



# **Land Adjacent to 152 Grovehurst Road, Sittingbourne, Kent; Heritage Impact Assessment**

March 2022

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NGR Site Centre: TQ 90446 66492



Report for Mr J Davies

25th March 2022

SWAT ARCHAEOLOGY

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## **Land Adjacent to 152 Grovehurst Road, Sittingbourne, Kent; Heritage Impact Assessment**

### **Summary**

SWAT Archaeology has been commissioned by Mr J Davies to prepare a Heritage Impact assessment relating to the Application Site of land adjacent to 152 Grovehurst 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 Application Site and demonstrate any potential impacts that a proposal will have upon their significance.

Located close to the north Kent Coast, the PDA is situated on the eastern side of the B2005, Grovehurst Road. The PDA is currently a small field of some 0.15 of a hectare and laid to grass. To the south are residential terraced houses. To the north is Great Grovehurst farmhouse. Great Grovehurst is a two storey, Grade II listed building situated along a mostly undeveloped section of Grovehurst Road leading towards the A249. The proposed development area does not contain any designated or non-designated heritage assets and is not within any Conservation Area. There are only a limited number of designated heritage assets within the assessment area and, these have been assessed and have no or limited visibility with the proposed development with the exception of Great Grovehurst, which is adjacent to the PDA.

Assessment of the findings from the KHER and other resources would suggest that the possibility of archaeological remains is high for the Prehistoric and Medieval periods, moderate for the Roman period and low for all other periods. The recent large-scale investigations in the Kemsley, Iwade and Grovehurst area has revealed evidence for these periods of regional significance. It appears that the PDA has been in agricultural use from at least the Medieval period onwards if not earlier, latterly forming part of the agricultural estate of Great Grovehurst Farm. Consequently, the site has had low historical impact to any potential archaeology. The proposed development for foundations and services is likely to have a high impact on any potential archaeology. This PDA presents an opportunity to allow for a further area to be archaeologically investigated. The need for, scale, scope, and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is anticipated that that an evaluation by trial trenching will be required to ascertain the nature of any archaeological deposits.

Issues raised in previous planning applications have been addressed. The design is sympathetic to the location and setting of Great Grovehurst and provides a distinctive character using good quality materials which can be subject to condition. The proposed single detached bungalow is modest and set back of the road and will not dominate the street scene, nor will it dominate Great Grovehurst, which will retain its sightline and architecture and aesthetic significance from Grovehurst Road, especially from the south. The size and scale of the proposed dwelling ensures that Great Grovehurst remains the dominant view of the street scene along that section of Grovehurst Road and has a negligible impact on its setting. Therefore, the proposed development will produce at the low end a 'less than substantial harm' to the designated asset of Great Grovehurst in accordance with NPPF paragraph 202. The public benefit that is predicted from the proposed development delivers progress as described in the National Planning Policy Framework. The scale of the development is sufficient that it will contribute towards housing supply.

## **Land Adjacent to 152 Grovehurst Road,** **Sittingbourne, Kent; Heritage Impact Assessment**

### **1 INTRODUCTION**

#### **1.1 Planning Background**

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr J Davies (the 'Client'), to carry out a Heritage Impact Statement relating to a proposed development area (PDA) of land Adjacent to 152 Grovehurst Road, Sittingbourne, Kent centred on National Grid Reference (NGR) TQ 90446 66492 (Fig.1).
- 1.1.2 This document has been prepared to support the planning application to Swale Borough Council and for Kent County Council (Heritage & Conservation) to assess the impact of the proposed development for the survival of archaeological remains within the Application Site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.

#### **1.2 Site Description**

- 1.2.1 Located close to the north Kent Coast, the PDA is situated on the eastern side of the B2005, Grovehurst Road. It is 1.1km north, north west of Milton Church with the centre of Iwade circa 1.3km to the. north, north west. The site adjoins the current settlement boundary of Kemsley. The PDA is currently a small field of some 0.15 of a hectare and laid to grass. To the south are residential terraced houses. To the north is Great Grovehurst farmhouse. Great Grovehurst is a two storey, Grade II listed building situated along a mostly undeveloped section of Grovehurst Road leading towards the A249. Adjacent to the east is a large arable field in which the Sittingbourne to Sheerness railway passes through on a north-south trajectory. On the opposite side of Grovehurst Road (west) is a separate arable field. Further to the north east are Kemsley Marshes and the waterway of Milton Creek. Close to the northern boundary within the PDA is a line of popular trees with the southern boundary a mixture of low hedging and wooden fence panels. The PDA is on level ground of 17m aOD. The PDA is on higher ground (Fig.27) above the low-lying ground of the marshes (Coldharbour, Kemsley and Ridham) primarily to the north east (Fig. 1).

#### *Geology*

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the Application Site consists of a patch of London Clay Formation - Clay and Silt. Within the area of the Application Site there is superficial deposits of Head- Clay and Silt.

### *Geotechnical Information*

- 1.2.3 There is no known geotechnical information for the PDA. The 2017 evaluation in the adjacent arable field to the west recorded the stratigraphic sequence across the Site and revealed an area of colluvium confined to the Central and Southern Excavation Areas. This colluvial layer sealed the archaeological horizon between 0.44m and 0.59m below ground level.

### **1.3 Scope of Document**

- 1.3.1 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 significance of designated and undesignated 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.

- 1.3.2 The Statement was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2017). The purpose of a Statement is to establish the known or potential cultural heritage resource in a local, regional, national, or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
- the identification of published and unpublished archaeological events
- the examination of available cartographic and documentary sources
- a walkover survey to assess the surviving cultural heritage resource
- an assessment of potential impacts upon the setting of nearby heritage assets

### **1.4 Previous Planning History**

- 1.4.1 An application in 2016 (16/506507) for the erection of 3 dwellings located close to the road side (later withdrawn) prompted the following response from the Conservation Office at Swale Borough Council:

*'I would advise that it would be necessary for any dwellings to be provided at this site to be set back behind the frontage building line, to (a) maintain a deep and wide green frontage to the listed building to better respect its current and historical setting, and (b) to provide a more visually satisfactory transition from the cluster of residential development in the south to the more rural*

*scene to the north which takes in the listed (former) farmhouse, the (former) farm pond and a range of outbuildings.'*

- 1.4.2 KCC Heritage responded to the same application concerning the archaeology commenting that it is 'located in an area that is archaeological sensitive, close to the findings of prehistoric and roman remains, mainly to the north of the present site' and suggested a planning condition for the implementation of a programme of archaeological work.
- 1.4.3 In 2018 a further application for two dwellings (18/502457) that were situated close to the roadside with the sale of the plot due to fund repairs to the listed building, was declined and went to appeal where it was considered that the application would not preserve the setting of Great Grovehurst and would harm the significance of the building. The appeal concluded that whilst the proposal would cause less than substantial harm, it would not be outweighed by the public benefits.
- 1.4.4 Consequently, this application seeks to incorporate a design that addresses previous comments raised concerning the setting on Great Grovehurst of the proposed development.

## 2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

### 2.1 Introduction

- 2.1.1 The historic environment assessment has been undertaken within the context of relevant planning policies and guidance documents.

### 2.2 Legislation

- 2.2.1 Statutory protection is provided by the following legislation:

*Ancient Monuments and Archaeological Areas Act (1979);*

- 2.2.2 The Ancient Monuments and Archaeological Areas Act concerns scheduled monuments where an archaeological site or historic building is considered to be of national importance and determined to be a scheduled monument by the Department of Culture, Media and Sport (DCMS). Any scheduled monument impacted by a development requires Scheduled Monument Consent which is undertaken by Historic England who provide advice on the management of Scheduled Monuments and any consents.

*Planning (Listed Buildings and Conservation Areas) Act 1990*

- 2.2.3 This Act covers buildings and areas that are desirable to preserve or enhance. This is done through the recording of listed buildings, which are buildings considered to have special architectural or historical merit, along with the designation of Conservation Areas, which are areas considered to have special merit in terms of architecture, character and/or appearance.
- 2.2.4 Under the terms of the Act a listed building may not be demolished, altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.
- 2.2.5 The Act sets out three grades of listing that can be applied. Grade I, the highest, is applied to buildings of exceptional interest. Grade II\* applies to buildings that are considered particularly important of more than special interest, followed by Grade II for buildings of special interest, warranting every effort to preserve them.
- 2.2.6 Under the designation of a Conservation Area, all the buildings within that area are recognised as part of its character and therefore provides a broader level of protection. For the demolition or substantial demolition of a building within a Conservation Area, planning permission would be required as well as for any changes to the external appearance.

*Hedgerow Regulations (Statutory Instrument No. 1160) 1997*

2.2.7 A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria. The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge.

### **2.3 Planning Policy Context: National Planning Policy Framework**

2.3.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 189-208. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment

2.3.2 Paragraph 189 of the NPPF sets out the core planning principles and states that planning Heritage assets 'are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

2.3.3 Section 16 also provides policy on the conservation and assessment of heritage assets. Annex 2 of the NPPF defines 'Heritage Assets' as: 'A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'.

2.3.4 Paragraphs 189-208 of Section 16 relate to the historic environment and the impact that developments may have on it. These paragraphs provide a framework for the preparation of policies for the historic environment and guidance for Local Planning Authorities, property owners, developers, and others on the conservation of heritage assets. Overall, the objectives of Section 16 can be summarised as seeking the: delivery of sustainable development; understanding the wider social, cultural, economic, and environmental benefits brought by the conservation of the historic environment; conservation of England's heritage assets in a manner appropriate to their

significance; and recognition that heritage contributes to our knowledge and understanding of the past.

2.3.5 Section 16 of the NPPF further recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 of the NPPF states that Local Planning Authorities ‘in determining applications for development, should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting’. The paragraph indicates that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

2.3.6 The NPPF states clearly that the more important the heritage asset, the greater level of protection is given to that asset. This means that listed buildings, scheduled monuments, protected wreck sites, battlefields, Grade I and II\* registered parks and gardens and World Heritage Sites are afforded the highest level of protection. Paragraph 193 states:

‘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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

2.3.7 Paragraph 200 then states:

‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.’

2.3.8 Paragraph 199 notes that significance can be harmed or lost through development within the setting of a heritage asset. Paragraph 201 provides a test for assessing harm in relation to designated heritage assets: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse

consent; unless it can be demonstrated that the substantial harm or total 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 not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use'.

2.3.9 Paragraph 202 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, where appropriate, securing its optimum viable use'.

2.3.10 Paragraph 205 requires Local Planning Authorities to 'ensure developers record and advance the understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and impact'.

2.3.11 Planning Practice Guidance: Conserving and enhancing the historic environment

2.3.12 Advice on enhancing and conserving the historic environment is also published in the Planning Practice Guidance which expands on how the historic environment should be assessed within the NPPF. This acknowledges that 'where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development'.

2.3.13 Furthermore, it highlights that neglect and decay of heritage assets are best addressed through ensuring that heritage assets remain in active use that is consistent with their conservation. Importantly, the guidance states that 'where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to: capture and record the evidence of the asset's significance which is to be lost; interpret its contribution to the understanding of our past; and make that publicly available'.

- 2.3.14 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high test that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgement for the decision maker, having regard to the circumstance of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting.
- 2.3.15 Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

## **2.4 Local Policies**

- 2.4.1 The Local Planning Authority for the study is Swale Borough Council.
- 2.4.2 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.
- 2.4.3 The Local Plan also sets out a number of development policies. The relevant ones are detailed below:
- 2.4.4 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.
- 2.4.5 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.

- 2.4.6 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.

*Policy CP8: Conserving and enhancing the historic environment*

- 2.4.7 To support the Borough's heritage assets, the council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:

1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;
2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM30-34;
3. Respond to the integrity, form and character of settlements and historic landscapes;
4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;
5. Respond positively to the Conservation Area appraisals and management strategies prepared by the Council;
6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and
7. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

*A Heritage Strategy for Swale, 2020-2032 (Adopted March 2020).*

- 2.4.8 This strategy provides a framework for the designation, conservation, management and physical and economic regeneration of Swale's Historic Buildings and Areas, including designated historic parks and gardens. Its priorities are:

- 2.4.9 To conserve, and where possible enhance Swale's heritage buildings, structures and areas and moveable/portable heritage as a cultural, economic, community and environmental asset to the area, in particular by positively managing the Council's own heritage assets, and by establishing a programme for the review and appraisal of Swale's Conservation Areas;
- 2.4.10 To make use of the borough's heritage to help achieve and promote sustainable and inclusive growth and regeneration, social and economic wellbeing, and civic pride, in particular by actions to tackle and specifically reduce Swale's heritage at risk across the full range of nationally and locally designated heritage assets;
- 2.4.11 To recognise and promote the role of Swale's heritage in creating or enhancing local distinctiveness and a positive image for the area as a place to live, learn, work and visit, in particular by the Council continuing to work in an enabling role to develop and support projects and initiatives by local groups, societies and businesses that would bring about significant public benefit.
- 2.4.12 To ensure Swale's heritage forms an integral part of local strategies and initiatives to promote tourism and the visitor economy, including through the conservation and subsequent positive management of the Borough's internationally significant maritime heritage (at Sheerness Dockyard) and aviation heritage (at Eastchurch) on the Isle of Sheppey;
- 2.4.13 Raising the historic environment (and the important social history associated with it) up the agenda by promoting awareness and understanding of Swale's heritage among local residents, businesses and visitors to the area, in particular to help realise the cultural, educational and associated health benefits it can offer.
- 2.4.14 The Council does not current have a Local List (of buildings, structures, sites or features of local heritage interest), but this is something which it is giving priority to developing as an early action in the initial Heritage Strategy Action Plan.
- 2.4.15 Often, heritage that may be considered of some significance (but not necessarily of such significance to merit consideration for scheduling, listing or registration by the Secretary of State) is encountered by chance, sometimes as a result of considering a planning application for development for the heritage asset in question or to something else nearby. In such circumstances, the Council will consider whether an application should be made for designation to Historic England following initial discussions with its Designation Team. In more urgent cases where the heritage being considered is believed to be particularly significant and may be under threat of total demolition/loss or significant harm through alteration, then the Council will consider serving a

Building Preservation Notice, which has the effect of treating the building or structure in question as a listed building until such time as it has been assessed by Historic England in response to a necessary parallel listing application.

- 2.4.16 More often than not, it is likely that previously unknown heritage that is subsequently discovered, will not be significant enough to warrant an application to Historic England for listing, registering or scheduling, or the serving of a Building Preservation Notice, but this does not mean any interest in its heritage significance stops there.
- 2.4.17 The Council records in its reports on applications for planning permission when it considers buildings/structures directly or indirectly affected by a development proposal should be treated as an undesignated heritage asset for the purposes of decision making, as this can rightly have a bearing on the outcome of such an application. Moving forward from the beginning of the Heritage Strategy plan period, the Council will keep a database of all such undesignated heritage assets, not only so that they can be recorded on its applications database and GIS/constraint notification systems to help ensure consistent decision making into the future, but also that the undesignated heritage assets on the list (placed as such by the specialist knowledge of the Council's Heritage Team – in consultation with external heritage specialists where necessary) may be considered for candidature in relation to the Council's planned Local List.
- 2.4.18 The Council recognize that in developing such a list, a clearly defined set of criteria for selection and inclusion will be required, and also that there would be real benefit in providing supporting information on significance to assist with ongoing/future conservation management. There are two appendices to the main report which cover an action plan and also a heritage at risk register.
- 2.4.19 Swale Borough currently has 50 Conservation Areas, and the majority of these have either no appraisal, or dated and inadequate appraisals to function effectively for the task of positive management – a role that also includes ensuring through the development management process, that any new development that takes place within a Conservation Area, or within its setting does not cause harm, and where possible, has an enhancing effect. Priority 1 of the heritage strategy is to put in place a programme for the systematic review of all the borough's existing Conservation Areas.

#### **Guidance and Best Practice**

*Historic England – Conservation Principles, Policies, and Guidance (2008)*

- 2.4.20 Conservation Principles outlines Historic England’s approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England’s own advice and guidance through the planning process, the document is recommended to Local Planning Authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.4.21 This document from 2008 remains relevant with that of the current NPPF policy in the emphasis placed upon the importance of understanding significance to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historic, aesthetic and communal.

*Historic England Good Advice Notes in Planning (2015)*

- 2.4.22 On the 25th March 2015, Historic England withdrew the Planning Policy Statement 5 (PPS5) Practice Guide. This document was replaced with three Good Practice Advice in Planning Notes (GPAs). The GPAs provide supporting guidance relating to good conservation practice covering The Historic Environment in Local Plans; Managing Significance in Decision-Taking in the Historic Environment; and The Setting of Heritage Assets.
- 2.4.23 In addition to these documents, Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; ‘HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management’, ‘HEA2: Making Changes to Heritage Assets’ and ‘HEA3: The Historic Environment and Site Allocations in Local Plans’. More recently, guidance in ‘the Significance of Heritage Assets’ has also been provided by Historic England.

*Principles of Cultural Heritage Impact Assessment in the UK*

- 2.4.24 Released in July 2021 and produced jointly by Chartered Institute for Archaeologists, Institute of Historic Building Conservation and the Institute of Environmental Management and Assessment, additional guidance is provided for cultural heritage practitioners. The Cultural Heritage Impact Assessment is concerned with understanding the consequences of change to cultural significance. At a fundamental level, CHIA is used to make informed decisions about the sustainable management of cultural heritage assets. The need for a Cultural Heritage Impact Assessment is triggered whenever somebody proposes to do something which could result in change to a cultural heritage asset or assets. It concerns understanding the cultural heritage asset and evaluating the consequences of change

*Local Planning Guidance*

- 2.4.25 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners, and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

### 3 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 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 Appendix 10.

##### *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 purpose of the walkover survey was to;

- Identifying any historic landscape features not shown on maps.
- Conduct a rapid survey for archaeological features and Heritage Assets.
- Make a note of any surface scatters of archaeological material.

- Identify constraints or areas of disturbance that may affect archaeological investigation.
- Understanding the setting of the Heritage assets and the wider landscape.

