

Archaeological Desk-Based Assessment In advance of Development of Land at Sittingbourne Town Centre, Kent

NGR: 590500 163800



Report for
Spirit of Sittingbourne LLP

SWAT. ARCHAEOLOGY

Swale and Thames Archaeological Survey Company
School Farm Oast, Graveney Road
Faversham, Kent
ME13 8UP
Tel; 01795 532548 or 07885 700 112
www.swatarchaeology.co.uk

Contents

<i>List of Figures</i>	<i>iii</i>
<i>List of Plates</i>	<i>iii</i>
1. SUMMARY.....	4
2. INTRODUCTION.....	5
2.1 Planning Background	5
2.2 The Proposed Development	8
2.3 Projects Constraints	9
2.4 Geology and Topography.....	9
3. AIMS AND OBJECTIVES.....	9
3.1 Introduction	9
3.2 Desktop Study – Institute For Archaeologists (revised 2011)	9
4. METHODOLOGY	10
4.1 Desk-Based Assessment.....	10
4.1.1 Archaeological databases	10
4.1.2 Historical documents	10
4.1.3 Cartographic and pictorial documents	11
4.1.4 Aerial photographs	11
4.1.5 Geotechnical information	11
4.1.6 Secondary and statutory resources	11
5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT	1
5.1 Introduction	11
5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas	18
5.3 Palaeolithic, Mesolithic, Neolithic and Bronze Age	18
5.4 Iron Age.....	18
5.5 Romano-British	19
5.6 Anglo-Saxon	19
5.7 Medieval	19
5.8 Post-Medieval	19
5.9 Modern	19
5.10 Undated	19
5.11 Cartographic Sources and Map Regression	20
5.12 Aerial Photographs	20

6. ARCHAEOLOGICAL POTENTIAL	17
6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age	18
6.4 Anglo-Saxon	19
6.5 Medieval	19
6.6 Post-Medieval	19
7. IMPACT ASSESSMENT	20
7.1 Existing Impacts	20
7.2 Proposed Impacts	21
8. MITIGATION	21
9. OTHER CONSIDERATIONS	21
9.1 Archive	21
9.2 Reliability/limitations of sources	21
9.3 Copyright.....	21
10. ACKNOWLEDGEMENTS	22
11. REFERENCES & BIBLIOGRAPHY	22
12. Appendix 1. Map regression	

List of Figures

- Fig. 1 Andrews Dury map (1769)
Fig.2 OS Surveyors Drawing 1798
Fig.3 Burgage plots (SBC)
Fig.4 OSSD map with burgage plots
Fig.5 OS map (1866) with burgage plots
Fig.6 Area 1 PDA
Fig.7 Area 2 PDA
Fig.8 Area 3 PDA
Fig.9 Area 4 PDA
Fig.10 PDA overlaid 1866 OS
Fig.11 PDA overlaid 1938 OS
Fig.12 PDA overlaid 1958 OS
Fig.13 PDA
Fig.14 OS 1993 of PDA

List of Plates

- Plates 1-3. Google Earth 1940-2013

Archaeological Desk-Based Assessment in Advance of Development of Land at Sittingbourne Town Centre, Kent

1 SUMMARY

SWAT Archaeology has been commissioned by 'Spirit of Sittingbourne LLP' to carry out an archaeological desk-based assessment of land at Sittingbourne Town Centre in Kent. The assessment is in support of a proposed planning application.

The application will be for full planning permission for a mixed use development comprising 215 residential apartments (use class C3 , 3,158sq.m of retail space (use class A1), a 308 space multi storey car park, 1,713 sq.m cinema (use class D2), 2,320 sq.m ground floor A3 restaurant units, first floor D2 use and the realignment of St Michael's Road with amendments to the road network and the creation of a new public square in Sittingbourne town centre (Fig. 13).

The proposed development area (PDA) is surrounded by a landscape rich in known archaeology. In 2011 an archaeological excavation was carried out by Canterbury Archaeological Trust on land to the west of the PDA. Findings include Prehistoric activity, a Late Iron Age/Roman ditch and an extensive medieval rectilinear field system consisting of drainage and boundary ditches on a developed site.

Examination of cartographic sources shows that from the 19th century areas of the proposed development (PDA) has been subject to extensive urban development and Google aerial photographs from 1940 reinforce the fact that the area of the PDA had been widely developed in the 19th and early 20th century.

This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources. This data is reviewed and it is recommended in this case that an Archaeological Evaluation will be required in areas that have not been developed in the past. In other areas that have been developed an Archaeological Watching Brief may be the appropriate mitigation. Consideration should also be given, however, to large-scale excavation over a number of adjacent properties, which would provide a wider picture, if the field evaluations demonstrate the case.

The position and importance of the centre of Sittingbourne in the hierarchy of Kent towns can be solved only through excavation, field survey and additional consultation of historical documentation.

