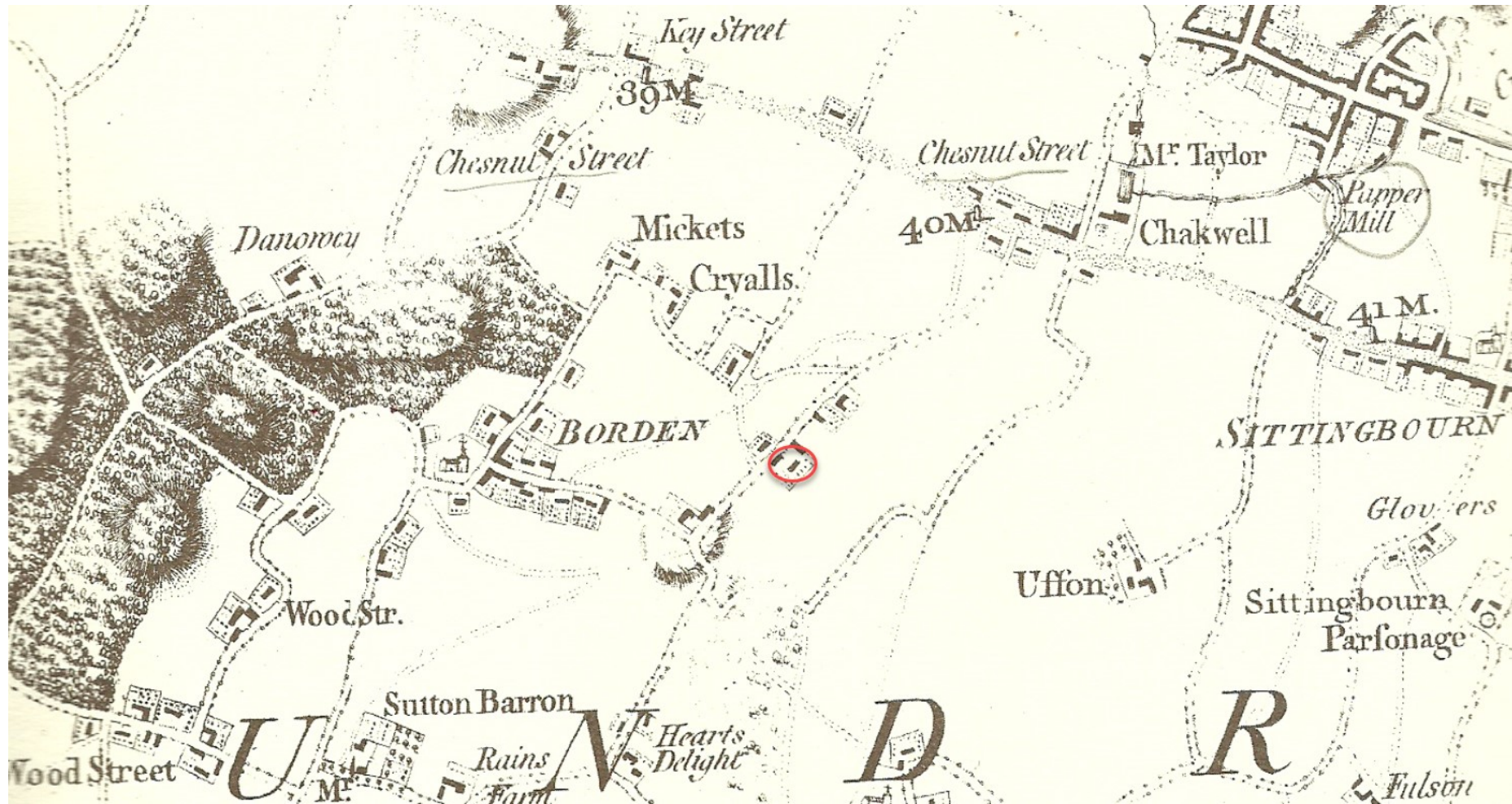


Figure 5: Andrew, Dury and Herbert Map from 1769



Figure 6: Ordnance Surveyors Drawing, 1797





Figure 7: 1839 Borden Tithe Map



Figure 8: Historic OS Map and close-up 1870-2



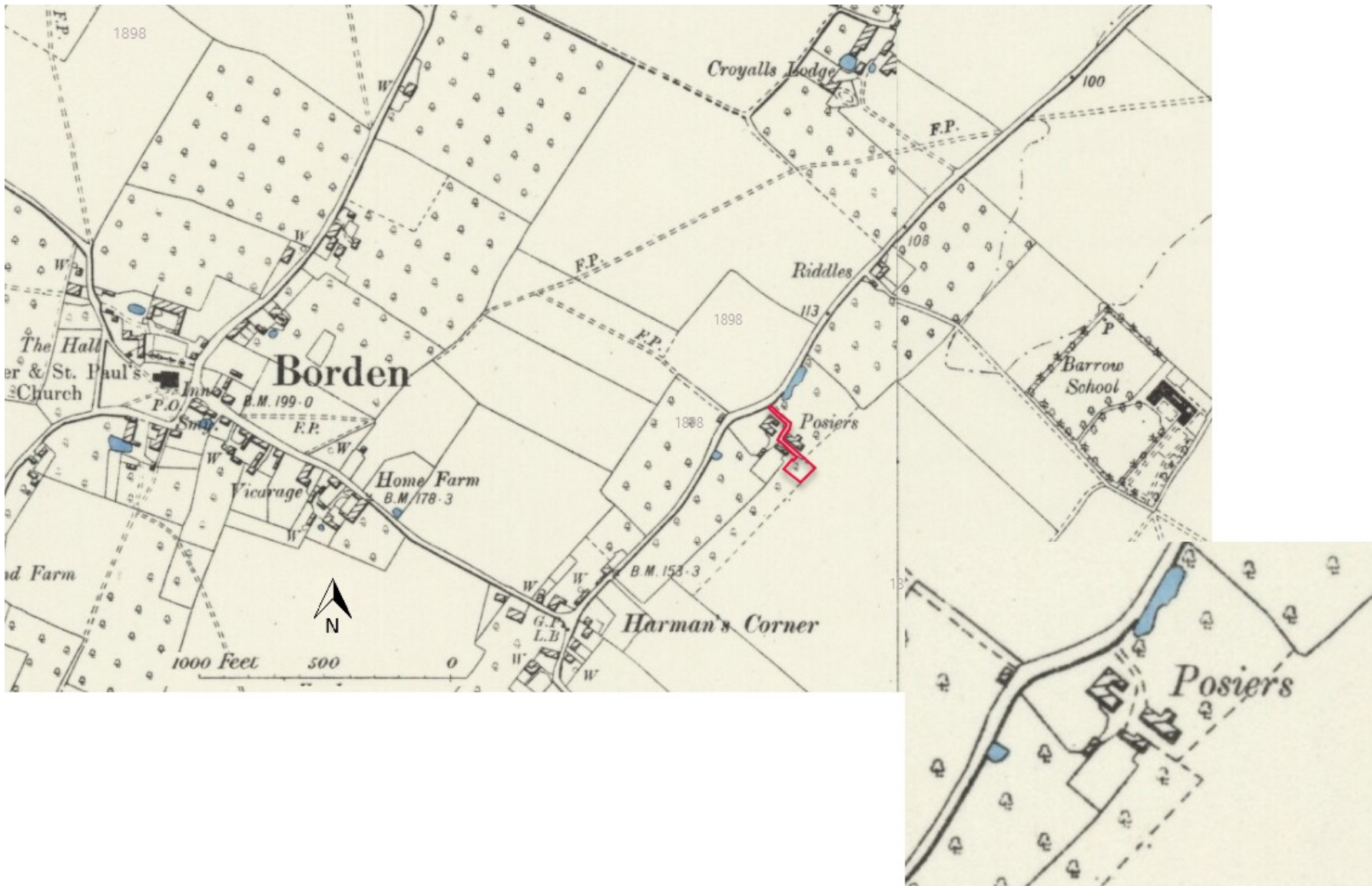


Figure 9: Historic OS Map and close-up 1898



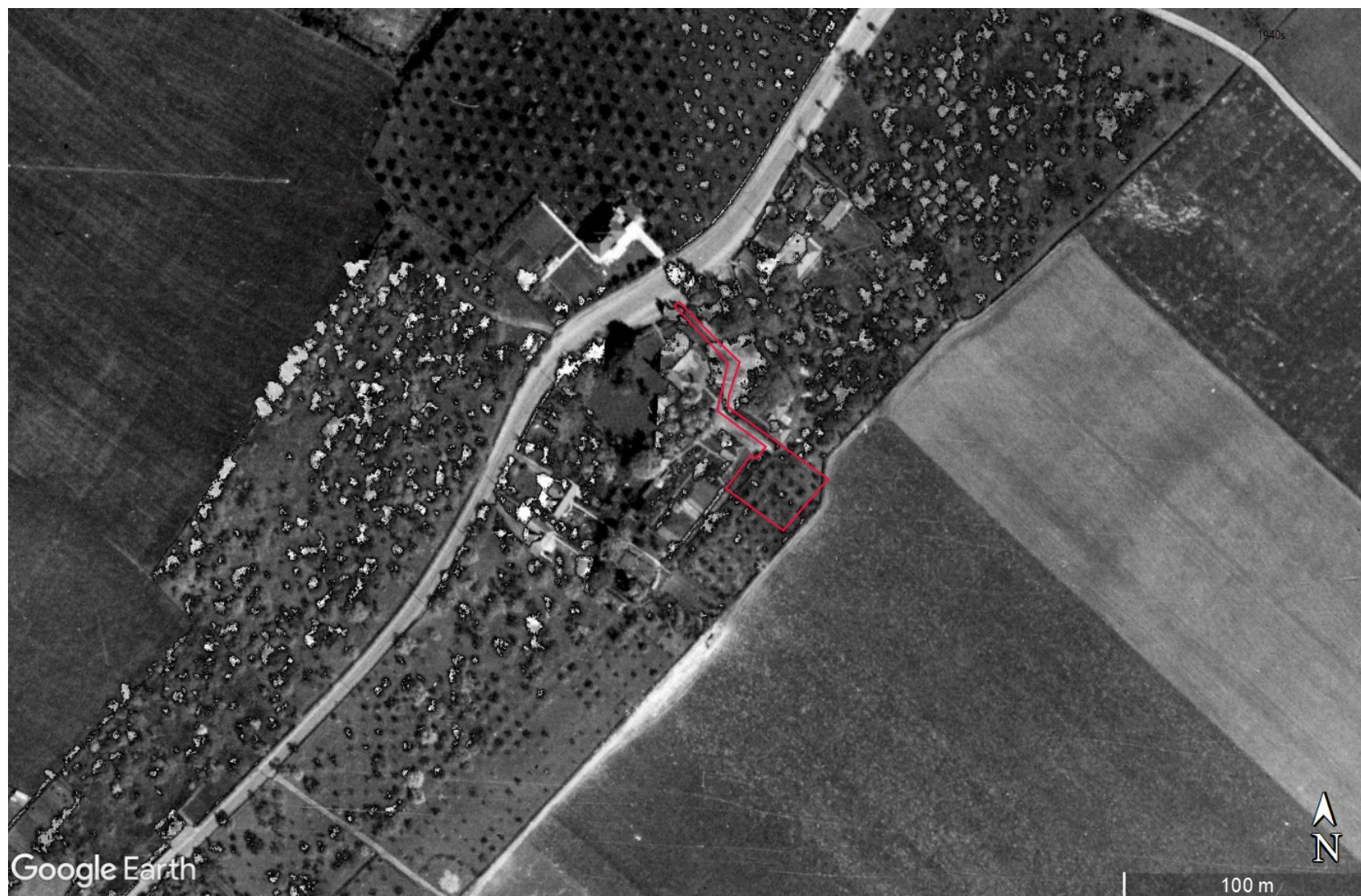
Figure 10: Historic OS Map and close-up 1908





Figure 11: Historic OS Map and close-up 1950





*Plate 1:1940s. All at an altitude of 603m (Google Earth).*





Plate 2: 1960 (Google Earth)





Plate 3: 1990 (Google Earth)





Plate 4: 2003 (Google Earth)





Plate 5: 2018 (Google Earth)





*Plate 6: Front view of Posiers (facing SE).*





*Plate 7: Rear View of Posiers (facing NW).*





*Plate 8: View from the Eastern boundary towards the proposed development area (facing NW).*





*Plate 9: View from the southern boundary towards the proposed development area (facing NE).*





*Plate 10: View from the northern boundary towards the proposed development area (facing SW).*





*Plate 11: View across the yard towards the proposed development area showing the barn and stables (facing S)*





*Plate 12: View across the yard showing the two kiln oast (facing E)*





*Plate 13: View from the southern boundary of the kitchen garden (facing NE)*





*Plate 14: View from the eastern wall of the kitchen garden (facing NW)*





*Plate 15: View from the upper central window of Posiers towards the proposed development (facing SE)*





*Plate 16: Plate locations*