3.1.8 The results of the walkover survey are detailed in Section 5 of this document

*Constraints*

3.1.9 There are no constraints.

## **4 ARCHAEOLOGICAL AND HISTORICAL RESOURCE**

### **4.1 Introduction**

- 4.1.1 Sittingbourne is geographically located mid-way between Dover and London. It is sited close to Milton Creek, a tributary of the Queenborough Swale that divides the mainland from the Isle of Sheppey, provides access to the river Medway to Rochester and the River Thames to London, the English Channel and the North Sea.
- 4.1.2 The main road through Sittingbourne, Watling Street, was an ancient trackway first used by ancient Britons to travel between Canterbury and St Albans and evidence of Mesolithic and Neolithic activity and a prehistoric henge were discovered at the Meads housing estate on Quinton Road in 2008 to the south west. Late Bronze Age and early Iron Age features were uncovered at Stick Fast Lane in Bobbing in 2000 to the west and Iron Age pottery was found at St Bartholomew church in Bobbing in 1902. Prehistoric activity is also evidenced by numerous Mesolithic flint artifacts uncovered at Castle Rough, however, any settlement that was in place in 43AD was quickly assimilated by the Romans when they upgraded the track of Watling Street to a road and established a Roman arable landscape.
- 4.1.3 Sittingbourne was not recorded in the Domesday book of 1086 because until 1800 it was a small hamlet under the control of the manor of Milton Regis. The name Milton derives from Middleton and the old English Middel meaning 'central' or 'productive centre' and tun meaning enclosed village, farmstead or manor. The area in which the town was established was low-lying and marshy with access to the river and the ancient trackway which may have preceded Watling Street.
- 4.1.4 The Holy Trinity Church, located on the junction between Church Street and Dover Street, is one of the oldest churches in Kent. It was founded in the 6<sup>th</sup> century just a few years after the coming of St Augustine. The large stone outside the front porch is said to be a pagan alter-stone suggesting that the site has been historically considered religious. The walls of the church contain Roman tiles and a Roman villa is known near the site. In 680AD, Queen Seaxburh passed the Kingdom of Kent to her eldest son at a ceremony held at the doors of the church, before becoming a nun.
- 4.1.1 When the Danes landed in 893 AD it has been suggested they built a stronghold on the west side of Milton Creek. In response, King Alfred, built a fortification on the eastern side of the creek. Castle Rough is fortification associated the Danish landing east of the PDA, but excavation reveal that his is unlikely and is probably a moated homestead of the 13<sup>th</sup> century.

- 4.1.1 The town was known as *Milton Terra Regis* from 'Middleton Royal lands' and may have been the early residence of the Kings of Kent. It was burnt to the ground in 1052 by Godwin Earl of Essex and rebuilt to the extent that it was recorded in the Domesday survey as a population of 393 households and given to Bishop Odo by his half-brother William the Conqueror. There was recorded 10 acres of meadow, woodland for 220 swine. 6 mills, 32 fisheries and 27 salthouses and enough ploughlands for 6 Lord's teams and 167 men's plough teams. In terms of size, it was in the top 20% of settlements recorded.
- 4.1.2 Grovehurst means 'wooded hill'. Hasted, a late 18<sup>th</sup> century historian, reports that Grovehurst, now usually called 'Grovers', is a manor being the inheritance of the Grovehurst Family of that name. Sir William de Grovehurst possessed it in the reigns of king Edward I. and II. as did his descendant Sir Richard Grovehurst in that of king Henry VII.
- 4.1.1 By the post medieval period the area was largely occupied by sea faring people, fisherman and oyster dredgers. It was productive in apple and cherry orchards and hop growing and was ideally situated for the transportation of raw materials and goods by barge to London. The barges fed the brickmaking and papermaking industries, importing sand, mud and household waste such as cinders and then transported the finished product on their return journey. The town developed into a port during the industrial revolution when over 500 types of barges were built there.
- 4.1.2 The repeal of the brick tax in 1850 caused an unprecedented demand for bricks to construct large buildings in London. Sittingbourne was popular for its brick earth and Kentish stock brick has a high tensile strength ideal for bridges, railway stations, cathedrals etc. The brick makers frequently unearthed artefacts while digging the brickearth, which were preserved by the banker George Payne who published his works in *Collectanea Cantiana* in 1893.
- 4.1.3 Sittingbourne already had a paper mill in the 18<sup>th</sup> century and recently demolished, the Victorian mill building was built in the 1870s by Edward Lloyd. There was a shortage of pulp in the early 1920s and as a result Frank Lloyd, the eldest son of Edward, developed a new mill at Kemsley along with Kemsley Model Village. The Kemsley mill opened in 1924 and at the time, the four paper machines were the largest in the world. Of the planned 750 houses for the village, 188 had been completed by the summer of 1927. Frank Lloyd died in 1927 and the Lloyd Paper mills were taken over by Sir William Berry who formed the Bowater-Lloyds group. In 1998, both Sittingbourne and Kemsley mills were purchased by M-Real and the Sittingbourne Mill closed in 2007. Kemsley Mill still operates and is now owned by D. S. Smith

## 4.2 Kent County Council Historic Environment Record (KHER)

4.2.1 A search of the KCC HER was carried out on the 15<sup>th</sup> of December 2021, centred on the proposed site with a search radius of 1km. A gazetteer of the KHER is included in the table of Appendix 11.2 with KHER map data shown on Figures 8-10. There were no Conservation Areas, Registered Parks and Gardens or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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

## 4.3 Previous Archaeological Works

4.3.1 There have been a large number of intrusive events in the assessment area in recent years as seen in Figure 9 and Table 3. The archaeological potential of the area was first realised in the late 19<sup>th</sup> century with the finding of the Neolithic site just to the north, north east of the PDA. Key Events are detailed below.

### *Land north of Kemsley and west of Great Grovehurst*

4.3.2 Located in the area of a now electricity substation, close to the eastern embankment of the Sittingbourne to Sheerness railway line, a Neolithic site was recorded there in 1871 (TQ 96 NW 6). The site was revealed due to quarrying for brickearth. Given its finding in antiquity, details are scarce but was originally interpreted as a permanent settlement within sunken floored roundhouses represented by circular hollows c.3m to 3.6m in diameter, and c.0.90m deep, containing 'occupation' debris including evidence for wattle and daub superstructures. It is now thought the features are more likely to represent a pit complex associated with ceremonial activity (MacKinder, 2006). It is believed that the site was destroyed by the late 19<sup>th</sup> century through quarrying for brick earth.

*Great Grovehurst Farm*

- 4.3.3 A large area (17 HA) of Great Grovehurst Farm to the north of the PDA has been subjected to archaeological works with the 1871 known Neolithic settlement c. 100m to the east. The southern reach of this area was immediately adjacent to the PDA to the east. Fieldwalking (EKE11029) in 1996 found concentrations of pottery and flints (TQ 96 NW 1079 along with general artefact scatter (TQ 96 NW 1083). In the adjacent area to the east the fieldwalking plots only identified circa 1-2 finds per 25m square with those squares on the boundary with the PDA to the east having no finds. Also in 1996 was an evaluation (EKE11030). With 79 evaluation trenches, where only four contained dateable material and these were at the northern end of the investigation area. Others had suffered considerable truncation being only 0.15-0.20m deep. At the extreme northern part of this site, Roman colluvium and a ditch were found (TQ 96 NW 66). A truncated pit (TQ 96 NW 1081) and two possible hearths were found (TQ 96 NW 1078; TQ 96 NW 1082). The trenches did not reach as far south as the adjacent area to the east of the PDA with the closest only about 175m to the north east of the PDA.
- 4.3.4 In 2013 a separate evaluation (EKE12900) circa 700m north of the PDA had 5 trenches to assess the truncation of the archaeology following the earlier evaluation on the site. There were issues locating the original trenches. Also in 2013 was an open area excavation (EKE14677) circa 300m north, north east of the PDA where Neolithic – Middle Bronze Age field system and pits were identified (TQ 96 NW 1168).
- 4.3.5 Not yet in the HER, a 2017 evaluation (Fig.13) on land to the north and east of Great Grovehurst farmhouse comprised of 17 trial trenches. The evaluation findings consisted of Prehistoric boundary ditches and isolated pits mainly concentrated in the south eastern part of the area. Some ditches could be dated to the Late Bronze Age/Early Iron Age. The paucity of domestic artefacts would suggest that any Prehistoric settlement lies outside the Site, a lack of any evidence suggesting domestic activity was noted as was the relatively modern disturbance due to farming activity which was identified across the Site. As a result of these findings a programme of further workings is due to be undertaken as detailed below.
- 4.3.6 A new programme of works is due to take place shortly on Land north and east of Great Grovehurst prior to residential development where the brickearth will be removed as a valuable mineral asset. Due to the known below ground archaeological resource an archaeological excavation is required to record the resource before development based on the 2017 evaluation above. The site lies in an area of archaeological interest with the evaluation revealing deposits of prehistoric (Bronze Age) date with a number of undated linear features mainly in the eastern part of the site. There are 2

proposed excavation areas (Fig. 14). Site B located just east of the now demolished modern farm buildings and Area A, a large area covering the south eastern part of the arable field circa 100m east of the PDA.

*Excavations North of Sittingbourne 2003-5 (EKE9415)*

4.3.7 This excavation covered a large area to the north of Ridham Avenue in Kemsley and east of the railway line and the PDA with an arm heading west of the railway line and north of the PDA towards the roundabout at the junction of Grovehurst Road and the B2005 (Swale Way). Referred as the Milton-Kemsley Distributor Road excavation a multi-period occupation site was revealed (TQ 96 NW 11). An evaluation in 2003 (EKE8594) found a middle/late Bronze Age cremation burial in a pottery vessel. Within this area two sites A and B were subject to Strip, map and sample being circa 300m east of the PDA. Mesolithic and Neolithic period flints were found that were residual finds with the Neolithic flint concentrated in the north west of this site, close to the area of the 19<sup>th</sup> century Grovehurst finds. A late Bronze Age field system and loom weight suggests a settlement nearby. Activity is then seen after a hiatus in the late Iron Age period, something also seen at nearby Iwade. Four roundhouses were found and a possible metalled track. The field system was also reorganised in the late Iron Age. Late Medieval activity in the form of ditches, pits and two buildings are thought to represent a small farmstead with associated field system and trackways.

4.3.8 To the south of this area, a 1998 - 2003 programme of works circa 650m south east of the PDA resulting in an excavation had identified a Prehistoric Settlement at Kemsley (TQ 96 NW 1004).

*Land North West of Sittingbourne*

4.3.9 This is a large area of land to the west of the PDA and Grovehurst Road and to the north and south of Bramblefield Lane. In 2016-2017, a geophysical survey (EKE16439) was undertaken on the land except for the area around Pheasant Farm due to the deep deposits of made ground in that area. The geophysical survey revealed evidence of the Chatham Land Front (TQ 96 NW 138). Some former field boundaries were located. In addition, the former locations of quarry pits and gravel washing mills were detected.

*Excavations at Iwade*

4.3.10 There have been extensive excavations in the Iwade area just to the north, north west of the PDA (EKE8614; EKE8615; EKE8616; EKE8617; EKE11257; EKE12882). Focussing on the areas at the southern part of Iwade, multi-period archaeological remains have been found. These include Mesolithic pits, Neolithic pits and ditches, and outer ditch of a henge. Bronze Age settlement and burial activity, as well as field systems and the inner ditch of a henge There was also an Iron Age

enclosure settlement with circular structures, some with heaths and others as ancillary buildings. Many other Iron Age ditches, Medieval field system and a holloway were also found.

#### **4.4 Historical Map Progression**

##### *Symonson Map, 1596*

- 4.4.1 This map shows Grovehurst with the large settlement of Milton on the creek nearby. Colshall is also recognised on the maps as is Iwade to the north (Fig.15).

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

- 4.4.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. Grovehurst is depicted again with the house set back off the road. There are two buildings showing to the north of the farmhouse also on the eastern side of Grovehurst Road. The map position for Bromfield (Bramblefield) are incorrect in that it is too far north. East of the PDA are Foxgrove and Ore House closer to the Swale. (Fig.16).

##### *Ordnance Surveyors Drawing, 1797*

- 4.4.3 This map shows far greater detail and land-use. The area is rural and one of isolated farmsteads. The PDA can be seen as arable land to the south of Great Grovehurst Farmhouse. To the north of the farm is a pond and two sets of agricultural buildings alongside the road. To the rear of the farmhouse is also arable land. With the marshy area showing beyond to the east and north. To the north, north east is Featherbed House (Little Grovehurst). To the south west is Bramblefield Lane and Bramblefield Farmhouse. To the west is Pheasants Farmhouse (Fig.17)

##### *Milton- Next Sittingbourne Tithe Map, 1839*

- 4.4.4 The tithe map (Fig.18) shows the PDA as part of area designated 156. This is owned by Edward Fletcher and occupied by William Creed Fairman. It is annotated in the records as Great Grovehurst House and land use is recorded as 'house, orchard and gardens'. To the north of the house is area designated 157 and referred to as Grovehurst Yard. Just to the north of the house is a new outbuilding to the south east of the pond and another outbuilding to the north east of the 'L' shaped range. The adjacent field to the south east is an orchard called 'Young Orchard' suggesting it has recently been planted.

##### *Historic OS Map 1867, scale 1:2,500*

- 4.4.5 By this time the PDA is no longer considered as part of the immediate garden to Great Grovehurst and is no part of the orchard that was to the south east. The railway has also arrived by this time and can be seen passing to the east. The farmstead has also grown significantly by this time and

has a second yard with ranges on all four sides to the east of the original yard with the 'L' shaped building. There is also a small building to the east at the rear of the farmhouse (Fig.19).

*Historic OS Map, 1897, scale 1:2,500*

- 4.4.6 There is little change at the PDA which remains as part of a large orchard. To the south at the junction of Bramblefield Lane and Grovehurst Road there are now houses on the eastern side of Grovehurst Road and also a school. To the south at Guinea Hall, the house has been extended at the front as it is showing a larger footprint. In addition, part of the southern range of outbuilding is no longer showing (Fig.20).

*Historic OS Map, 1908, scale 1:2,500*

- 4.4.7 There is little change, the PDA is still orchard. More of the surrounding farmland is also now orchard. (Fig.21).

*Historic OS Map, 1938, scale 1:2,500*

- 4.4.8 There is little change at the PDA, which is still orchard. However, the western part of the orchard field is now housing immediately south of the PDA facing Grovehurst Road. There are also houses along Bramblefield Lane and the edge of the settlement of Kemsley to the south east can be seen. More of the remaining surrounding farmland is orchard (Fig.22).

*Historic OS Map 1964, scale 1:2,500*

- 4.4.9 The PDA is no longer orchard nor is the adjacent area to the north in front of the farmhouse. To the rear of the house, the area remains as orchard as does the large field opposite. There are now more houses on the western side of Grovehurst Road. North of the farmhouse, there are now also more outbuildings showing to the north of the yard with four ranges (Fig.23)

*Historic OS Map, 1979, 1:2,500*

- 4.4.10 There is now very little remaining in the surrounding area of orchards with the land having reverted to arable use. There appears little change at the PDA except for the creation of a boundary between the PDA and Great Grovehurst. New housing has also been built to the south east of the PDA with new rounds of Danes Mead and Godwin Close. To the north of the farmhouse there has been a reduction in some of the outbuildings associated with the farm yard and new larger modern outbuildings. The original 'L' shaped range has also been demolished (Fig.24).

*Historical OS Map 1990/93 - 2003, scale 1:2,500 & 1:1,250*

- 4.4.11 There is little change (Figs.25-26).

## 4.5 Aerial Photographs

### *1940s*

- 4.5.1 The PDA is to be located in the area where there is a crossover and overlap of images and consequently the area of the PDA is distorted. However, there can clearly be seen the houses located immediately south of the PDA and that the farmhouse of Great Grovehurst is surrounded by orchards. Except for a small part of a field east of the farmhouse (Plate 1).

### *1960's*

- 4.5.2 The PDA can clearly be seen. There is a line of trees within the PDA marking the creation of a boundary line between the PDA and the Great Grovehurst. On the western side of the railway the field is now arable. Orchards remains in the area west of Grovehurst Road (Plate 2).

### *1990*

- 4.5.3 There is little change at the PDA. The western side of Grovehurst Road is now arable. North of the farmhouse there have been changes to the farm yard buildings with new larger sheds and earlier building demolished. To the south the new residential bungalows of Danes Mean and Godwin Close and along Hurst Lane have been built (Plate 3).

### *2003*

- 4.5.4 There is little change at the PDA, the trees on the northern boundary have matured. There have been further changes to the farm buildings to the north. To the west the new Sheppey Way has been built (Plate 4).

### *2020*

- 4.5.5 There is little change at the PDA. To the north, all the farm outbuildings have been demolished. (Plate 5).

### LIDAR

- 4.5.6 The 1m Digital Terrain LIDAR mapping is seen in Figure 11. The LIDAR shows very in the area of the PDA.

## **5 WALKOVER SURVEY**

- 5.1.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts as well as assessing heritage assets and setting. The walkover survey was undertaken on the 20<sup>th</sup> of December 2021. No artefacts or archaeological features were identified in the walkover (Plates 6-14).
- 5.1.2 The Site is currently a field of mown grass. The northern boundary encompasses the mature popular trees which are common trees used as windbreaks and boundaries in Kent. The eastern boundary is not currently in place and is currently a continuation of the same field. The southern boundary is a mixture of hedging, wooden fence panels and bushes. The western boundary is a currently a post and wire fence.

## 6 ASSESSMENT OF HERITAGE ASSETS

### 6.1 Introduction

- 6.1.1 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'.
- 6.1.2 Table 2 shows a number of designated heritage assets that fall within the assessment area. Specific attention is given to the Grade II Great Grovehurst adjacent to the PDA. However, the setting of heritage assets is not limited by distance. Therefore, a review of designated assets further away within the Application Site assessment area and also outside of the assessment area has been undertaken. The assessment confirmed that there are no long views or other heritage assets that need to be considered.