1.1 History of the site

Sittingbourne is first mentioned in the 12th century in connection with the pilgrimage route to the shrine of St Thomas at Canterbury but there is little evidence of a town at that time although there is a church and attached manor farm located to the east of the site at the 11th century church of St Michael. In addition some medieval fabric survives at the timber-framed Red Lion Inn ((EKE 11010) and the 15th century Wealden House (TQ 96 SW 11358). With the arrival of the stagecoach service from London to Dover in 1785, and with the coaching inn established in Sittingbourne the town began to grow and the development focus switched from Milton Regis to Sittingbourne. The railway which ran alongside Watling Street was established in c.1857 allowed the trading port of Sittingbourne to grow with swift carriage of fish, oysters and paper products to the London markets.

Archaeological finds show that the locality has been occupied from the earliest times with Prehistoric flint tools being found in the area. Bronze Age ditches, Iron Age field systems and Roman remains can all be found in the surrounding area of the PDA.

The nearby *villa regalis* of Milton Regis has at least three major Anglo-Saxon cemeteries located close to it and to the north and west of the PDA. In 1905 just to the west of the PDA an Anglo-Saxon grave was excavated and contained a 4th century glass bowl (TQ 96 SW 60). A 6th century claw beaker was recovered from a burial just north-east of the PDA (TQ 96 SW 59) and an Anglo-Saxon knife was found whilst digging the foundations to the nearby paper mill (TQ 96 SW 12). Recent work by Canterbury Archaeological Trust at Sittingbourne Paper Mill just to the east of the PDA revealed landscape features, such as enclosure ditches, and smaller features, such as pits and postholes from the Late Iron Age/Early Roman and medieval periods (EKC 1234).

2 INTRODUCTION

2.1 Planning Background

The National Planning Policy Guidance (27th March 2012)

The National Planning Policy Guidance sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system. In terms of development proposals affecting known heritage assets, the following principle states that planning should:

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should

recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

12.7. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

12.8. 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. Local Policy Framework

Local planning policy is set out in the Swale Borough Council Local Plan 2008, which is gradually being replaced by Local Development Framework Development Plan Documents (DPD). However, there are a number of Local Policy Frameworks in the DPD and these are:

E14- Listed buildings

E15- Conservation Areas

E16- SAMs and Archaeology

In addition there is also a 'Conservation Area Appraisal and Management Strategy'.

Guidance to help practitioners implement the NPPF, including the legislative requirements that underpin it, is provided in *Planning for the Historic Environment Practice Guide* (2010).

Heritage assets include extant structures and features, sites, places and landscapes. The European Landscape Convention definition of a historic landscape describes: 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe 2000: which came into force in the UK in March 2007; see research frameworks, below). Furthermore the historic landscape encompasses visible, buried or submerged remains, which includes the buried archaeological resource.

Policy 126 states that:

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

- i) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ii) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- iii) The desirability of new development making a positive contribution to local character and distinctiveness; and
- iv) Opportunities to draw on the contribution made by the historic environment to the character of the place.

When determining planning applications, the following policies are especially pertinent:

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.

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 the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional.

Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

The existence of the latter within a proposed development area can be partially investigated and to an extent predicted via desk-based assessment, but field evaluation and/or archaeological monitoring of groundworks are likely to be a planning requirement and should be expected.

More recently English Heritage has issued detailed guidance on the *Setting of Heritage Assets* (2011). This guidance is based on principles and guidance already issued by English Heritage in the *Historic Environment Planning Practice Guide* (2010), and *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). It provides a framework for assessing impacts based on the identification of individual asset's cultural significance and the relationship between that and its surroundings followed by assessment of the degree to which change in the surroundings affects significance.

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.

2.3 The Proposed Development

The proposed development will comprise of a full planning application for regeneration of the town centre to include a mixed use development comprising 215 residential apartments (use class C3), 3,158sq.m of retail space (use class A1), a 308 space multi storey car park, 1,713sq.m cinema (use class D2), 2,320sq.m ground floor A3 restaurant units, first floor D2 use and the realignment of St Michael's Road

with amendments to the road network and the creation of a new public square in Sittingbourne town centre (Fig. 13).

2.4 Project Constraints

No project constraints were encountered during the data collection for this assessment.

2.5 Geology and Topography

The Geological Survey of Great Britain (1:50,000) shows that proposed development site (PDA) is situated on Upper Chalk deposits, as also shown by the British Geological Survey Sheet 272. It is thought that on the PDA the underlying natural chalk will in some areas be sealed by Brickearth deposits.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by 'Spirit of Sittingbourne LLP' in order to supplement a proposed planning application for the development of land at Sittingbourne Town Centre, Kent.

3.2 Desktop Study – Institute For Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologist (revised 2011). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (2011)

The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:

- 1. an assessment of the potential for heritage assets to survive within the area of study*

- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- 3. strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- 4. an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- 5. strategies to conserve the significance of heritage assets, and their settings*
- 6. design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- 7. proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2011)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding environs of Sittingbourne, Kent.

The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 500m radius (Figs. 6-9) of the proposed development site. The Portable Antiquities Scheme Database (PAS) was also used as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical documents

Historical documents, such as charters, registers, wills and deeds etc were not relevant to this initial study but will be required for additional research.

4.1.3 *Cartographic and pictorial documents*

A full map regression exercise was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 10-12).