### 6.2 Great Grovehurst

#### ***Architectural and Historical Interest***

- 6.2.1 The Farmhouse is Grade II listed, and the Historic England listing is brief with the following comment:
- 'C18 front. 2 storeys stuccoed. Steeply-pitched hipped tiled roof. Stringcourse. 5 sashes with glazing bars intact. Doorcase at the back with pilasters, pediment and semi-circular fanlight.'*
- 6.2.2 Hasted provides some history with regards to the manor and its owners. Hasted states that Sir William de Grovehurst possessed it in the reigns of Edward I and II, and his descendant Sir Richard Grovehurst in that of Henry VII. The Grovehursts' alienated it to a Finche, whose descendants held it for several generations. His heirs sold it to Peachy of Petsworth in Sussex, whose descendant, Sir James Peachy, Bart., afterwards Lord Selsey, owned it in 1798. In 1880 it was recorded as the property of William Whitehead Gascoyne, Esq., of Sittingbourne. In the 1880 *Archaeologia Cantiana*, George Payne wrote an article concerning archaeological finds at Grovehurst and states that the Manor house was destroyed in 1871 when a new farmhouse was erected in its place, which does not tie into the expected date of the building as described on the Historic England Listing.
- 6.2.3 A newspaper article in the Public Ledger and Daily Archive of the 25<sup>th</sup> of September 1824, refers to the auction of the Great Grovehurst Manor estate. The estate consisting off Great Grovehurst,

Little Grovehurst (Featherbed House), Pheasant Farm House and decoy farms. The estate is recorded as being some 500 acres comprising of meadow, grazing, pasture, arable, cherry orchards, hop plantations as well as capital barns and stables. The tenant at the time is recorded as Mr Panton with a lease until 1829. By 1846 the estate was up for auction gain, with the tenant this time recorded as W. C. Fairman Esq. with rental income of £1,000 per year.

- 6.2.4 The farmhouse is Grade II listed and is considered to have architectural merit as an 18<sup>th</sup> century Georgian building with potentially earlier origins. Farmhouses of this period benefited from Post Medieval expansion and increased wealth in farming leading to the gentrification of many farmhouses. Many original architectural details remain such as the steep hipped tiled roof and windows. The entrance is pedimented with pilaster and semi-circular fanlight. The rear of the house is painted brick with the front elevation stuccoed. It is its architectural merit that is its primary significance. As a Grade II buildings, they are considered to have medium significance under the DMRB guidelines.

#### *Setting*

- 6.2.5 The principal frontage of the house faces west, and it is set back off the road by circa 45m with the front of the house to lawn. The setting of the house has undergone significant changes from that of an historic farmhouse. Originally in an isolated position as one of a number of scattered Post Medieval farmhouses. To the north of the house were multiply farm yards. One with buildings on all four sides and one with buildings on three sides at the time of the late 19<sup>th</sup> century as well as other additional outbuildings and a large pond to the south of the western yard area. To the north east of the house there is a walled garden, which has been in place since at least the time of the tithes. The first significant change would have been with the arrival of the railway in 1860. passing circa 190m to the east of the house. On the eastern side of the railway the land was quarried for brickearth during the second half of the 19<sup>th</sup> century. During the beginning of the 20<sup>th</sup> century as with many other rural areas in Kent, there was a change in farming towards the use of orchards which began to surround the farmhouse including between the house and Grovehurst Road.
- 6.2.6 By the 1930s, Kemsley Garden Village had been built on the higher ground to the south east and at the junction of Grovehurst Road and Bramblefield Lane to the south of the Farmhouse Grovehurst Road was widened and semi-detached houses were built on either side of the road. During the second half of the 20<sup>th</sup> century Kemsley expanded up to the railway line and additional houses were built to the rear of houses on the western side of Grovehurst Road to the south east of the farmhouses being Hurst Lane, Danes Mead and Godwin Close. The farm yards buildings to the north were replaced by large agricultural sheds and the surrounding land returned to arable use. During

the first decade of the 20th century, Great Grovehurst to the north of the farm yards had a new road built called Swale Way with a roundabout circa 250m north, north east of the farmhouse and Kemsley was extended to the north, being to the east of the railway line. Grovehurst Road was widened to match the road widening seen earlier at the southern part. By 2018, the farm buildings to the north of the farmhouse had been demolished ahead of the site being utilised for housing. The development masterplan shows open space has been allocated to the development in the area to the north of the farmhouse. Construction has yet to commence. The farmhouse is no longer in an isolated position having become part of the Milton and Kemsley area suburbs although it resides at the northern end of Grovehurst Road which is more open and verdant in nature. There is a historical connection between the Farmhouse and the farm yard and outbuildings. However, during the 20<sup>th</sup> century the farm yard area was used for separate commercial purposes from that of Great Grovehurst and there is no legible connection remaining between the Farmhouse and the farmstead. The house can be viewed at a distance across the front lawn from the roadside on Grovehurst Road and following the demolition of the farm buildings is now experienced principally as historic residence.

6.2.7 The PDA currently comes under the ownership of Great Grovehurst. A boundary was placed in the northern part of the PDA by the 1960s separating that area from the front lawn of the house and a boundary on the eastern part of the PDA. By the 1990s, the northern boundary had matured into trees. But the eastern boundary removed to create a larger grassed area. These trees show evidence of regular pollarding and effectively separate the area of the PD from that of Great Grovehurst. The farmhouse is situated back from the road on a bend. The front lawn boundary of the farmhouse with the road is a low native hedge which allows sight on the front elevation of the house, which being painted white catches attention. Approached along Grovehurst Road from the north, this front elevation is viewed against a background of the line of trees and on their northern side a clump of vegetation around the pond area. Great Grovehurst viewed from the approach on the south along Grovehurst Road passes through the urban residential area of Grovehurst on the outskirts of Milton until the area of Great Grovehurst is reached when either side of Grovehurst Road gives way to rural trees and hedges. On the western side, a glimpse of the arable field beyond. On the eastern side depending on the season, there is a glimpse of Great Grovehurst. During summer when the trees are in full leaf, the farmhouse cannot be glimpsed (Plate 15). In winter it is possible to glimpse the farmhouse through the trees (Plate?). Whilst this part of Grovehurst Road has a rural air to it, it is just 250m from a busy roundabout and junction of the transport corridor links of Swale Way and the dual carriageway of the new Sheppey way (A249). At present the house

has an arable field to the rear although permission has been given for brickearth extraction and residential housing which will be a reduction in its rural setting.

### **6.3 Bramblefield Farmhouse (excluding outbuildings)**

#### *Architectural and Historical Interest*

6.3.1 The farmhouse is Grade II listed and is considered to be an open hall house that is timber framed and dating to the late 15<sup>th</sup> century to early to mid 16<sup>th</sup> century. The Historic England listing is as follows:

*‘Two storeys timber-framed. Ground floor brick, 1st floor cement rendered with some vertical beams visible. Hipped tiled roof. 3 windows now altered to metal framed casements. Right side doorcase with flat wooden weather hood. Left side later lean-to extension with slate roof. 2 outside brick chimney stacks to rear and 1 curved brace.’*

6.3.2 It is circa 325m south west of the PDA. It is its architectural and aesthetic interest as a hall house that is their primary significance. As a Grade II buildings, they are considered to have medium significance under the DMRB guidelines.

#### *Setting*

6.3.3 The farmstead including the farmhouse like others in the area was initially isolated. It resides on the southern side of Bramblefield Lane. Originally a narrow rural single width track between Grovehurst Road and the Old Sheppey Way and surrounded by farmland and orchards. By 1938, the farmhouse was no longer isolated, with houses built on the northern side of Bramblefield Lane between just north east of the farmhouse and Grovehurst Road. The surrounding area is one of orchards at the time. By 1960s the houses on the northern side of Bramblefield Lane had extended west wards until opposite the farmhouse. By 1990 there were houses on the southern side of the lane extending from Grovehurst Road up to the eastern boundary of the farmhouse. With the building of the new A249 Sheppey Way, Bramblefield Lane was turned into a no through road with just a footbridge across the new road at the western end. The fields to the north and south of the farmhouse returning to arable use with both areas currently under planning applications primarily for residential houses and awaiting decision. There are very limited views of the house due to its natural boundaries of trees surrounding the property.

6.3.4 Due to the house's vegetation boundaries of tall leylandii hedges and also the houses located on the eastern side of Grovehurst Road and the northern side of Bramblefield Lane, there is no

intervisibility between the PDA and Bramblefield Farmhouse. The PDA does not contribute towards the setting of the farmhouse and consequently does not need to be considered further.

#### **6.4 Featherbed House**

##### *Architectural and Historical Interest*

6.4.1 Featherbed House, previously called Little Grovehurst used to be a Grade II listed building located circa 235m north, north west of the PDA. The building was removed from the list in May 2007 for reasons unknown but may be due to the loss of historic fabric or the significant alteration to its setting due to the construction of the A249, new Sheppey Way. It could still be considered to be a non-designated asset and may be worthy of local listing under the Heritage Strategy.

6.4.2 Considered to be a late 16<sup>th</sup> century or early 17<sup>th</sup> century timber framed house restored in the 20<sup>th</sup> century with added porch. The ground floor stuccoed in plinth, the 1st floor has clirestudding with brick infill of some diagonal braces, but this is now covered over by tile hanging. Hipped renewed tiled roof and off-centre brick stack with renewed top. Despite the removal of the listing the house retains a number of architectural features externally and that forms its architectural and aesthetic interest, which forms its primary significance.

##### *Setting*

6.4.3 Featherbed House located on the southern side of Featherbed Lane located between Grovehurst Road and the Old Sheppey Way. Like many other houses in this area, it was isolated and surrounded by farmland that became orchards. The setting of the house significantly changed in the 1990s with the building of the A249 just to the west of the house with a roundabout immediately north of the house connecting the northern end of Grovehurst Road to the junction of the A249. Traffic at the roundabout further increased in the 21<sup>st</sup> century with the connection of Swale Road to the Roundabout. This altered the entrance to the property which is now from the northern end of Grovehurst Road. Consequently, with the road levels raised up, the house appears within a sunken plot. The entrance is set back off the road behind trees and hedging on all four sides around the property. The arable field immediately south of the house is currently under consideration for planning permission for residential housing. Given the dense roadside vegetation between the PDA and the western side of Grovehurst Road, there is currently no intervisibility between the PDA and the Featherbed House. The PDA does not form part of the setting of Featherbed House and consequently does not need to be considered further. As a non-designated asset, it is considered to have low significance under the DMRB guidelines.

## 6.5 Pheasant Farmhouse

6.5.1 Pheasant Farmhouse appears to have two listings although it appears to be a single house (listing: 1061047 & 1343861) is a Grade II listed building and believed to be from around 1700, with 19<sup>th</sup> alterations. It is brick and of two storeys on plinth with plat band, boxed eaves, 3 hipped dormers and stacks to left and right. Irregular fenestration of 3 sash windows and 1 tripartite sash, ground floor openings gauged and keyed: half-glazed door with rectangular fan-light and flat hood to centre right. The buildings primary significance it that of its architectural and aesthetic significance. The farmhouse is considered to have medium significance under the DMRB guidelines.

### *Setting*

6.5.2 Located on the western side of the Old Sheppey Way the farmhouse had a yard to the north of the house with agricultural buildings on all four sides. Like the other farmsteads in the area, it was isolated. Located to the west of the PDA with a large field originally in between that was orchards in the first part of the 20<sup>th</sup> century. During the second half of the 20<sup>th</sup> century, the farm yard became a business of a breaker's yard. By the 1990s with the arrival of the A249 set in a cutting, its setting was altered with a reduction of traffic passing the house and a dual carriageway located in the field in between the PDA and Pheasant Farmhouse. It is only possible to view the house via a glimpse in its entrance and it is set back behind a boundary of tall trees. Due to the topography of the land, there is a small rise in ground level in between the PDA and the farmhouse, which means that there is no intervisibility with the PDA and that the PDA does not contribute towards the setting of the farmhouse. Therefore, it does not need to be considered further.

## 6.6 Summary of Archaeological Potential

6.6.1 This section pulls together all the known archaeological and documentary information along with the historical mapping and aerial photographs to form a suggestion as to the potential for archaeological remains for each period.

### *Palaeolithic*

6.6.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The KHER has no records for this period within the assessment area. The likelihood of finding Palaeolithic remains is considered **low**.

### *Mesolithic*

6.6.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. There are no KHER records for this period. The potential for this period is considered to be **low**.

### *Neolithic*

6.6.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The pace of woodland clearance began to increase to create agricultural land. There are seven KHER records for this period. Just circa 390m to the north end of Great Grovehurst Farmland is a possible Neolithic-Bronze Age field systems and pits revealed in a 2014 excavation (TQ 96 NW 1168). Circa 470m to the east, north east is a Neolithic settlement area found in antiquity, which also revealed pottery, flint debris, axes, animal remains and arrowheads (TQ 96 NW 6). More Neolithic feature are then found further to the east (TQ 96 NW 96). On the outer reaches of the assessment area to the north east, fieldwalking identified Neolithic flints (TQ 96 NW 1014) and to the north west in Iwade, Neolithic ditches and pits were excavated (TQ 96 NW 1168; TQ 96 NW 137). An axe reported under the Portable Antiquities Scheme where the exact location is not revealed and located to a general grid square to the west of the PDA (MKE73092). This suggests that the immediate landscape across this whole area was extremely attractive in the Neolithic period. Therefore, the archaeological potential from this period is considered **high**.

### *Bronze Age*

6.6.5 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial, and ceremonial level. The KHER has eight records for this period as well as some of the Neolithic records mentioned above could also falls into the Bronze Age period. Like the Neolithic period, features and finds are in the direction from the PDA to the south east, east, north east and also to the north west. It appears across the area was also attractive for occupation and settlement in the Bronze Age period. The closest finds area that of artefact scatter from fieldwalking on Great Grovehurst Farm (TQ 96 NW 1079), circa 250m north, north east of the PDA where a concentration circa 375m north, north east of Late Bronze Age, Romano-British, Medieval, pottery and flints found in 1996 (TQ 96 NW 1083). In all there were 380 flint fragments as well as some pottery sherds. Settlements and activity have been identified in the Kemsley area to the east (TQ 96 NW 116; TQ 96 NW 97; TQ 96 NW 99) and south east (TQ 96 NW 1004) and also at Iwade to the north west (TQ 86 NE 160; TQ 86 NE 154). Not yet in the HER are the 2017 evaluation in the adjacent field to the east and of the PDA where some ditches could be dated to the Late Bronze Age/Early Iron Age. The paucity of domestic artefacts would suggest that any Prehistoric settlement lies outside of the field. Therefore, the archaeological potential from this period is considered **high**.

### *Iron Age*

6.6.6 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 KHER has four records for this period. Again occupation/ settlement activity features have been found north of Ridham Avenue in Kemsley to the east (TQ 96 NW 98; TQ 96 NW 100) and also in Iwade (TQ 96 NW 103; TQ 86 NE 155) including and enclosure settlement of roundhouses. This suggests ongoing occupation and settlement along the higher ground in this period which also includes the area of the PDA. The potential for finding remains that date to this period within the confines of the Application Site is considered **high**.

#### *Romano-British*

6.6.7 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 KHER has two records for this period. Many Iron Age sites see occupation continuing into the Roman period and it is also suggestive that may be the case in the Grovehurst/Kemsley area. To the north, north east of the PDA circa 700m away, a 1996 evaluation identified a Roman ditch (TQ 96 NW 66) and pit (TQ 96 NW 1081). In the wider area near Milton Church, is believed to be a Roman building (TQ 96 NW 8). Therefore, the features found in the study area may be part of fields systems associated with a Roman farmstead likely to be else where. The potential for finding remains that date to this period within the confines of the Application Site is considered **moderate**.

#### *Anglo-Saxon*

6.6.8 There is little by way of evidence for the Anglo-Saxon period with just one KHER record for the assessment area being that of a possible enclosure on the outer reaches of the assessment area in Iwade to the north west (TQ 86 NE 151). It is likely that the PDA was outside the early settlement area of Milton and Iwade in this period. Therefore, the potential for finding remains that date to this period within the confines of the Application Site is considered **low**.

#### *Medieval*

6.6.9 Into the Medieval period, there are six KHER records. Two of those are for the Grade II listed buildings of Bramblefield Farmhouse (TQ 96 NW 1158) and Coleshall Farmhouse (TQ 86 NE 1166). In addition, circa 660m to the east north of Ridham Avenue features and find suggested some sort of settlement in that area between the 11<sup>th</sup> to the 14<sup>th</sup> century (TQ 96 NW 101). Other Medieval features such as ditches (TQ 96 NW 136), pit (TQ 96 NW 1169) and a dew pond (TQ 96 NW 118), all towards the outer reaches of the study area

6.6.10 There was a house associated with Grovehurst Manor that existed in the Medieval period and believed to be on the site of the present farmhouse. Therefore, it is possible that evidence from the Medieval period will exist in the vicinity of the present farmhouse, which includes the area of the PDA. Therefore, the archaeological potential is considered to be **high**.

*Post Medieval*

6.6.11 There are 24 KHER records for this period. Seven of these relate to farmsteads records reflecting the agricultural nature of the area in this period including that of Great Grovehurst with its multi-yards area to the north of the farmhouse (MKE85355) and appears to be one of the larger farm operating in the area in this period consisting of some 500 acres. The present Grade II listed farmhouse for Great Grovehurst also dates from this period (TQ 96 NW 1155) as well as a number of other farmhouses associated with farmsteads. There have also been cropmarks associated with farmland drainage (TQ 96 NW 47). The railway (TQ 96 NW 1165) came through just to the east of the PDA in 1860. The HER records also reflect the industrialisation across the area in this period with brickworks and their features (TQ 96 NW 75; TQ 96 NW 77; TQ 96 NW 79). There has been just one PAS find of a silver coin located to a general grid square circa 850m north west of the PDA (MKE 10623). Map regressions shows the area of the PDA as arable use and later as orchards in this period. The archaeological potential for finds from this period within the area of the Application Site is considered **low**.

*Modern*

6.6.12 There are two HER records for this period. In Kemsley to the south, south east was a WWII searchlight emplacement (TQ 96 NW 132). Located to the south, west, south and south east are trenches associated with WWI (TQ 96 NW 138) and the Kemsley Strong Point (Fig.28). It does not appear that these occurred in the area of the PDA. The PDA remained as orchards until around the middle of the 20<sup>th</sup> century. Since then, it appears to have been kept as grass. The archaeological potential for finds from this period within the area of the Application Site is considered **low**.

*Undated*

6.6.13 There are four undated features. A flint axe as a surface find in 1882 near Grovehurst Hill just to the south of the PDA (TQ 96 NW 15). Circa 425m and 500m north of the PDA were two possible hearths (TQ 96 NW 1082; TQ 96 NW 1078). Circa 625m to the west of the PDA is a cropmark of a square enclosure (TQ 86 NE 115). It is possible that these are all Prehistoric in date.

*Overview and Significance*

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

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

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

## **7 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT**

### **7.1 Development Proposals**

7.1.1 The proposed development is a single storey detached dwelling. It will be set back off the road behind the imaginary diagonal line from the front of 152 Grovehurst Road to the front of Great Grovehurst. This will ensure that the sight line of the front elevation of Great Grovehurst as viewed from the southern approach on Grovehurst Road is not affected. The 20<sup>th</sup> century houses immediately south of the PDA are two storeys in height as is Great Grovehurst although due to the steeper pitched roof, Great Grovehurst is higher than the houses to the south. The proposed development of a single storey ensures that its scale is such that it does not impose on the size and scale of Great Grovehurst farmhouse (Fig. 2).

7.1.2 The design principles of the proposed development are:

- Optimum use of a neglected space
- Low density utilisation of the site with single storey dwelling set within a larger plot.
- Set back off the road in order not to impede the sight line for Great Grovehurst from the southern approach on Grovehurst Road.
- Set lower at only 1 storey to ensure the development does not impose on the size and scale of Great Grovehurst.
- Design of a property that has a rural 'barn' feel to bridge the move from urbanisation to the rural aspect of Grovehurst Road.
- Utilising local vernacular design and quality materials including with red base, oak timber weatherboarding, clay tiles and timber windows.
- Retain and strengthen all existing boundary vegetation in order to have minimal impact of the surroundings and views.
- Planting of native orchard trees along the site frontage to recreate the previous 'orchard setting' and to similarly recreate the connection between the Listed Building and the historic farming and agricultural character of the locality.
- Use of a single central driveway access would minimise any harm to the popular trees.

## **7.2 Assessment of Physical Impact on the Archaeological Resource**

7.2.1 Assessment of the findings from the KHER and other resources would suggest that the possibility for archaeological remains is high for the Prehistoric and Medieval periods, moderate for the Roman period and low for all other periods.

7.2.2 There are no known archaeological assets within the Application Site. However, the adjacent field has recently found Bronze Age features and further investigation is imminent. Across this area of higher ground from Milton, Grovehurst and towards Iwade evidence of settlement and occupation has been seen from the Neolithic period through to the Iron Age reflecting the attraction for a landscape that had woodland, marshland, estuary and coastal resources to hand. By the Bronze Age the land is drier and likely more attractive for settlement. Any archaeological evidence within the PDA for this period would add group value to the archaeology seen across the area and would be of regional significance. A review has suggested that the area of the Application Site lies outside of the core settlement areas in what was most likely woodland and then agricultural hinterlands, later as part of the farming lands associated with the estate of Great Grovehurst. The location of the PDA close to the current farmhouse means that there is the possibility of finding Medieval evidence associated with the earlier manor house that may have been close by.

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

- Total Impact - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- High Impact – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- Medium Impact – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- Low Impact – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

7.2.4 The historical impact at the Application Site is considered to be low as the area has not been built on although there would have been some low-level disturbance due to arable farming and grubbing out of orchards. The proposed development for foundations, along with services is likely to have a high impact upon any potential archaeology. This PDA presents an opportunity to allow for a further area to be archaeologically investigated.

7.2.5 The need for, scale, scope, and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is anticipated that that an evaluation by trail trenching will be required to ascertain the nature of any archaeological deposits.

### **7.3 Assessment of Physical Impact on Setting**

7.3.1 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 within or beyond the 1km study area include the PDA as part of their setting or contributes to their significance and therefore may potentially be affected by the proposed development.

7.3.2 There are no built heritage assets located within the PDA itself nor is it close to any Conservation Area. Of the designated heritage assets assessed, there is no intervisibility between the PDA, Pheasants Farmhouse, Featherbed Farmhouse or Bramblefield Farmhouse. Of those designated assets their primary significance is that of their aesthetic and historical qualities and will not be impacted by the proposed development.

7.3.3 The proposed single detached house set back of the road will not dominate the street scene nor will it dominate Great Grovehurst, which will retain its sightline from Grovehurst Road, especially from the south. The size and scale of the proposed dwelling is modest and ensures that Great Grovehurst remains the dominant view of the street scene along that section of Grovehurst Road.

- 7.3.4 The materials used are acceptable and considered to be of the local vernacular and likened to that of a barn style dwelling, hence the use of shutters on some of the downstairs windows along with weatherboarding. It also adds interest to the building. There are minimal windows located on the northern elevation of the new house to reduce overlooking and preserve the privacy of Great Grovehurst.
- 7.3.5 The trees that currently form the boundary between the PDA and Great Grovehurst will come under the ownership of the PDA and will be retained respecting the current setting of Great Grovehurst and its boundary with the PDA. To the front of the proposed development site there is scope for landscaping and planting which will further enhance the appearance and setting of the listed building, maintaining the open aspect of the land allowing from continued glimpses towards Great Grovehurst and allowing its heritage significance to be revealed. The planting of the native orchard in front of the new dwelling refers back to its historical land use as an orchard and soften the impact from the urban area to the south, to a more rural feel.
- 7.3.6 Therefore, the proposed application is considered to have addressed issues raised under previous planning application with the reduction in residential units to one, the proposed building being set back behind the sight lines of Great Grovehurst and retaining the open frontage and respecting its setting and sight lines of Great Grovehurst as well as a creating positive transition from the urban to rural elements along Grovehurst Road. The design is sympathetic to the location and setting of Great Grovehurst and provides a distinctive character using good quality materials which can be subject to condition.
- 7.3.7 The magnitude of impact caused by the proposed development on Great Grovehurst, a designated asset of medium significance (Appendix 11.5.1) is considered to be negligible (Appendix 11.5.2) leading to a neutral/slight magnitude of effect (Appendix 11.5.3). Therefore, the proposed development will produce at the low end a 'less than substantial harm' to the designated asset of Great Grovehurst in accordance with NPPF paragraph 202.
- 7.3.8 The public benefit that is predicted from the proposed development delivers progress as described in the National Planning Policy Framework. The development will contribute towards housing supply as well as providing modest economic benefits in terms of construction jobs.

## **8 CONCLUSION**

### **8.1 Introduction**

- 8.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for Mr J Davies in support of the application for proposed developments of land adjacent to 152 Grovehurst Road, Sittingbourne, Kent.
- 8.1.2 The proposed development area does not contain any designated or non-designated heritage assets and is not within any conservation area although it is within the curtilage of the Grade II listed Great Grovehurst Farmhouse. There are only a limited number of other designated heritage assets within the assessment area, and these have been assessed and have no or limited visibility with the proposed development and are not impacted by the development.
- 8.1.3 Assessment of the findings from the KHER and other resources would suggest that the possibility of archaeological remains is high for the Prehistoric and Medieval periods, moderate for the Roman period and low for all other periods. The recent large-scale investigations in the Kemsley, Iwade and Grovehurst area has revealed evidence for these periods of regional significance. It appears that the PDA has been in agricultural use from at least the Medieval period onwards if not earlier, latterly forming part of the agricultural estate of Great Grovehurst Farm. Consequently, the site has had low historical impact to any potential archaeology. The proposed development for foundations and services is likely to have a high impact on any potential archaeology. This PDA presents an opportunity to allow for a further area to be archaeologically investigated. The need for, scale, scope, and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is anticipated that that an evaluation by trail trenching will be required to ascertain the nature of any archaeological deposits.
- 8.1.4 Issues raised in previous planning application have been addressed. The design is sympathetic to the location and setting of Great Grovehurst and provides a distinctive character using good quality materials which can be subject to condition.
- 8.1.5 The proposed single detached house set back of the road will not dominate the street scene nor will it dominate Great Grovehurst, which will retain its sightline and architecture and aesthetic significance from Grovehurst Road, especially from the south. The size and scale of the modest proposed dwelling ensures that Great Grovehurst remains the dominant view of the street scene along that section of Grovehurst Road and has a negligible impact on its setting. Therefore, the

proposed development will produce at the low end a 'less than substantial harm' to the designated asset of Great Grovehurst in accordance with NPPF paragraph 202.

- 8.1.6 The public benefit that is predicted from the proposed development delivers progress as described in the National Planning Policy Framework. The scale of the development is sufficient that it will contribute towards housing supply.

## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

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

### **9.2 Reliability/Limitations of Sources**

- 9.2.1 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.

### **9.3 Copyright**

- 9.3.1 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 J Davies (and representatives) for the use of this document in all matters directly relating to the project.

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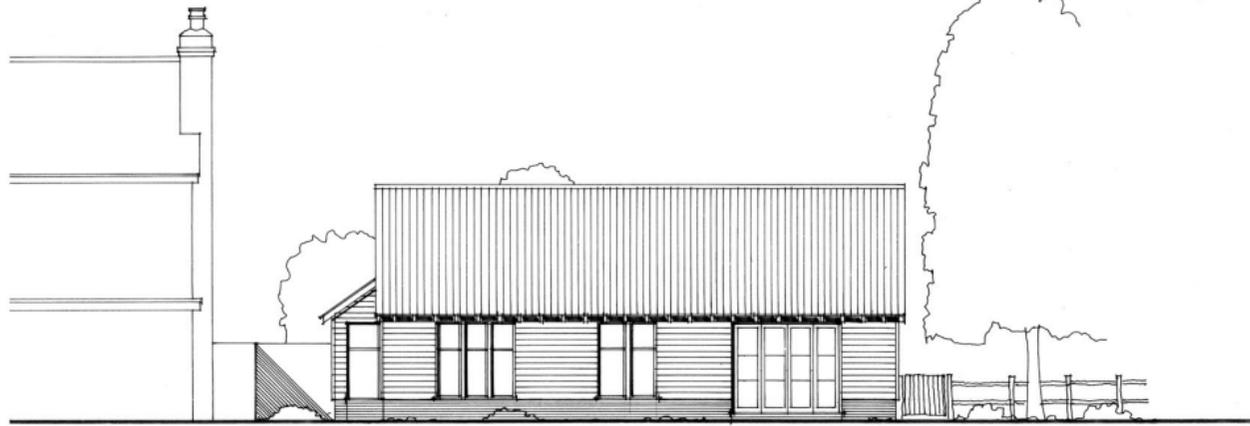
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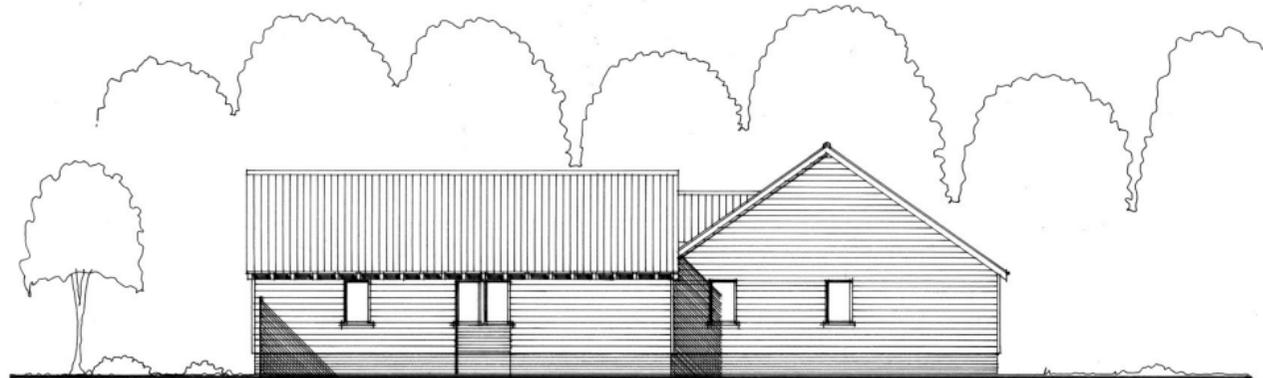
Figure 1: Site location map, scale 1:1,250.







Rear Elevation



Side Elevation



			<p>This Drawing is to be scaled from the Planning Purpose only. ALL RELEVANT DIMENSIONS AND LEVELS TO BE ASCERTAINED OR CHECKED AND VERIFIED ON SITE BEFORE SPECIFIC AREAS OF WORK ARE COMMENCED. All errors or discrepancies must be reported to the designer or contract administrator immediately on discovery. This drawing remains the sole copyright of KENT DESIGN PARTNERSHIP until such time as an applicable license is granted.</p>												
<p>Mr J Davies</p>	<p><b>PRELIMINARY</b></p>	<p>Drawing Number</p>	<p><b>KENT DESIGN PARTNERSHIP</b> Grove Dairy Farm Business Centre, Bubbling Hill, Sittingbourne, Kent ME9 8NY Telephone : 01795 844162 e-mail : mail@kdparchitects.co.uk Web : www.kdparchitects.co.uk</p>												
<p>Land adj 152 Grovehurst Road, Sittingbourne</p>	<table border="1"> <thead> <tr> <th>Drawn By</th> <th>Checked By</th> <th>Date</th> <th>Scale</th> <th>Size</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>IM</td> <td></td> <td>Mar 2022</td> <td>1:100</td> <td>A3</td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">Proposed Rear and Side Elevation - Bungalow Option</p>	Drawn By	Checked By	Date	Scale	Size	Revision	IM		Mar 2022	1:100	A3		<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>21_60-SK09</p> </div>	
Drawn By	Checked By	Date	Scale	Size	Revision										
IM		Mar 2022	1:100	A3											

Figure 2: Proposed Development Plans and elevations

## **11 APPENDICES**

### **11.1 Statutory List Description**

#### **11.1.1 Great Grovehurst**

Heritage Environment Record Number: TQ 96 NW 1155

List Entry Number: 1057685

National Grid Reference: TQ 90461 66529

Type of Record: Grade II

Date of Listing: 10-Sep-1951

Period: Post Medieval

Summary: C18 front. 2 storeys stuccoed. Steeply-pitched hipped tiled roof. Stringcourse. 5 sashes with glazing bars intact. Doorcase at the back with pilasters, pediment and semi-circular fanlight.

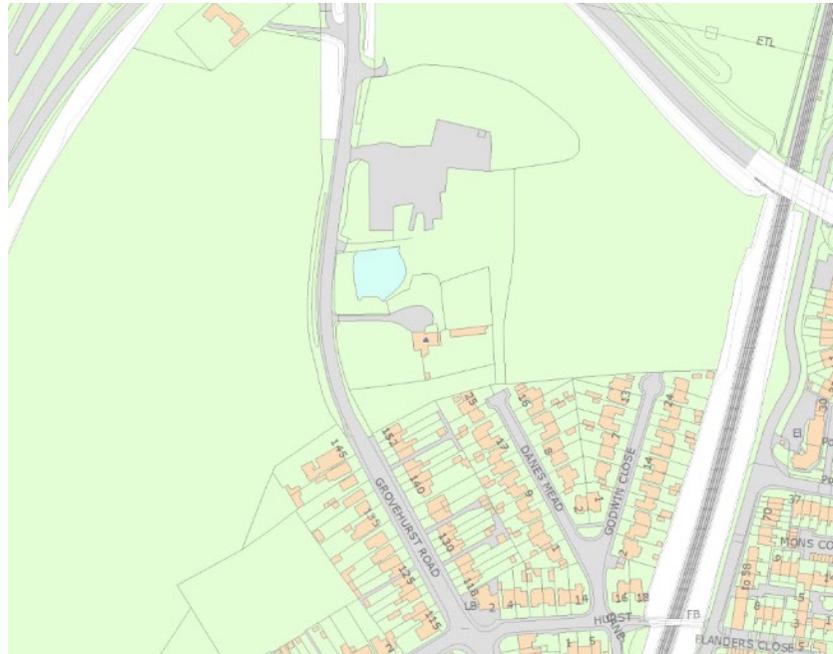


Figure 3: Location of Great Grovehurst

### 11.1.2 Bramblefield Farmhouse

Heritage Environment Record Number: TQ 96 NW 1158

List Entry Number: 106140

National Grid Reference: TQ 90241 66168

Type of Record: Grade II

Date of Listing: 27-Sep-1973

Period: Post Medieval

Summary: Two storeys timber-framed. Ground floor brick, 1st floor cement rendered with some vertical beams visible. Hipped tiled roof. 3 windows now altered to metal framed casements. Right side doorcase with flat wooden weather hood. Left side later lean-to extension with slate roof. 2 outside brick chimney stacks to rear and 1 curved brace.

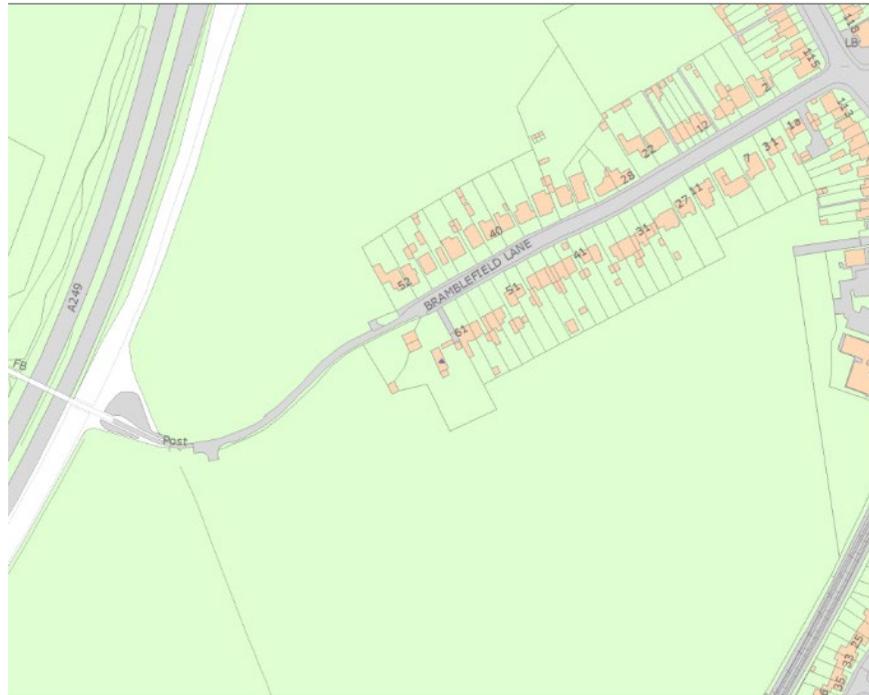


Figure 4: Location of Bramblefield Farmhouse

### 11.1.3 Featherbed House

Heritage Environment Record Number: TQ 96 NW 1151

List Entry Number: Removed from the list on 16th May 2007

National Grid Reference: TQ 90337 66733

Type of Record: Not listed. Non-designated Heritage asset

Date of Listing: N/A

Period: Post Medieval

Summary: Late C16 or early C17.3 bay lobby entrance house restored in C20 with added porch. Timber framed, the ground floor stuccoed in plinth, the 1st floor has clirestudding with brick infill of some diagonal braces but this is now covered over by tile hanging. Hipped renewed tiled roof and off-central

brick stack with renewed top. 2 storey 3 windows C20 triple casements with leaded lights, north east front has catslide roof and lean-to porch. Some C16 English bond brickwork to ground floor of south east front. Interior has 2 open fire- places. Parlour end has late C16 axial beam with 4-inch chamfer and lamb' s tongue stops and 2 inch chamfered floor joists with lambs tongue stops. A break in joists indicates there may have been a ladder access to the 1st floor here. 1st floor has jowled posts. Attic not seen but reported to contain old timbers.