4.1.4 *Aerial photographs*

The study of the collection of aerial photographs by Google Earth was consulted (Plates 1-3).

4.1.5 *Geotechnical information*

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 *Secondary and statutory resources*

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and Websites are considered appropriate to this type of study and have been included within this assessment where necessary.

5 **ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT**

5.1 **Introduction**

Historical Development at Sittingbourne can be said to have started with the building of the Roman road from Dover and Richborough, through Canterbury and to London and beyond. Archaeological excavations in Syndale Park to the east of Sittingbourne have shown that the road was built from AD 50 and extensively rebuilt in the 3rd Century AD and abandoned in the early years of the 5th Century AD (KAFS 2000). West Street and the High Street in Sittingbourne is this road. This road is the key to our understanding of the origins and historical development of Sittingbourne. Sittingbourne grew up in the shadow of Milton Regis, itself situated at the head of Milton Creek with its access by sea to the Thames Estuary, London and continental markets.

5.2 Milton Regis has Roman origins as shown by investigations in the churchyard of Holy Trinity itself about a mile north of the town and its fresh water springs (KAFS 2000). In view of its Roman origins it is no surprise that Milton became a 'king's town' or *villa regalis* and acquired a palace of the Kentish royal house with the numerous associated Anglo-Saxon cemeteries. Sittingbourne is however a much later development and unlike Milton which prospered because of its port Sittingbourne relied on 'passing trade' on the Roman road for its development.

It became an important resting point for pilgrims travelling to Canterbury, and Geoffrey Chaucer in the 14th century wrote:

*“And specially from every shire's end of England to Canterbury they wend
The holy blissful martyr for to seek”*

5.3 The parish church of St Michael situated to the east of the PDA is the only building which dates in part from the medieval period (SBC 2011). The church, located where the road widens may be the site of a medieval market of which Elizabeth I in 1599 gave the right to hold a weekly market and two fairs. The weekly market failed because of competition from Milton Regis but the fairs continued to the end of the 18th century. In the medieval period cloth making was the main industry of Sittingbourne supplemented by agriculture and other crafts.

5.4 The recognised distinctive pattern of long narrow burgage plots within the historic core of Sittingbourne can be identified quite easily in the Ordnance Survey Surveyors Drawings of 1797, north and south of the Roman road (Fig. 4).

5.5 In Map 7 (Fig. 3) from the Sittingbourne Conservation Area Character Appraisal and Management Strategy (2011) these postulated burgage plots are identified and can be seen with some clarity in the 1866 Ordnance Survey (below).

5.6 The proposed development does not impact on the known examples of burgage plots with Development Area 4, the nearest area, situated to the north of the 'Chalk Pit' and just to the west of 'Berry Lane' (see below and Fig. 5).



5.7 One of the market charters of 1599 obliged Sittingbourne to provide horses and stabling for coaches, and as Sittingbourne became more important as a coaching stop between London and Canterbury a large number of coaching inns were established including the Red Lion and The George. These two inns still survive, and as the OS map of 1866 shows the Lion Inn, the Rose Inn and the Bull Inn had joined them.

5.8 The arrival of the London & Dover Railway in 1858 put paid to the coaching trade and the travel focus moved north of the Roman road to Sittingbourne Railway Station which opened its doors for business in 1860, the same year the railway line was extended to Canterbury. It is of some archaeological importance that there is no record of any archaeological finds being made by the railway construction whereas at Faversham, just down the line one of the largest and richest Anglo-Saxon cemeteries was discovered and pillaged by railway construction workers.

5.9 Archaeological Development

Sittingbourne High Street lies within an area of archaeological potential (SBC 2011) The Kent Historic Towns Survey of Sittingbourne wrote in 2004:

'There has been little significant archaeological investigation of the town, and thus the history of the settlement has been drawn predominantly from documentary sources. Most of the currently visible upstanding remains date from the eighteenth century and later, although there are survivals from earlier periods. The town is seen as significant due to its built environment and later history, rather than because of any known archaeological deposits in the area' (KCC 2004).

5.10 The KCC HER data from October 2014 show that in the assessment area archaeological investigations include (Figs. 6-9):

EWX 1653 Field walking survey, no archaeology found

EKE 11291 A single trench evaluation, no archaeology found

EKE 8766 Evaluation rear of 13 London Road, no archaeology found

EKE 12009 An excavation after an evaluation had exposed a prehistoric ditch at Hawthorne Road followed by a Watching Brief, no further archaeology found

EKE 11273 Three evaluation trenches at Church Street, no archaeology found

EKE 9868 Watching Brief at Pembury Street, no archaeology found

EKE 8383 Watching brief on the development of the Forum Shopping Centre, no archaeology found

EKE 11010 Historic Building Survey , The Red Lion

EKE 8540 Geoenvironmental survey at Mill Way, no archaeology found

EKE 12931 DBA of former mill and wharf site

EKE 12533 Evaluation of Sittingbourne Paper Mill followed by excavation

EKE 13032 DBA by Wessex Archaeology on Sittingbourne Regeneration Scheme

EKE 11008 DBA on Convent of the Nativity Catholic School site

TQ 96 SW 12 Late 9th century inscribed knife found c.1872 at the Paper Mills

TQ 96 SW 168 Post-medieval limekiln in West Street

TQ 96 SW 211 Two phases of post-medieval buildings and deposits at 37 East Street