Figure 5: Location of Featherbed House

#### 11.1.4 Pheasants Farmhouse

Heritage Environment Record Number: TQ 96 NW 1167

List Entry Number: 1343861

National Grid Reference: TQ 89834 66369

Type of Record: Grade II

Date of Listing: 13th February 1974

Period: Post Medieval

Summary: Farmhouse. Circa 1700, altered early C19. Painted brick and plain tiled roof. Two storeys on plinth with plat band, boxed eaves, 3 hipped dormers and stacks to left and right. Irregular fenestration of 3 sash windows and 1 tripartite sash, ground floor openings gauged and keyed: half-glazed door with rectangular fan-light and flat hood to centre right.



Figure 6L Location of Pheasants Farmhouse

**11.2 Appendix 11.2 – KCC HER Data. All distances are approximate and taken from the centre of the Application Site**

KHER Ref	Type	Period	Distance	Description
TQ 96 NW 66	Monument	Roman	c. 690m NNE	Romano-British Ditch at Great Grovehurst Farm. Found in a 1996 archaeological evaluation.
TQ 86 NE 115	Monument	Unknown	c. 625m WNW	Undated square enclosure, Sittingbourne. visual as a cropmark.

KHER Ref	Type	Period	Distance	Description
TQ 86 NE 116	Monument	Post Medieval	c. 600m W	Post Medieval Building, Ferry Road. Pheasant Farmhouse. C. 1700.
TQ 96 NW 72	Monument	Post Medieval	c. 55m NNE	Great Grovehurst Farm. Grade II (1057685).
TQ 96 NW 74	Monument	Post Medieval	c. 475m NNW	Grovehurst Cottage (Site)
TQ 96 NW 75	Monument	Post Medieval	c. 365m N	Post Medieval Brickworks, Bobbing. Grovehurst Tile Works. In between tithe 1839 and 1st Ed OS map.
TQ 96 NW 96	Monument	Early Neolithic to Late Bronze Age	c. 700m ESE	Neolithic and/or Bronze Age Features on Land North of Ridham Avenue, Kemsley. Ditches, gullies, pits and postholes were identified along the road corridor in an area approximately 300m long.
TQ 96 NW 97	Monument	Middle Bronze Age to Late Bronze Age	c. 705m ESE	Mid-Late Bronze Age Features North of Ridham Avenue. The function and type of these features could not be determined
TQ 96 NW 98	Monument	Late Iron Age to Roman	c. 705m ESE	Late Iron Age/Roman Features North of Ridham Avenue. Two of the ditches appeared to be part of a still visible linear embanked earthwork, interpreted as probably part of an abandoned hollow way.
TQ 96 NW 99	Monument	Middle Bronze Age to Late Bronze Age	c. 705m ESE	Mid-Late Bronze Age Features, North of Ridham Avenue, Kemsley. Mid-Late Bronze Age remains were the most numerous in this evaluation, demonstrating the high archaeological potential of the area and a reflection of the Kemsley Fields site to the south. Features included a burial consisting of cremated human bone and settlement remains. Part of a curved gully was recorded in one trench, similar to the type in the Kemsley field excavations, although it has also been suggested that this ring ditch and some of the other features maybe of an earlier Late Neolithic/Early Bronze Age date. These results support the findings of the evaluation work to the north and east for the proposed road, which suggested that only part of the settlement was exposed during the Kemsley Fields excavation (to the south) and that it extended to the north across this proposed housing area and road scheme.
TQ 96 NW 100	Monument	Late Iron Age to Roman	c. 705m ESE	Late Iron Age and Roman Features North of Ridham Avenue, Kemsley. The features recorded pointed to significant occupation and/or settlement activity on the site, particularly in the higher lying southern and north eastern parts of site.
TQ 96 NW 101	Monument	Medieval	c. 660m E	Medieval Features North of Ridham Avenue. Pottery (including a pottery waster), dating from the 11th to 14th centuries was recovered from many of the features, which included post holes, pits and ditches. This led the

KHER Ref	Type	Period	Distance	Description
				evaluation report to conclude that the pottery and features point to some sort of settlement having occupied the site in that period.
TQ 86 NE 160	Monument	Middle Bronze Age to Late Bronze Age	c. 985m NNW	Mid - Late Bronze Age Field System, Iwade. A series of linear ditches and pits representing an enclosed field and trackway dating to the mid to late Bronze Age, or possibly a little later. No settlement found although storage pits and hearths were detected. The settlement maybe located nearby.
TQ 96 NW 103	Monument	Middle Iron Age to Late Iron Age	c. 890m NNW	Mid - Late Iron Age Enclosure Settlement, Iwade with roundhouses, enclosures and field boundaries possibly continuing in use into the early Roman period.
TQ 96 NW 116	Monument	Late Bronze Age to Roman	c. 675m E	Multi Period Occupation Site on Kemsley Fields, Kemsley, Near Sittingbourne. Evidence of prehistoric, Roman and medieval settlement found on site. Neolithic pottery and flint, late Bronze Age artefacts, as well as various finds from Mid to Late Iron Age, Roman and medieval periods found. Four-post structure, ditches, hearth, and possible cremation burial.
TQ 96 NW 1155	Listed Building	Post Medieval	c. 40m NNE	Great Grovehurst. Grade II (1057685).
TQ 96 NW 1158	Listed Building	Medieval to Post Medieval	c. 380m SSW	Bramblefield Farmhouse (Excluding Outbuildings). Grade II (1061040).
TQ 86 NE 162	Listed Building	Post Medieval	c. 620m WSW	Pheasant Farmhouse. Grade II (1061047).
TQ 96 NW 1151	Building	Post Medieval to Modern	c. 260m NNW	Featherbed House. Grade II (1397681).
TQ 86 NE 1166	Listed Building	Medieval to Post Medieval	c. 970m NW	Coleshall Farmhouse. Grade II (1116241)
TQ 96 NW 47	Monument	Post Medieval	c. 1010m N	Cropmarks of 19th Century Field Drainage. Characteristic C19th patterns. System in NE part of field has main channel some 400m long with feeders set at 45–80-degree angles. 5 feeder channels join the main channel on its S side at its lower (SE) end while 9 connect along the length of the N side. These drains were encountered during an evaluation in 2003 in the western part of this field.
TQ 86 NE 1146	Monument	Post Medieval to Modern	c. 1020m NW	Former Site of a Barn at Coleshall Farm. Formerly Grade II, dated 1680-1720. now demolished.
TQ 86 NE 1167	Listed Building	Post Medieval	c. 620m WSW	Pheasants Farmhouse. Grade II (1343861)

KHER Ref	Type	Period	Distance	Description
TQ 86 NE 1175	Listed Building	Post Medieval	c. 850m WSW	Layfield Cottages. Grade II (1299592).
TQ 96 NW 120	Building	Modern	c. 390m ESE	George V Pillar Box, Facing Kemsley Arms PH, The Square, Kemsley
TQ 96 NW 15	Findspot	Unknown	c. 295m S	Undated Flint Axe, Found Near Grovehurst Hill, Near Milton. Found on the surface of a field to the south of the railway bridge at Grovehurst Hill, Reported in 1882.
TQ 96 NW 6	Monument	Neolithic	c. 470m ENE	Grovehurst, Neolithic Settlement, unenclosed, excavations have revealed hollows and finds of pottery, flint working debris, stone axes, animal remains and arrowheads.
TQ 96 NW 137	Monument	Late Neolithic	c. 775m NNW	Late Neolithic Ditch, Iwade. 2012 evaluation.
TQ 86 NE 151	Monument	Early Medieval or Anglo-Saxon	c. 975m NW	Early Medieval Enclosure, Iwade. SWAT evaluation in 2012.
TQ 86 NE 150	Monument	Middle Neolithic to Late Neolithic	c. 965m NW	Neolithic Ditch and Pits, Iwade. In 2011 Swale and Thames Archaeological Survey Company carried out an evaluation and an excavation in 2012. Middle Neolithic pits and Late Neolithic ditch terminus, post hole and a pit were found.
TQ 96 NW 138	Monument	Modern	c. 245m SE	Kemsley Strong Point. This First World War strong point consisted of two fire trenches separated by a road on the east side of the railway line. These works extended to other short sections of fire trenches to the west of the railway which lined with the works around Bobbing and Upper Toes. The strong point had 8 machine gun emplacements, including two detached one built on top of the railway cutting. The northerly of these entered via short tunnels, or possibly Russian Saps. These works were protected, or were intended to be protected by barbed wire entanglements.
TQ 96 NW 132	Monument	Modern	c. 570m SSE	Second World War Searchlight Emplacement, Kemsley. A searchlight emplacement was established on the playing fields at Kemsley in 1940.
TQ 96 NW 136	Monument	Medieval	c. 780m NNW	Medieval Field System, Iwade. Ditches of a medieval field system were found. Undated pits and post holes were also found in this area and could relate to settlement in the vicinity.
TQ 86 NE 154	Monument	Middle Bronze Age to Late Bronze Age	c. 810m NW	2 Bronze Age Pits, Iwade, 2012 excavation

KHER Ref	Type	Period	Distance	Description
TQ 86 NE 155	Monument	Early Iron Age	c. 830m NW	An Early Iron Age Hollow Way, Iwade. In 2011 Swale and Thames Archaeological Survey Company carried out an evaluation and an excavation in 2012. A hollow way c.4.8m across and 0.67m deep was found. Early Iron Age pottery was found within the feature. A similar feature on a similar alignment was found in excavations to the north but was dated to the medieval period.
TQ 96 NW 77	Monument	Post Medieval	c. 505m ENE	Brickworks, Kemsley. Works closed by 1909.
TQ 96 NW 79	Monument	Post Medieval	c. 965m ESE	Post Medieval Brickfield Wash Mill, New Milton
MKE88678	Farmstead	Post Medieval	c. 590m W	Pheasant Farm. A regular courtyard farmstead with buildings to four sides of the yard incorporating a L-plan element. Farmhouse detached in central position. Position: Isolated position. Survival: Altered - partial loss of original form (less than 50%).
MKE88677	Farmstead	Post Medieval	c. 1005m NW	Coleshall Farm (Coulshall). A regular multiyard farmstead. Farmhouse detached in central position. Position: Isolated position. Survival: Altered - significant loss of original form (more than 50%).
TQ 96 NW 1082	Monument	Unknown	c. 505m NNE	Possible Hearth, Great Grovehurst Farm. 1996 excavation.
TQ 96 NW 117	Monument	Post Medieval	c. 905m N	An Undated, Probably Post-Medieval, Ditch, Iwade. During an evaluation in 2003 a ditch was found. It contained no datable material and is probably a field ditch.
TQ 96 NW 1083	Monument	Late Bronze Age to Medieval	c. 375m NNE	Artefact Scatter from Fieldwalking, Great Grovehurst Farm. Concentration of Late Bronze Age, Romano-British, Medieval, pottery and flints found from fieldwalking. 1996.
TQ 96 NW 1168	Monument	Early Neolithic to Middle Bronze Age	c. 390m NE	Possible Neolithic-Middle Bronze Age Field System and Pits, Great Grovehurst Farm. An excavation in 2014 by Wessex Archaeology revealed a number of ditch and pit features. 2 ditches dating to the Middle Bronze Age could possibly be part of a Middle Bronze Age field system.
TQ 96 NW 1169	Monument	Medieval	c. 705m NNE	Possible Medieval Pit. Archaeological excavations carried out ahead of proposed development uncovered a medieval pit feature close to a modern rubbish pit in the northern area of the excavation.
TQ 96 NW 118	Monument	Medieval	c. 900m NNW	Medieval Pit and Possible Dew Pond, Iwade. A small pit and a shallow possible dew pond, both of medieval date, were found in the south east of the site. Pottery found within the pond was Tyler Hill ware and dated to the mid 13th to the mid 14th century whilst a sherd of Shelly Ware was found in the pit.

KHER Ref	Type	Period	Distance	Description
TQ 96 NW 121	Building	Modern	c. 140m SSE	George V Pillar Box, Po, 2 Hurst Lane, Kemsley
TQ 96 NW 1078	Monument	Unknown	c. 425m NNE	Possible Hearth, Great Grovehurst Farm. 1996 evaluation.
TQ 96 NW 1079	Monument	Late Bronze Age to Medieval	c. 250m NNE	Concentration Of Pottery and Flint Finds, Great Grovehurst Farm. Archaeological Fieldwalking 1996 centred on TQ 9062 6694 identified 380 flint fragments and 8 pottery sherds of Late Bronze Age, Romano-British and medieval date. One of three densest concentrations occurred at TQ 9058 6670.
TQ 96 NW 1081	Monument	Roman	c. 720m NNE	Truncated Pit, Great Grovehurst Farm containing Late Bronze Age and Romano-British pottery. The feature yielded environmental evidence. 1996 excavation.
MKE106237	Findspot	Post Medieval	c. 850m NW	PAS find. Post Medieval Silver Coin
MKE73092	Findspot	Early Neolithic to Early Bronze Age	c. 650m W	PAS find. Neolithic Stone Axe
MKE85357	Farmstead	Post Medieval	c. 320m NW	Farmstead West of Little Grovehurst. A dispersed plan farmstead. Isolated position. Survival: Farmstead completely demolished.
MKE85356	Farmstead	Post Medieval	c. 265m NNW	Little Grovehurst. A linear plan farmstead. Farmhouse attached to agricultural range. Position: Isolated position. Survival: No apparent alteration.
MKE85355	Farmstead	Post Medieval	c. 110m N	Great Grovehurst. A regular multiyard farmstead. Farmhouse detached in central position. Position: Isolated position. Survival: Altered - significant loss of original form (more than 50%).
MKE85354	Farmstead	Post Medieval	c. 390m SW	Bramblefield. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmhouse detached in central position. Position: Isolated position. Survival: Only the farmhouse remains.
TQ 96 NW 1004	Monument	Middle Bronze Age to Early Iron Age	c. 830m SE	Prehistoric Settlement at Kemsley Fields. Excavations at West and Centre Field, Kemsley Village, Sittingbourne, identified archaeological remains of the Late Bronze Age/Early Iron Age, indicating some form of marshside settlement at Kemsley between the 2nd and 1st millennia BC
TQ 96 NW 1014	Findspot	Neolithic	c. 820m NE	Neolithic Lithics. Fieldwalking identified a concentration of 11 struck flints, including one core, six flakes and two scrapers in 2000.
MKE85371	Farmstead	Post Medieval	c. 870m ESE	Kemsley. A dispersed plan farmstead. Isolated position. Survival: Farmstead completely demolished.
TQ 96 NW 85	Building	Post Medieval to Modern	c. 385m S	Kemsley Halt. Opened 1860.

KHER Ref	Type	Period	Distance	Description
TQ 96 NW 1165	Monument	Post Medieval to Modern	c. 175m W	Isle of Sheppey Railway

Table 2: Gazetteer of HER Records

Event ID	Type		Year	
EKE11029	Field Walking		1996	Great Grovehurst Farm (HER- TQ 96 NW 1079; TQ 96 NW 1083)
EKE11030	Evaluation		1996	Great Grovehurst Farm 70 trenches (TQ 96 NW 1078; 1081;1081;66)
EKE11976	Strip, map and sample		2009-2010	Northern Relief Road, Kemsley. (TQ 96 NW 1167;122;123;125;126;127;128;129_
EKE12122	Geotechnical Survey		2004	Kemsley Fields
EKE12134	Evaluation		2007	Cantium Business Park. 12 trenches. Evidence of brickearth extraction and modern rubbish pits were found. Some prehistoric sherds were found within later features
EKE12367	Geotechnical Survey		2006	Kemsley Fields.
EKE12882	Excavation		2012	Coleshall Farm multiple features of Mesolithic, Neolithic, Bronze Age, Iron Age, Roman, & Medieval.
EKE21008	Watching Brief		1977	No features or finds found
EKE8365	Geotechnical Survey		1996	Grovehurst Road
EKE8449	Borehole Survey		1998	Attlee Way
EKE8591	Excavations		1999	West Field and Centre Field Kemsley. Prehistoric Settlement (TQ 96 NW 1004)
EKE8594	Evaluation		2003	Land North of Ridham Avenue. 38 trenches Multi-phase Prehistoric occupation (TQ 96 NW 96;97;98).
EKE8638	Watching Brief		1999	Land off Attlee Way No finds or features identified.
EKE12900	Evaluation		2013	Great Grovehurst Farm. 5 trenches to assess truncation of archaeological features since an earlier evaluation of the site. There were problems locating the original trenches.

EKE8600	Evaluation		2003	Northern Housing Area, north of Ridham Avenue. Bronze Age, Iron Age, Roman and Medieval features found (TQ 96 NW 99; 100;101)
EKE16439	Geophysical Survey		2016	Evidence of the Chatham Land Front was identified in Area 4 in the form of a magnetically strong arc-shaped anomaly. A number of former field boundaries and a stream were located, as were several pipes.
EKE8614	Excavation		2000	Iwade Ferry Road, Site A. 30 trenches totalling 685m in length. Iron Age features were found in the east of the site and medieval features were found in the south east. (TQ 86 NE 160;161; TQ 96 NW 103; 118)
EKE8615	Excavation		2000	Iwade Ferry Road, Site B. Multi-period archaeological features were recorded spanning the Mesolithic to late iron age and medieval period. (TQ 86 NE 160;161; TQ 96 NW 103).
EKE12881	Evaluation		2011	Land Adj to Coleshall Farm. 129 trenches. Neolithic, Bronze Age, Iron Age and Medieval. (TQ 86 NE 142;144;145;146;148;151;155; TQ 96 NW 136)
EKE 8617	Excavation		2000	Ferry Road, Site B. Multi-period archaeological features were recorded spanning the Mesolithic to late iron age and medieval period. (TQ 86 NE 160;161; TQ 96 NW 103).
EKE8616	Evaluation		2000	Ferry Road, Site B. Multi-period archaeological features were recorded spanning the Mesolithic to late iron age and medieval period. (TQ 86 NE 160;161; TQ 96 NW 103).
EWX6600	Evaluation		1998	Kemsley Fields. Flint assemblages representing two distinct industries were found: Neolithic - rare and likely to derive from nearby - and Early Bronze Age (TQ 96 NW 1004).
EWX6598	Interim Statement on Excavation		1998-1999	Kemsley Fields
EKE11257	Evaluation		2003	Land at Iwade, phase 5. 22 trenches. 19th century field drains were found across the site, but an undated ditch was the only significant archaeological feature encountered. (TQ 96 NW 117; 47)
EKE12336	Evaluation		2006	Gazeley Site. 22 test pits. Estuarine alluvial deposits from the Mesolithic onwards were found across the site. No archaeological finds or features were observed.
EKE12641	Evaluation		2007	Gazeley Site, phase 2. No archaeological finds or features.
EKE9414	Excavation		2003-4	Milton-Kemsley Distributor Road. Multi-period occupation site (TQ 96 NW 116)

EKE13307	Excavation		2004	Northern Housing Area. Multi-period occupation site (TQ 96 NW 116).
EKE14677	Excavation		2013	Great Grovehurst Farm. Possible Neolithic-Middle Bronze Age Field System and Pits (TQ 96 NW 1168) and Medieval pit (TQ 96 NW 1169).

Table 3: Gazetteer of HER Events

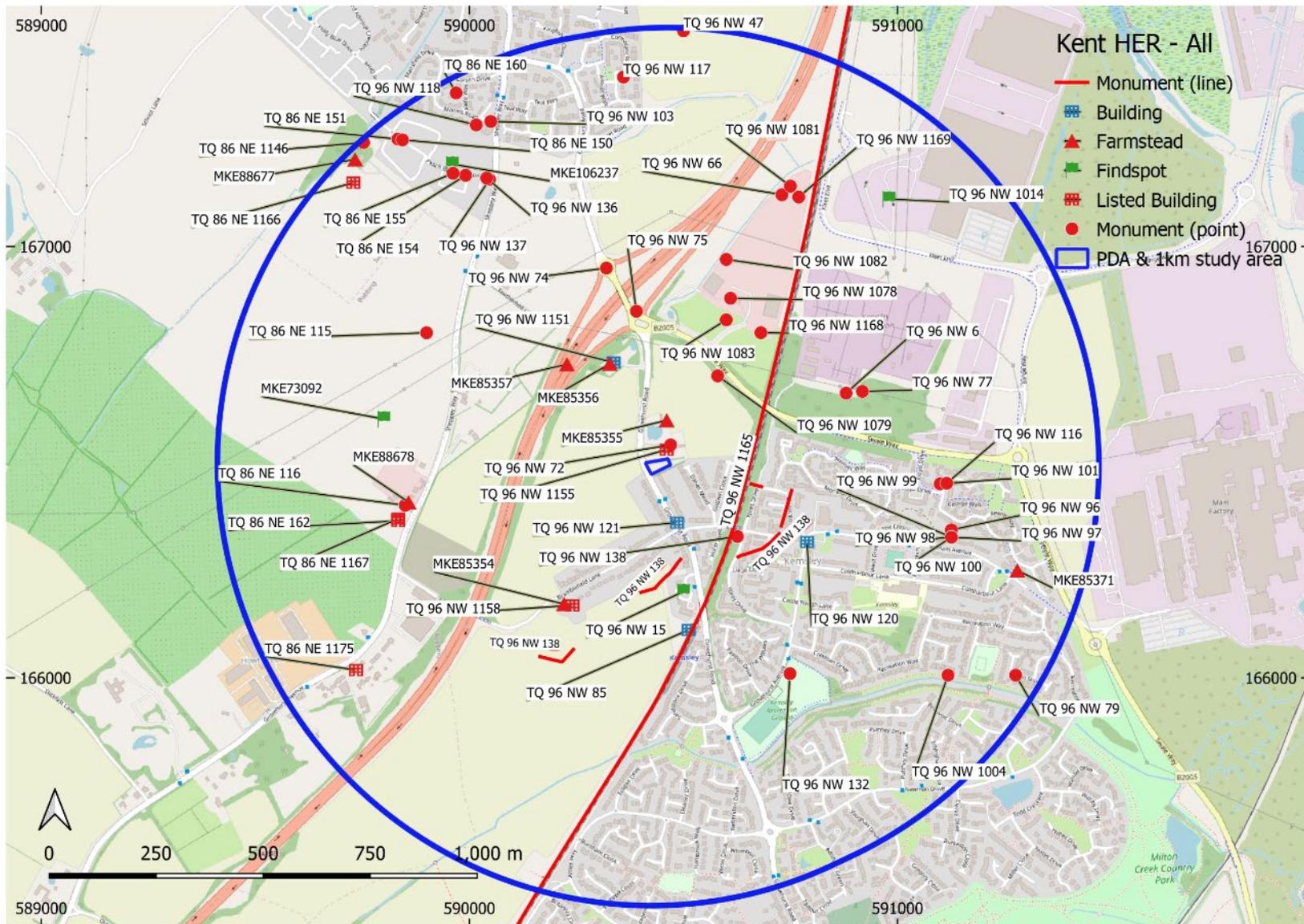


Figure 7: KHER – All

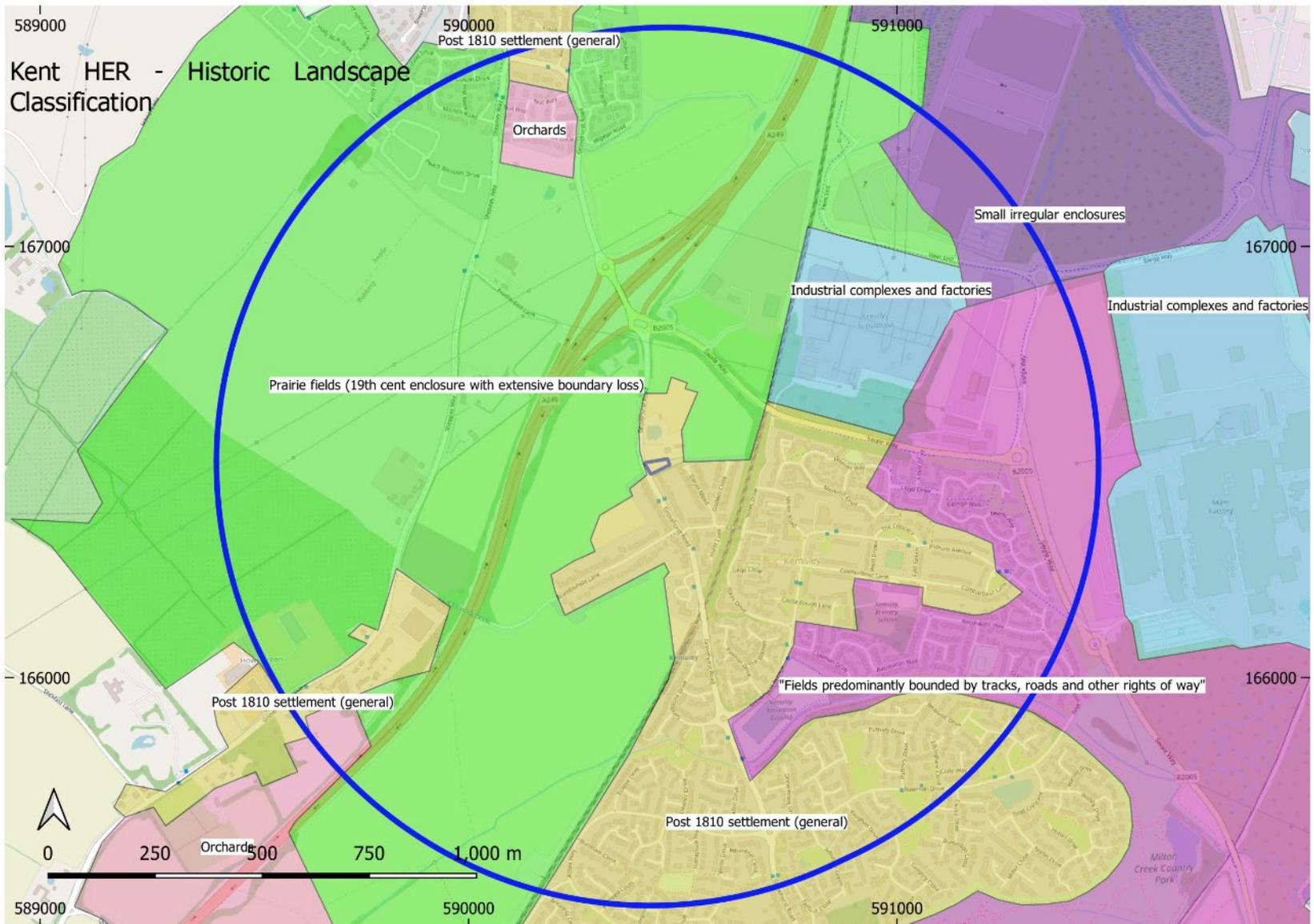
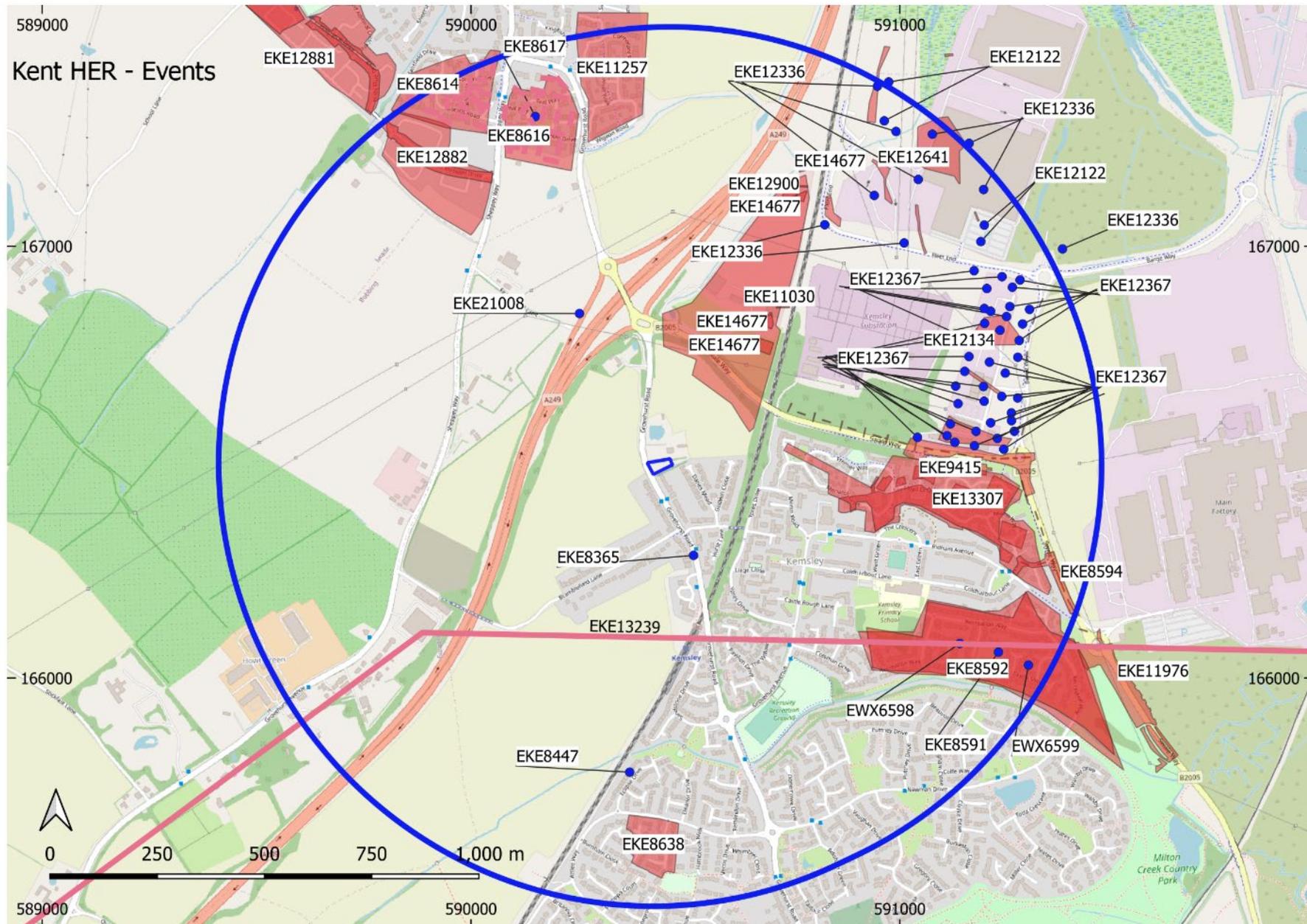