TQ 96 SW 212 A series of intercutting pits dating from the 13th-14th century

TQ 96 SW 213 Late medieval well in Bell Road

TQ 96 SW 214 18th century chalk and cobble surfaces

TQ 96 SW 215 Features relating to 19th century buildings demolished in 1962

TQ 96 SW 223 Findspot. Palaeolithic handaxe

TQ 96 SW 262 Building Survey Sittingbourne Court House and Police Station

TQ 96 SW 278 Late Neolithic, Early Bronze Age activity at Sittingbourne Paper Mills

5.12 Archaeological resource overview

The Kent Historic Town Survey of Sittingbourne wrote in 2004 that:

'Few archaeological investigations have so far been undertaken within the town and its immediate surroundings; thus little is known about the extent of surviving archaeological subsurface deposits. The rebuilding and growth of the town in the nineteenth and twentieth centuries probably led to widespread destruction of subsurface archaeological deposits, but some may have survived under domestic buildings and in those areas that have not been cellared. Should medieval stratigraphy survive, it may be comparatively thin and not far below present ground surface but if areas of intact medieval and earlier stratigraphy can be located they would help to establish the evolution and development of the town'.

5.13 The Kent Historic Town Survey also highlighted areas for future research, these include items of interest to the present study:

- the nature, date and extent of the earliest settlement remains at Sittingbourne;

- the influence of Watling Street and Milton Creek on the origins and development of the settlement;
- the earliest remains which can be classed as urban or proto-urban.
- the pattern of settlement and the relationship of individual plots to the settlement framework;
- the economy of the town and its trading and commercial contacts;
- evidence for the cloth-making industry
- evidence for early inns;
- the nature, extent and chronology of occupation within the urban core;
- the economy of the town and its trading and commercial contacts;
- the form and character of individual properties
- the evidence of artefactual remains in interpreting the town's pre-urban and urban history;
- the palaeo-environmental history of the town.

The discovery and study of both structures and artefacts would illuminate these topics. Small scale archaeological sampling in individual properties in the development area could provide answers to specific questions.

5.16 Historical development of the Proposed Development Area

The first Ordnance Survey map that shows individual buildings with some degree of accuracy is the 1866 OS map at a scale of 1:2,500 (Fig. 10). Overlaid (red line) on the 1866 map are the proposed areas of development in Areas 1, 2, 3 & 4.

Areas 1 & 2

In 1866 the land in Areas 1 & 2 bordered the fresh water stream that subsequently fed the paper mills with their motive water power. The lane that runs on the west bank of the stream is called Water Lane, and the proposed development site is orchard with some residential development at the north end of Area 1.

By 1938 both areas of proposed development have been built on with terraced housing with back gardens (Fig. 11). Water Lane has been re-named Cockleshell Walk with a new road constructed to the east and called Spring Lane, and by 1958 little

change had taken place (Fig. 12). On the 1993 OS map the terraced housing in Areas 1, 2 had been demolished and areas turned into car parking (Fig. 14).

Areas of archaeological investigation can be the back gardens of the terraced housing in Area 1 and the back gardens in Area 2. These areas have had no historical development.

Area 3

Area 3 (Figs. 10, 11, 12, 13) is an area of land located north of the railway and has by 1866 (Fig. 10) some terraced housing development situated in the north-west corner. It seems that the future road layout had also started. By 1938 the OS map (Fig. 11) shows dense urban development with the postulated roads on the 1866 map now called Eastbourne Street, Faith Street and Queen Street. By 1958 more development has taken place in the eastern area with additional terraced housing. By 1972 the terraced housing had still survived demolition but by 1993 all the houses had been demolished to be replaced by a depot and ancillary buildings (Fig. 14). Areas of archaeological investigation can be focused in the rear gardens of the houses in Eastbourne Street which border the railway.

Area 4

Area 4 (Figs. 10, 11, 12, 13) is situated in the centre of the four development areas and bounded to the north by the railway and to the south by the Roman road (High Street). On the 1866 OS map terraced housing had been built in Fountain Street, located to the north-east of the development area, the core of the Area 4 south of the Fountain Hotel had terraced housing in Station Place and Cross Street. To the east of Porters Place development had taken place and at the east beyond Railway Terrace a Chalk Pit is shown. To the far south and close to the High Street the proposed development may impact on the postulated burgage plots as shown in Figure 14.

The proposed development plans for this area may require further scrutiny as more detail emerges.

By 1938 (Fig. 11) additional terraced housing had been built in Fountain Street, Station Place, Station Street and Cross Street but by 1972 large areas of terraced housing had been demolished and turned into car parking. By 1993 (Fig. 14) a new

road system had been established serving a multi-storey car park and the Forum shopping centre.

Areas of archaeological investigation can be focused the area north of Station Place (Fig. 11) which may have archaeological features surviving under the various access roads and car parks. However, it must be noted that an Archaeological Watching Brief (EKE 83830 undertaken in 1997 by Archaeology South-East failed to find any archaeology during the construction of the Forum Shopping Centre which covers a large area of Area 4.

5.17 The Archaeological Potential

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		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

The Archaeological record within the area around Sittingbourne Town Centre is diverse and should comprise possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. The PDA is situated to the south of Milton Creek. The geographic and topographic location of the PDA is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

This section of the assessment will focus on the known 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, followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed in **Table 1**.

5.18 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas

There are no listed buildings, no Historic Parks, and one Conservation Area in the proposed development area. To the east but outside the PDA is located St Michael Church (TQ 96 SW 1090), a Grade II* listed building.

5.19 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east Kent, especially along the Medway and Stour Valleys. The Palaeolithic presence within the assessment area has not been found.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is within the assessment area with scatters of debitage and flint scatters found during excavations in 2011 at the Sittingbourne Paper Mill (EKE 12534).

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is represented in the assessment area by a possible Late Bronze Age ditch in the near vicinity (TQ 96 SW 266).

5.20 Iron Age

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 tribe occupying the area that is now Kent, was Canterbury). The Kent HER has a Late Iron Age-Roman settlement (TQ 96 SW 204) located to the east of the PDA. Iron Age and Roman features were also found at the Paper Mills just to the west of the PDA (TQ 96 SW 278).

5.21 Romano-British

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 predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital. The assessment area includes a number of records from this period including Roman pottery on land at located close to the PDA (TQ 96 SW 232) and its proximity to the Roman Watling Street.

5.22 Anglo-Saxon

The Anglo-Saxon period is represented within the proposed development area by the discovery of a knife during building works at the Paper Mill (TQ 96 SW 12). In addition numerous Anglo-Saxon cemeteries are known to exist within the assessment area.

5.23 Medieval

The medieval period is represented within the assessment area by the church of St Michael located just east of the PDA (TQ 96 SW 1090) and its associated moated manor house buildings and earthworks. In addition medieval burgage plots can be expected to survive on the north side of the High Street.

5.24 Post-Medieval

The Post Medieval period within the assessment area is represented by the listed building of St Michael Church, listed buildings and creek industrial activity.

5.25 Modern

Modern archaeology within the assessment area has been limited to remains from maritime activity along the creek and railway and mills infrastructures.

5.26 Undated

There is no Kent HER undated records that fall within the assessment area.

5.27 Cartographic Sources and Map Regression

A map regression exercise (Figs. 1-12) carried out on the proposed development area has shown that the site was undeveloped up until the early 19th century.

5.28 Aerial Photographs

The National Monuments Records were consulted during the writing of this report. Google Earth provided vertical images dated from 1940-2013 (Plates 1-3).

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **low**.

6.2 Iron Age

The potential for finding remains dating to the Iron Age within the confines of the development site is also considered **low**.

6.3 Romano-British

The potential for Romano-British archaeology is considered to be **medium**.

6.4 Anglo-Saxon

The potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **medium**.

6.5 Medieval

The potential for finding remains dating to the medieval period is considered as **medium**.

6.6 Post-Medieval

Evidence for post-medieval occupation in the area is abundant with a number of industrial activities in the vicinity. The potential for finding remains dating to the post-medieval period is therefore considered as **high**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The search area is for the most part, subject to massive urban development and the potential impact on buried archaeological deposits will have been due to these

activities. The site of the proposed development will also have been affected by the large areas of terraced housing and subsequent demolition and re-development of roads, retail and industrial units. It is unlikely that any archaeological deposits have survived. The existing impact is considered as **high**.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for the regeneration of Sittingbourne Town Centre. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of this impact and it is therefore considered as **high**.

8 MITIGATION

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 maybe impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of medium archaeological potential because of the extensive historic urban development on the area of the PDA.

However, there may be small areas of important archaeology surviving.

9 OTHER CONSIDERATIONS

9.1 Archive

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

9.2 Reliability/limitations of sources

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.

9.3 Copyright

Swale & Thames Survey Company (SWAT Archaeology) 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 Quinn Estates Ltd (and representatives) for the use of this document in all matters directly relating to the project.

10 ACKNOWLEDGEMENTS

The author would like to thank Spirit of Sittingbourne LLP for commissioning this report.

Paul Wilkinson PhD., MifA., FRSA.

30th October 2014

11 REFERENCES & BIBLIOGRAPHY

CAT 2011-12. 'Sittingbourne Paper Mill, Milton Road, Sittingbourne, Kent: Assessment Report on Archaeological Evaluation and Excavation

IFA (revised 2011) STANDARD AND GUIDANCE for historic environment desk-based assessment.

KCC HER Data 2014

Kent Historic Towns Survey, Sittingbourne. Archaeological Assessment Document December 2004

National Planning Policy Statement 2010: Planning for the Historic Environment. TSO (The Stationery Office)

National Planning Policy Practise March 2012.