Figure 8: KHER - Historic Landscape Classification



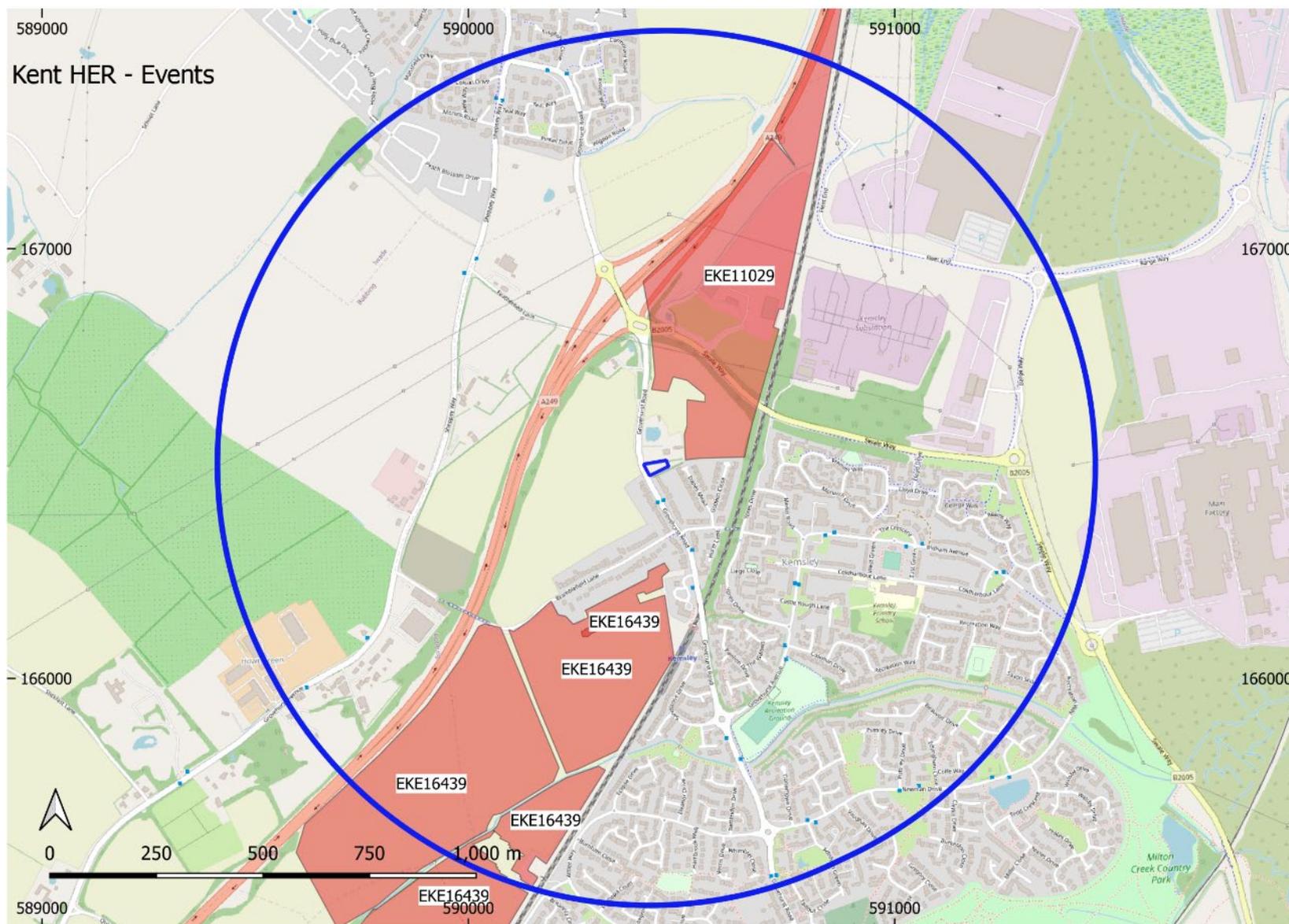


Figure 9: KHER –Events

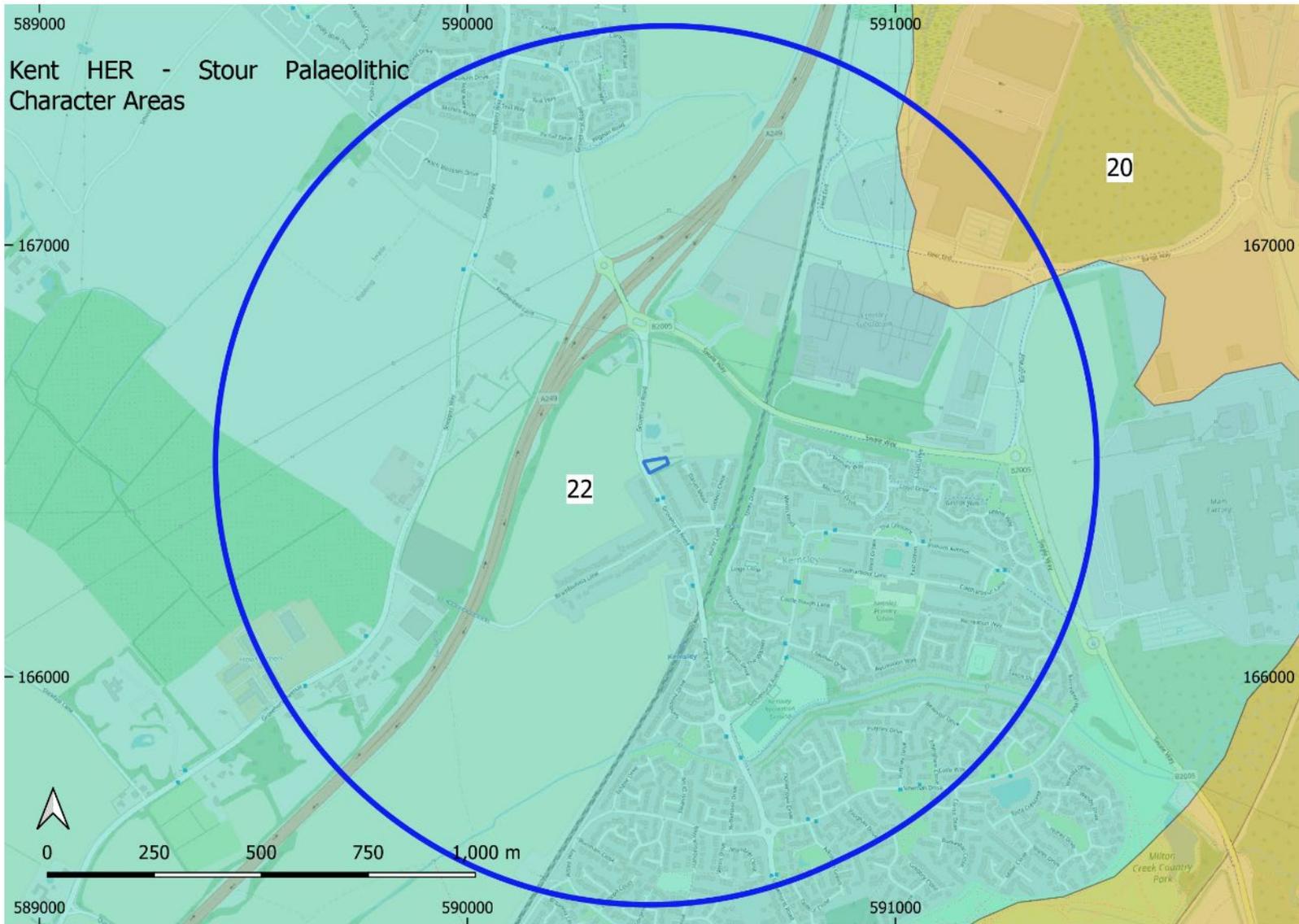


Figure 10: Stour Palaeolithic Character Areas



Figure 11: LIDAR 1m DTM (Environment Agency)



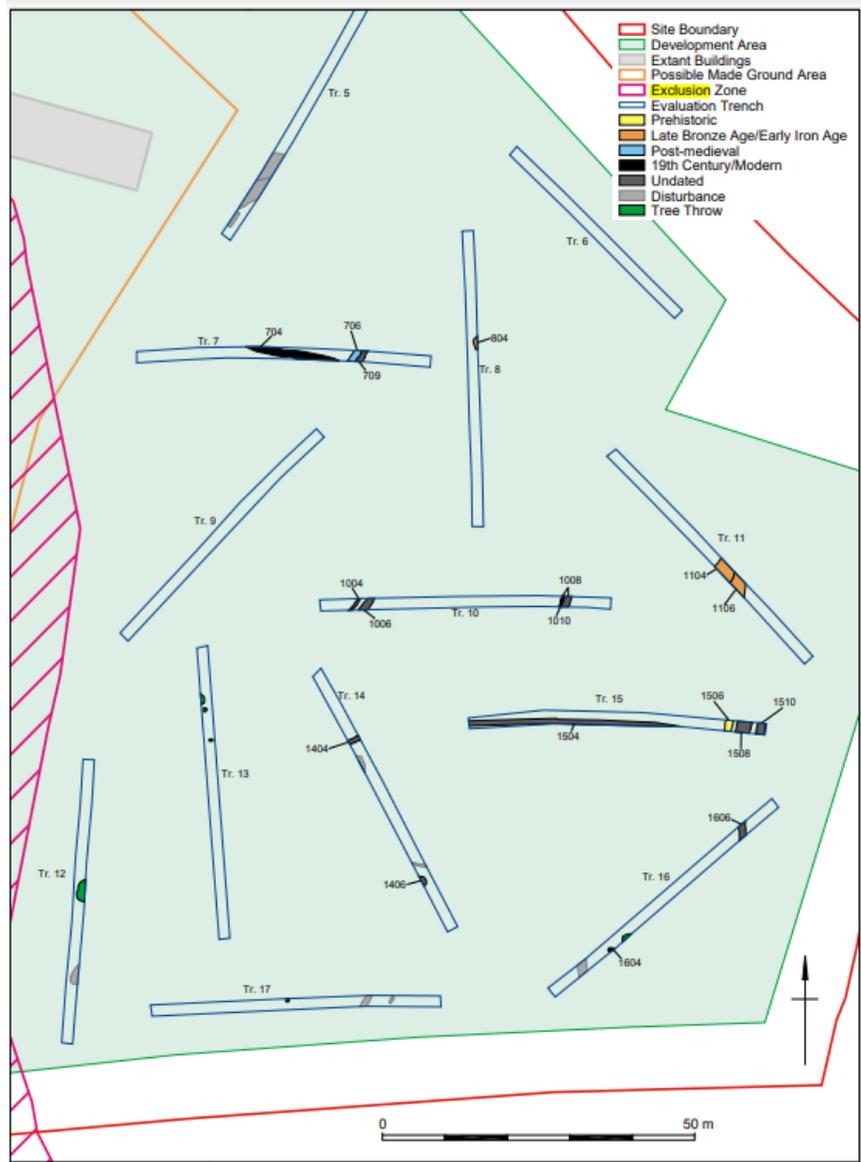


Figure 13: Findings from the 2017 evaluation east of the PDA.

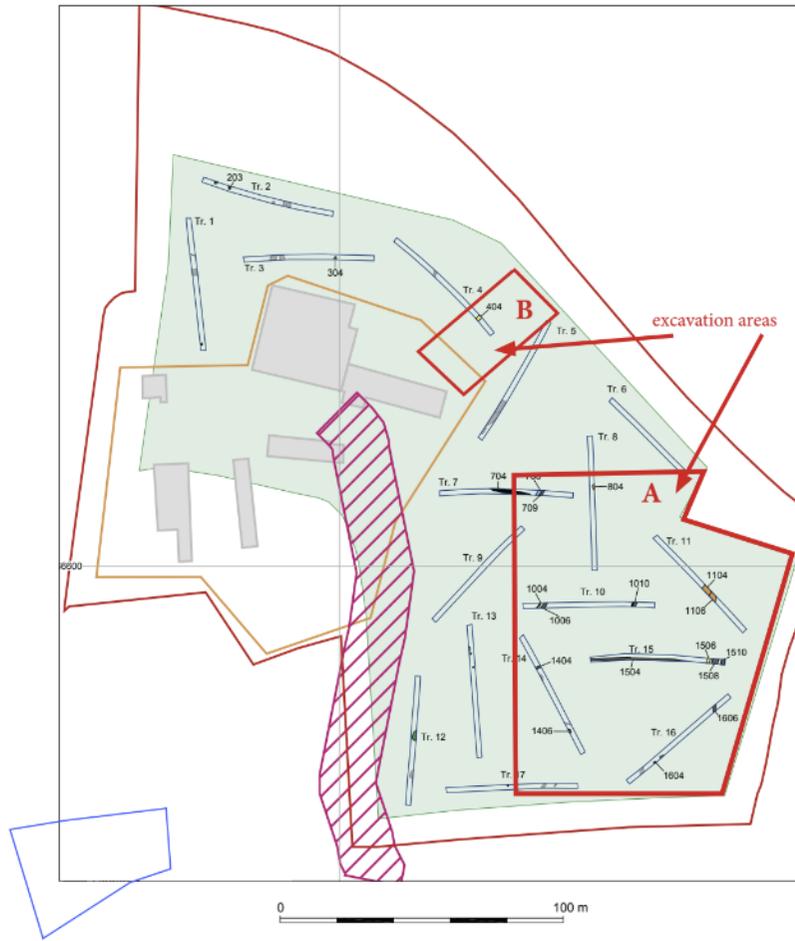


Figure 14: Location of 2017 trenches and imminent excavation areas. PDA outlined in blue (after TVAS 2021).