Sittingbourne and Milton Creek SPD (2010)

Sittingbourne Conservation Area (SBC) March 2011

Wilkinson, P. Swale Archaeological Survey (2000)

Appendix 1. Regressive mapping

Andrews, Dury and Herbert published their famous atlas in 1769 some thirty years before the Ordnance Survey, and immediately becoming the best large scale maps of the county. It is thought that Edward Hasted based his maps of the Hundreds of Kent on Andrews and Dury's work. The finely engraved hatching at once distinguishes these sheets from other maps of the period and the use of the large scale enables one to see individual houses and, particularly, the ground plans of the country seats, many of which are identified with their owners' names; even the houses of the lesser gentry are included. A circular of 1765 sought subscriptions for this project. Andrews appears to have been the principal engraver and possibly surveyor as well. Dury and Herbert were booksellers in London who backed the project. The Map was reprinted in 1775, 1779 and 1794, all the issues are rare and highly prized. The map was issued in this first edition as uncoloured sheets, and coloured in outline.

The Andrews and Dury 1769 map of Sittingbourne shows ribbon development along the Roman Watling Street with the church of St Michael on the road that leads to 'New Quay' passing on the right the moated manor house of Bayford. To the north is a 'paper mill' situated on the stream emitting from 'Chakwell'. The area of the proposed development has not as yet been developed (**Fig. 1**).

The Ordnance Surveyors' Drawings (OSDs), compiled between 1789 and c.1840, represent the first continuous topographic mapping of England and Wales and are the most detailed record of the landscape preceding full-scale industrialisation in the mid-19th century. These original manuscript maps, drawn primarily at scales of ca. 1:21,120 and 1:31,680, with the Kent series being the first maps produced. Responsibility for the mapping of Britain fell to the Board of Ordnance, from which the Ordnance Survey takes its name. The Board had been established in Tudor times to manage the supply of stores and armaments for the army and maintain national defences. From its headquarters in the Tower of London, engineers and draftsmen set out to produce the first military maps by a system of triangulation.

The survey of Kent was first to go ahead. It began in 1795 under the direction of the Board's chief draftsman, William Gardner. Critical communication routes such as roads and rivers were to be shown clearly and accurately. Attention was paid to woods that could provide cover for ambush, and elaborate shading was used to depict the contours of terrain that might offer tactical advantage in battle.

Preliminary drawings were made at scales from six inches to the mile, for areas of particular military significance, down to two inches to the mile elsewhere. Back in the Drawing Room at the Tower of London, fair copies of the drawings were prepared at the reduced scale of one inch to the mile. From these, copper plates were engraved for printing.

The engraved map of Kent was published in 1801 at a scale of 1" to the mile whereas the Ordnance Survey Surveyors drawing were drawn at 6" to the mile. In consequence a tremendous amount of detail shown on the surveyor's drawings does not make it on to the smaller scale engraved maps.

The map shows 'Sittingbourne' on the 1798 OSD (**Fig. 2**) with some clarity. The church of St Michael is shown situated on the cross roads whilst to the east urban ribbon development along Watling Street has taken place with some urban development to the north and in the area of the PDA. The surrounding countryside is still enclosed arable fields with orchards.

From the 1840s the Ordnance Survey concentrated on the Great Britain 'County Series', modelled on the earlier Ireland survey. A start was made on mapping the whole country, county by county, at six inches to the mile (1:10,560). From 1854, to meet requirements for greater detail, including land-parcel numbers in rural areas and accompanying information, cultivated and inhabited areas were mapped at 1:2500 (25.344 inches to the mile), at first parish by parish, with blank space beyond the parish boundary, and later continuously. Early copies of the 1:2500s were available hand-coloured. Up to 1879, the 1:2500s were accompanied by Books of Reference or "area books" that gave acreages and land-use information for land-parcel numbers. After 1879, land-use information was dropped from these area books; after the mid-1880s, the books themselves were dropped and acreages were printed instead on the maps. After 1854, the six-inch maps and their revisions were based on the "twenty-five inch" maps and theirs. The six-inch sheets covered an area of six by four miles on the ground; the "twenty-five inch" sheets an area of one by one and a half. One square inch on the "twenty-five inch" maps was roughly equal to an acre on the ground. In later editions the six-inch sheets were published in "quarters" (NW,NE,SW,SE), each covering an area of three by two miles on the ground. The first edition of the two scales was completed by the 1890s. A second edition (or "first revision") was begun in 1891 and completed just before the First World War. From 1907 till the early 1940s, a third edition (or "second revision") was begun but never completed: only areas with significant changes on the ground were revised, many two or three times.

On the 1866 OS map the area between Watling Street and the railway has been developed. However, there are areas that have not been developed (**Fig. 10**).

By 1938 more urban development (**Fig. 11**) and this scenario continues to 1958 (**Fig. 12**), but by 1993 wholesale demolition has taken place (**Fig. 14**)

Figures



Figure 1. Andrews and Dury map of 1769



Figure 2. OSSD map of 1798 (red cross denotes centre of PDA)



Figure 3. Burgage plots (SBC 2011).



Figure 4. OSSD map of 1798 showing burgage plots and hinterland of PDA



Figure 5. Burgage plots identified on the OS 1866 map (SWAT 2014)



Figure 6. Area 1 proposed development



Figure 7. Area 2 proposed development



Figure 8. Area 3 proposed development



Figure 9. Area 4 proposed development

Plates



Plate 1. Google Earth dated 1940



Plate 2. Google Earth dated 1990

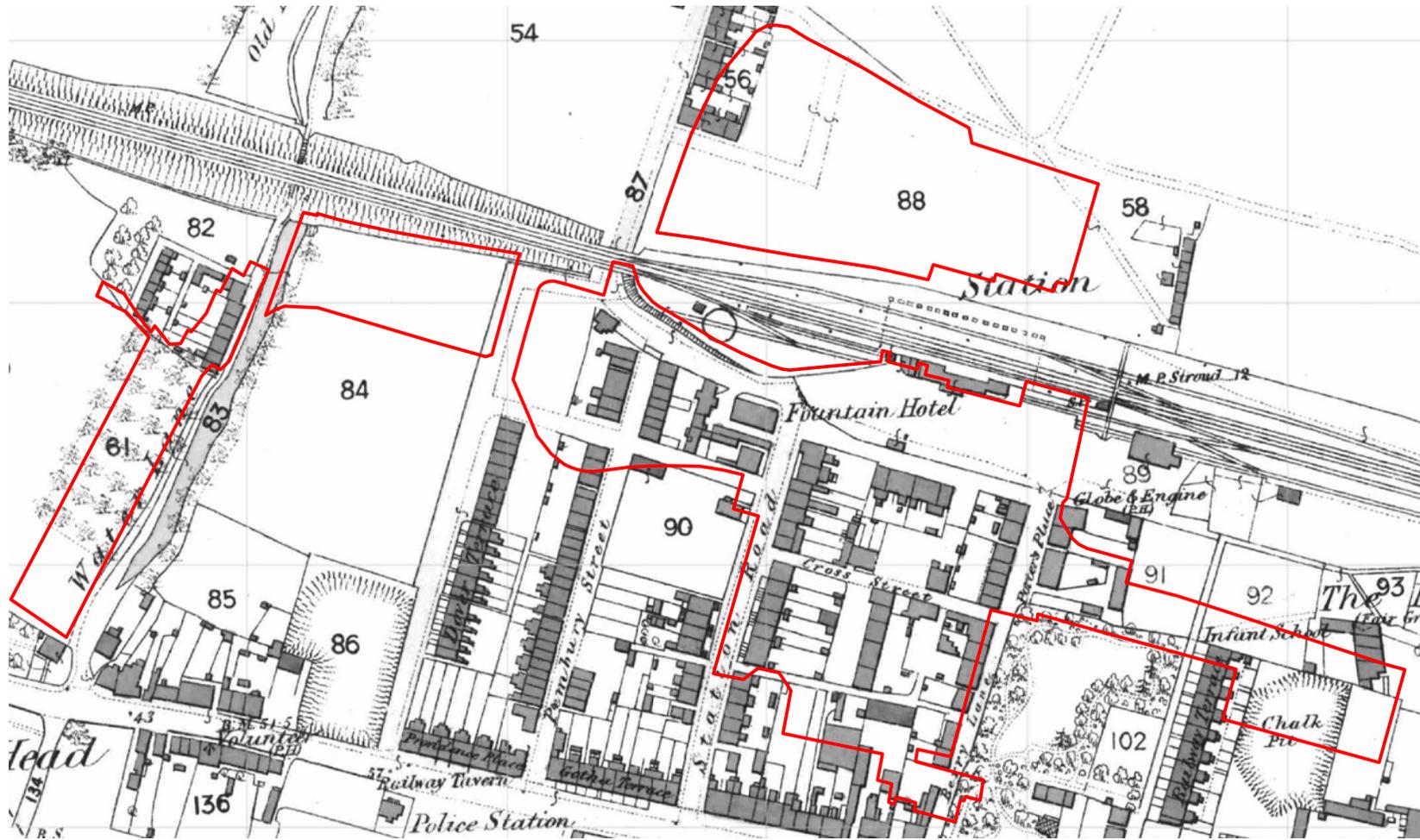


Plate 3. Google Earth dated 2014

EKE 11273 Three evaluation trenches at Church Street, no archaeology found
EKE 9868 Watching Brief at Pembury Street, no archaeology found
EKE 8383 Watching brief on the development of the Forum Shopping Centre, no archaeology found
EKE 11010 Historic Building Survey , The Red Lion
EKE 8540 Geoenvironmental survey at Mill Way, no archaeology found
EKE 12931 DBA of former mill and wharf site
EKE 12533 Evaluation of Sittingbourne Paper Mill followed by excavation
EKE 13032 DBA by Wessex Archaeology on Sittingbourne Regeneration Scheme
EKE 11008 DBA on Convent of the Nativity Catholic School site

TQ 96 SW 12 Late 9th century inscribed knife found c.1872 at the Paper Mills
TQ 96 SW 168 Post-medieval limekiln in West Street
TQ 96 SW 211 Two phases of post-medieval buildings and deposits at 37 East Street
TQ 96 SW 212 A series of intercutting pits dating from the 13th-14th century
TQ 96 SW 213 Late medieval well in Bell Road
TQ 96 SW 214 18th century chalk and cobble surfaces
TQ 96 SW 215 Features relating to 19th century buildings demolished in 1962
TQ 96 SW 223 Findspot. Palaeolithic handaxe
TQ 96 SW 262 Building Survey Sittingbourne Court House and Police Station
TQ 96 SW 278 Late Neolithic, Early Bronze Age activity at Sittingbourne Paper Mills

590190.0mE
164045.0mN



590740.0mE
163680.0mN

1:2500@A4



Figure 10: Sittingbourne town centre 1866

590190.0mE
164045.0mN



590740.0mE
163680.0mN

1:2500@A4



Figure 11: Sittingbourne town centre 1938

590190.0mE
164045.0mN



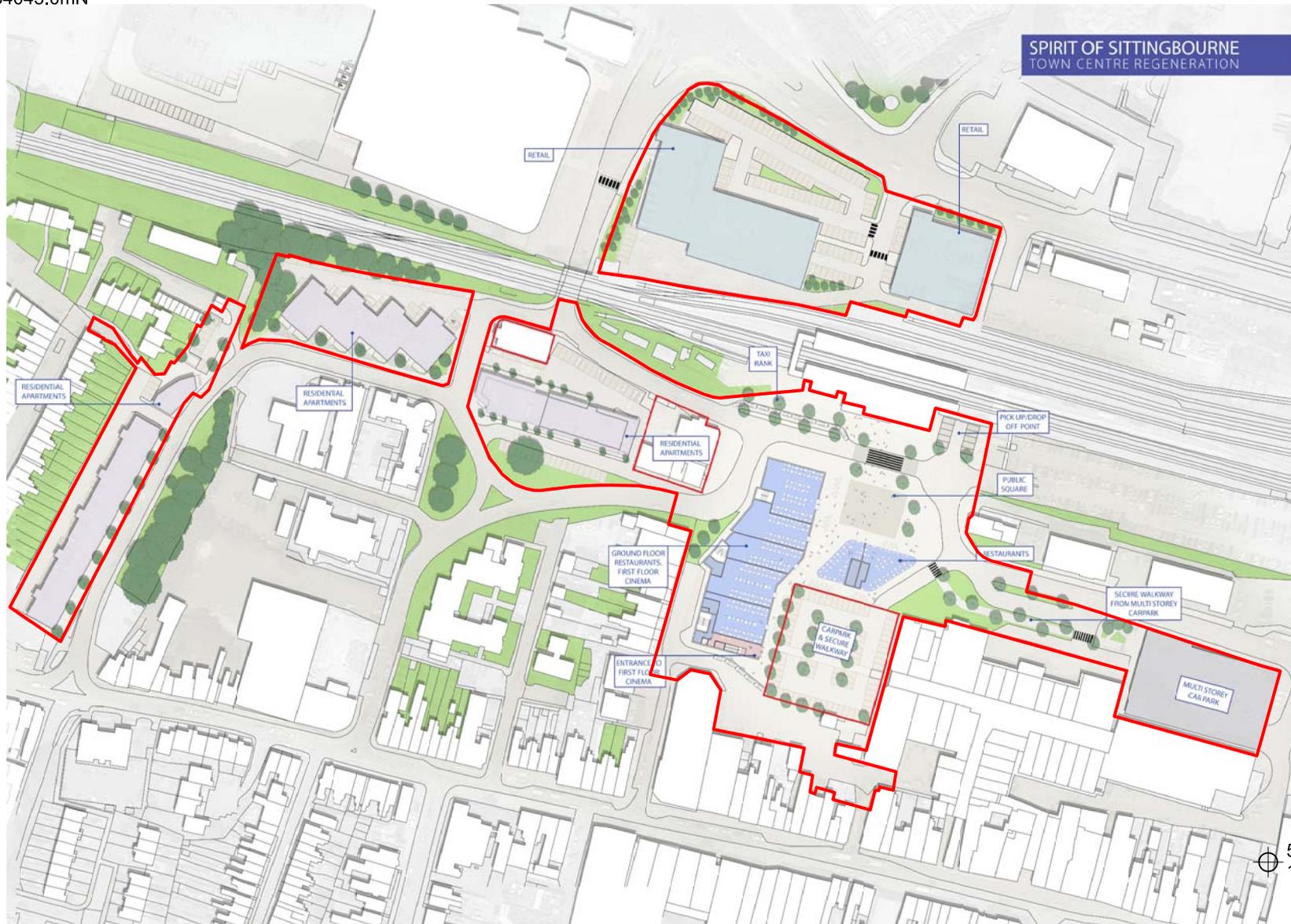
590740.0mE
163680.0mN

1:2500@A4



Figure 12: Sittingbourne town centre 1958

590190.0mE
164045.0mN



590740.0mE
163680.0mN

1:2500@A4





163800

163600

590600

590400

100m

1993
Fla14