11.3 Historical Mapping



Figure 15: Symonson, 1596

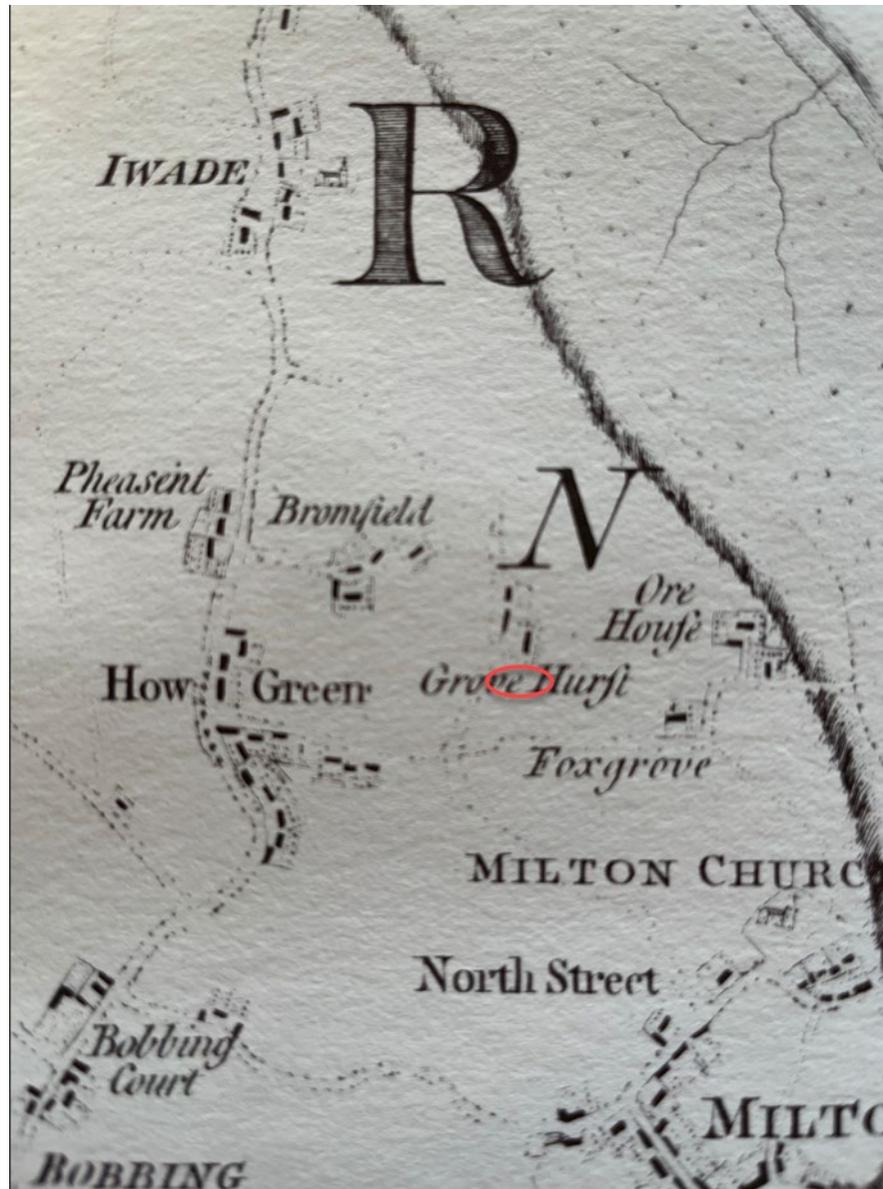


Figure 16: Andrew, Dury and Herbert Map from 1769



Figure 17: Ordnance Surveyors Drawing 1797



Figure 18: Milton-Next-Sittingbourne Tithe Map, 1839



Figure 19: Historic OS Map 1867, scale 1:2,500

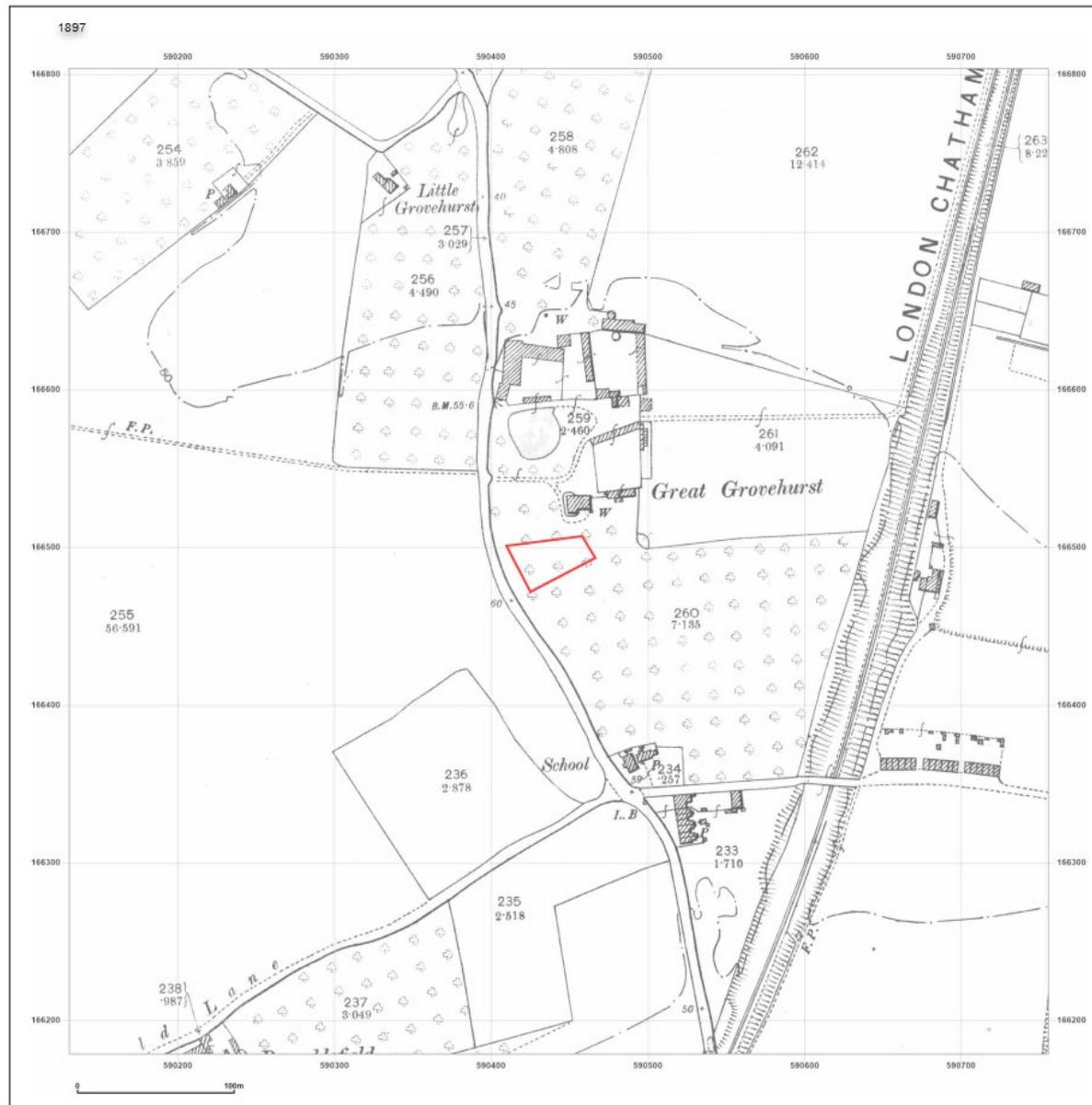


Figure 20: Historic OS Map from 1897, scale 1:2,500



Figure 21: Historic OS Map, 1908, scale 1:2,500

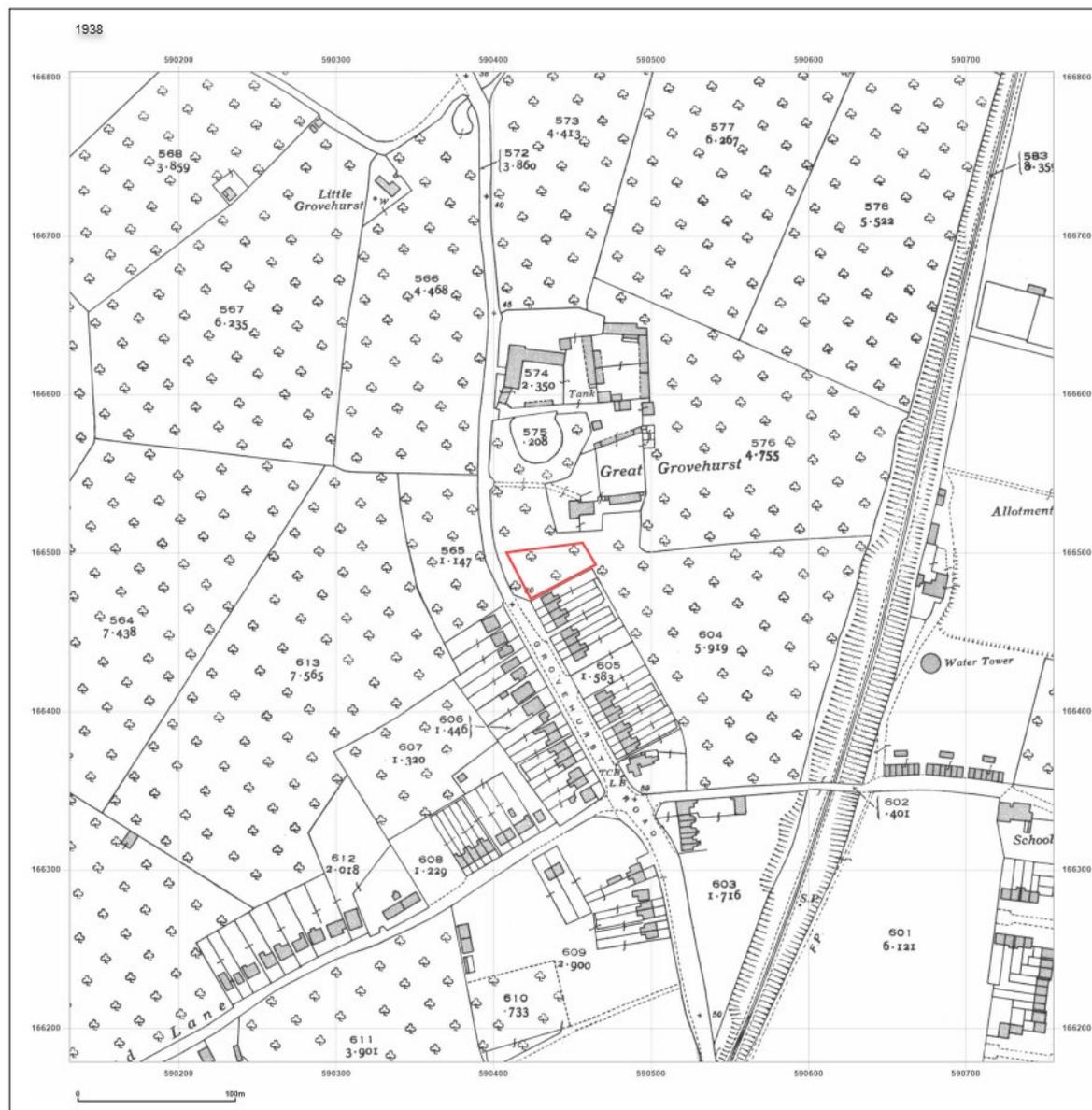


Figure 22: Historic OS Map, 1938, scale 1:2,500

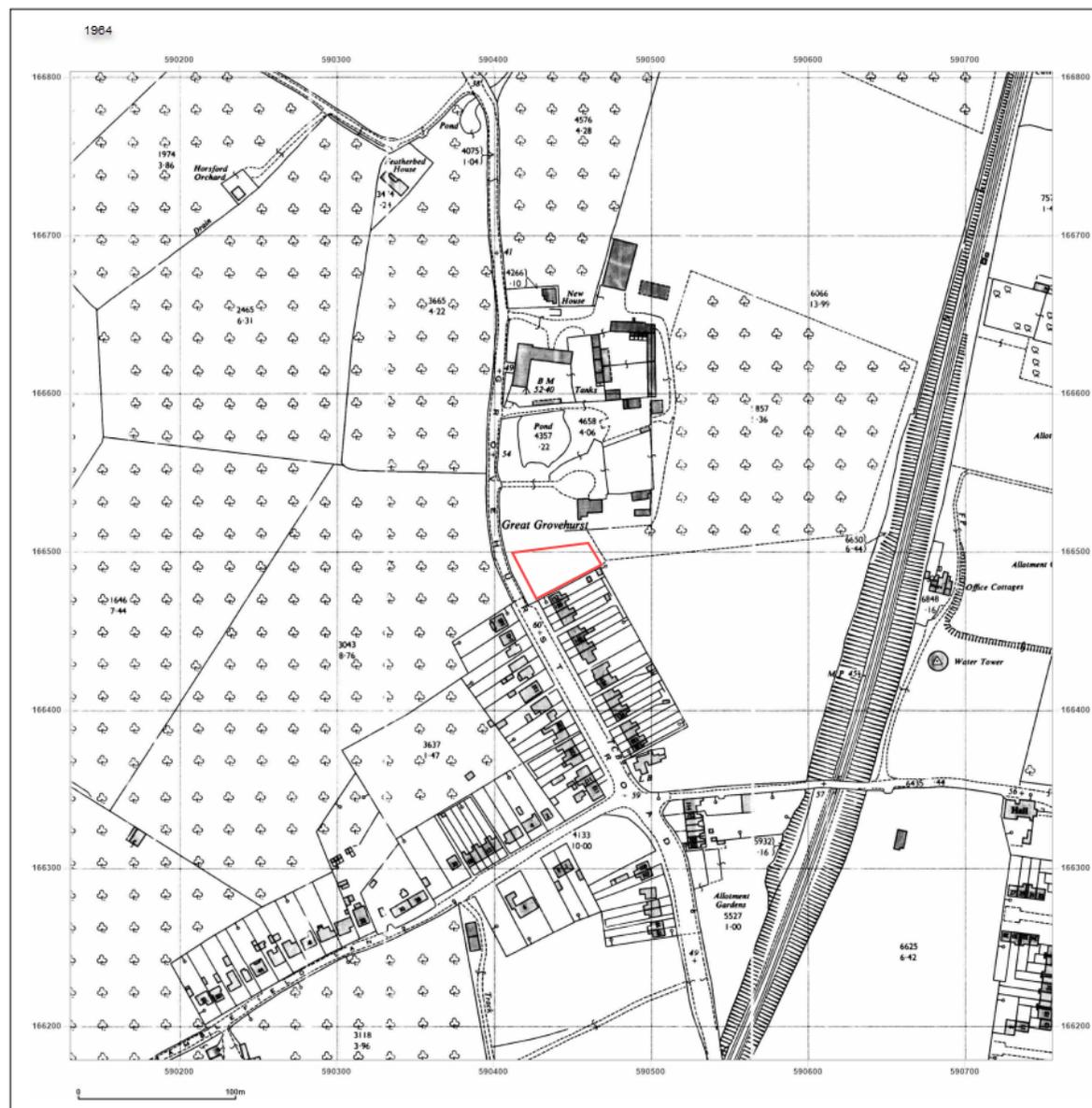


Figure 23: Historic OS Map, 1964, scale 1:2,500

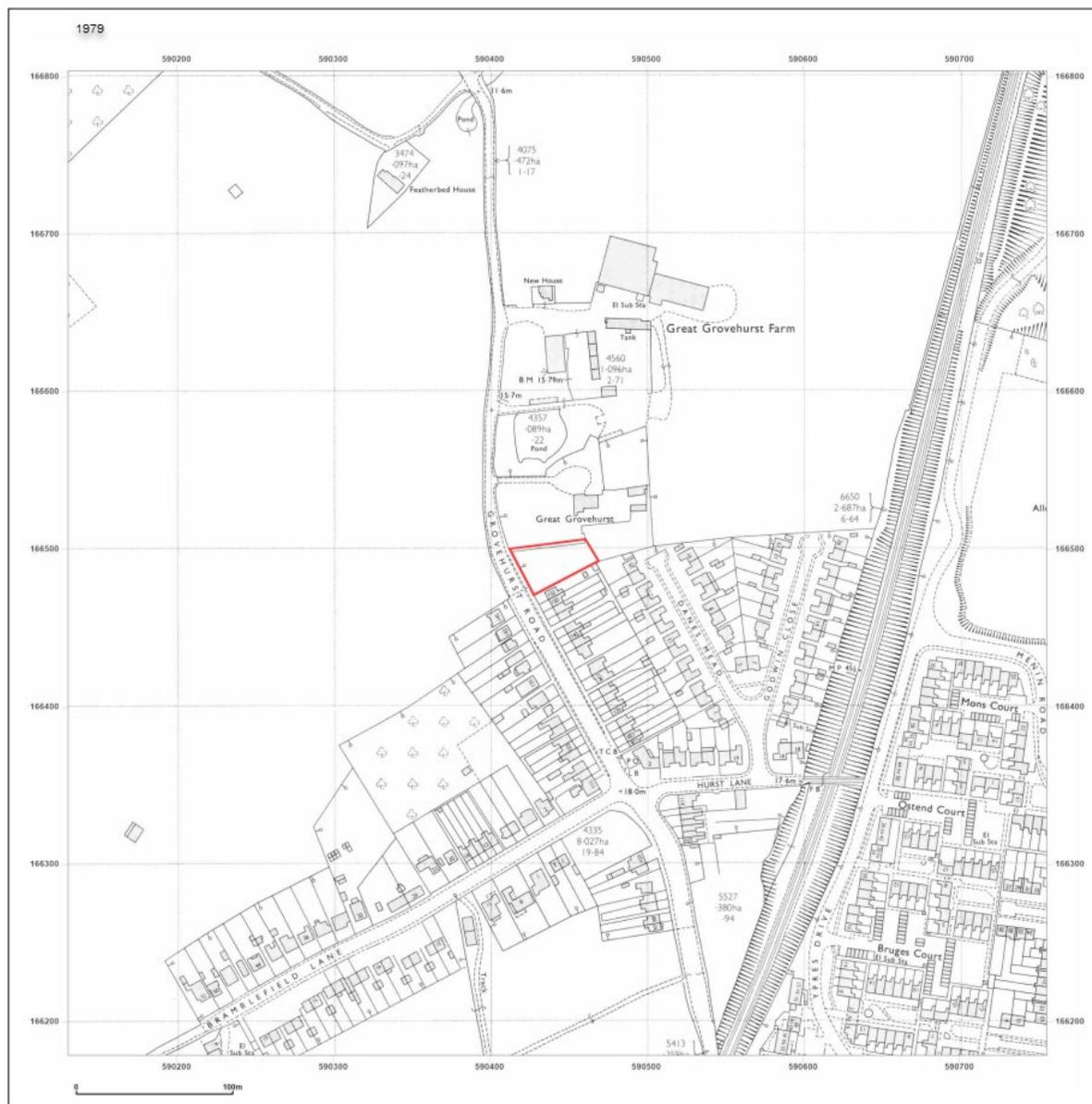


Figure 24: Historic OS Map, 1979, scale 1:2,500



Figure 25: Historical OS Map 1990-93, scale 1:2,500



Figure 26: Historical OS Map 2003 Scale: 1:1,250

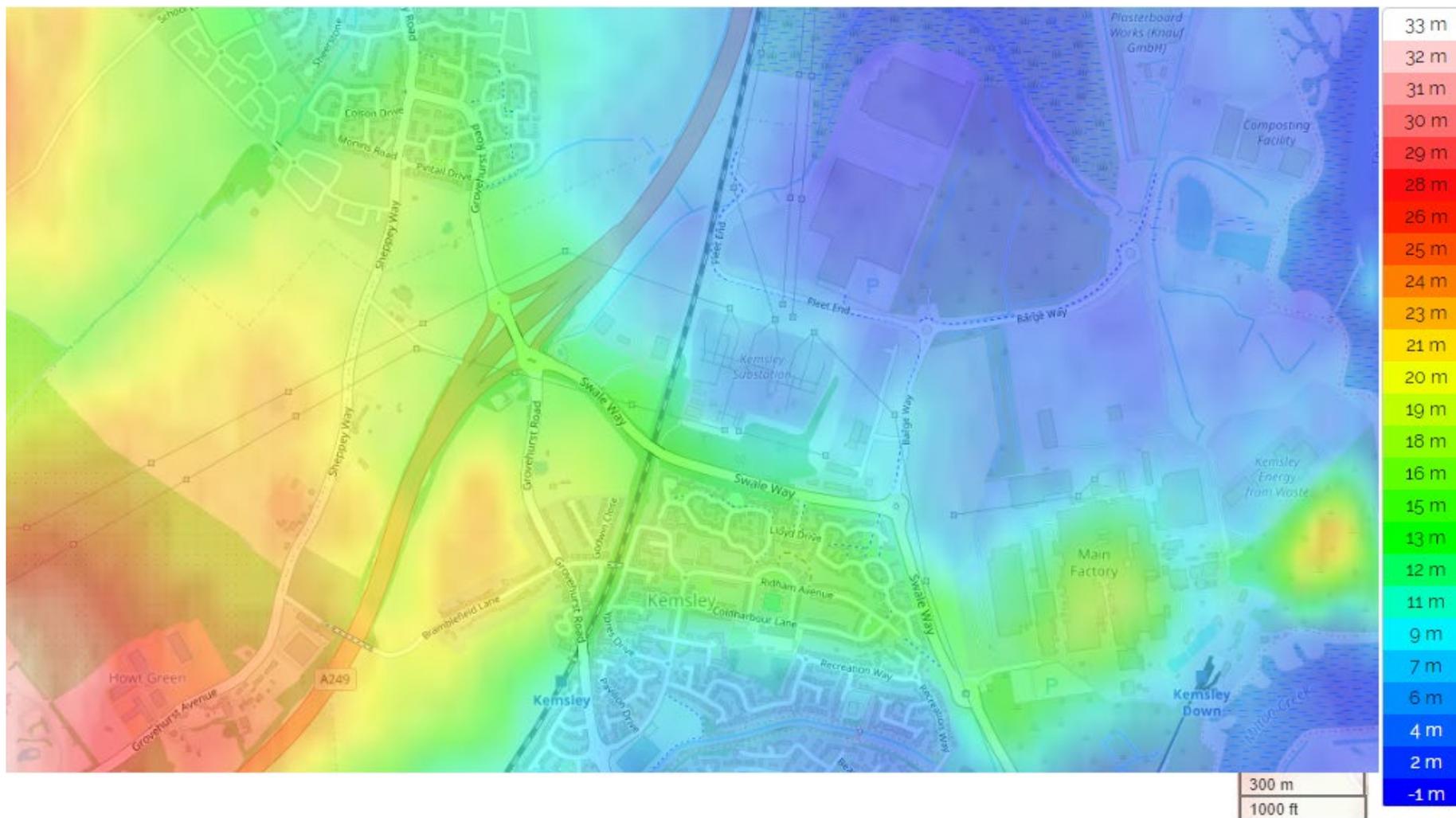


Figure 27: Topography

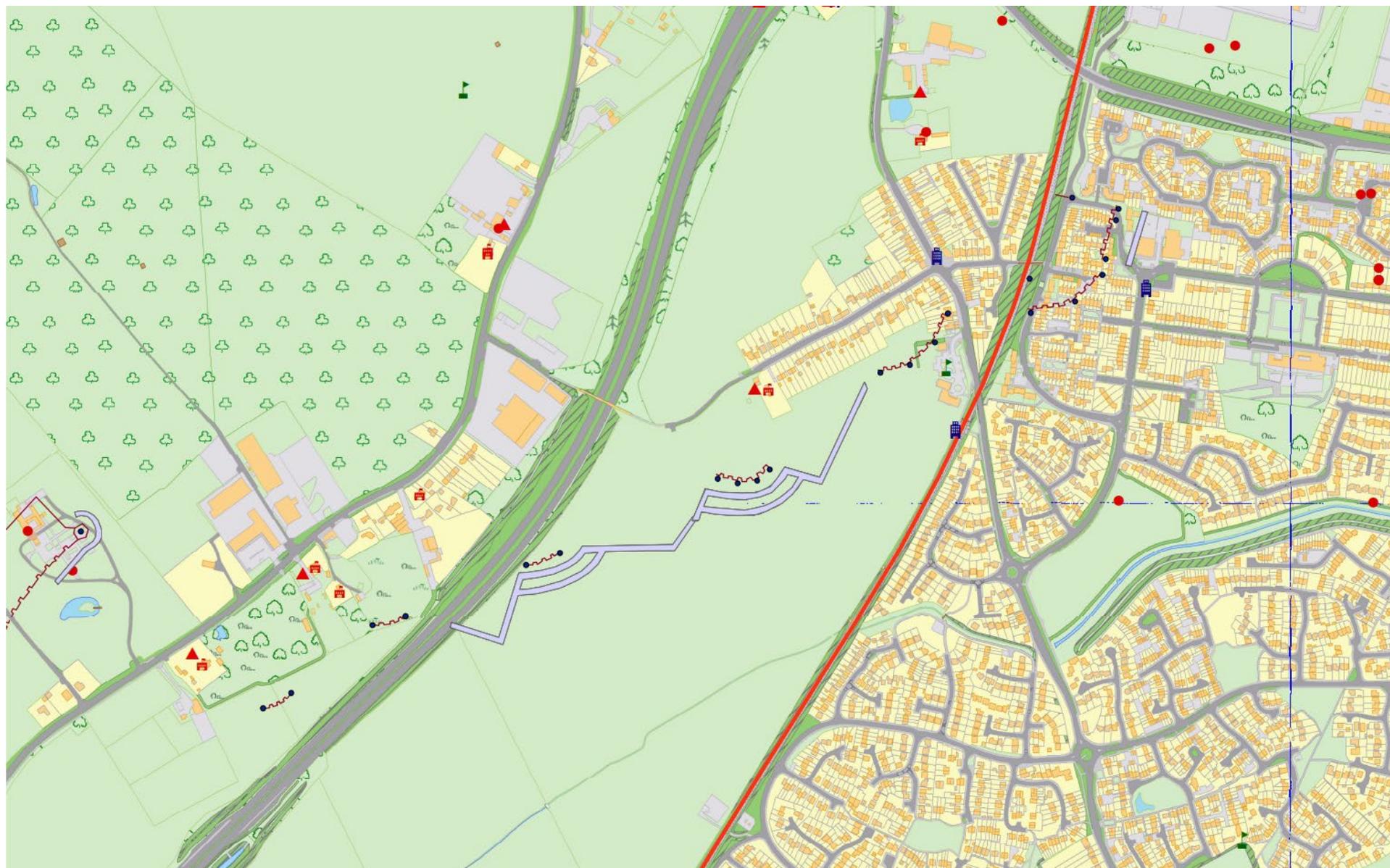


Figure 28: Location of the World War II trenches

11.4 Aerial Imagery and site photographs



Plate 1: Aerial Photograph, 1946 (Google Earth)

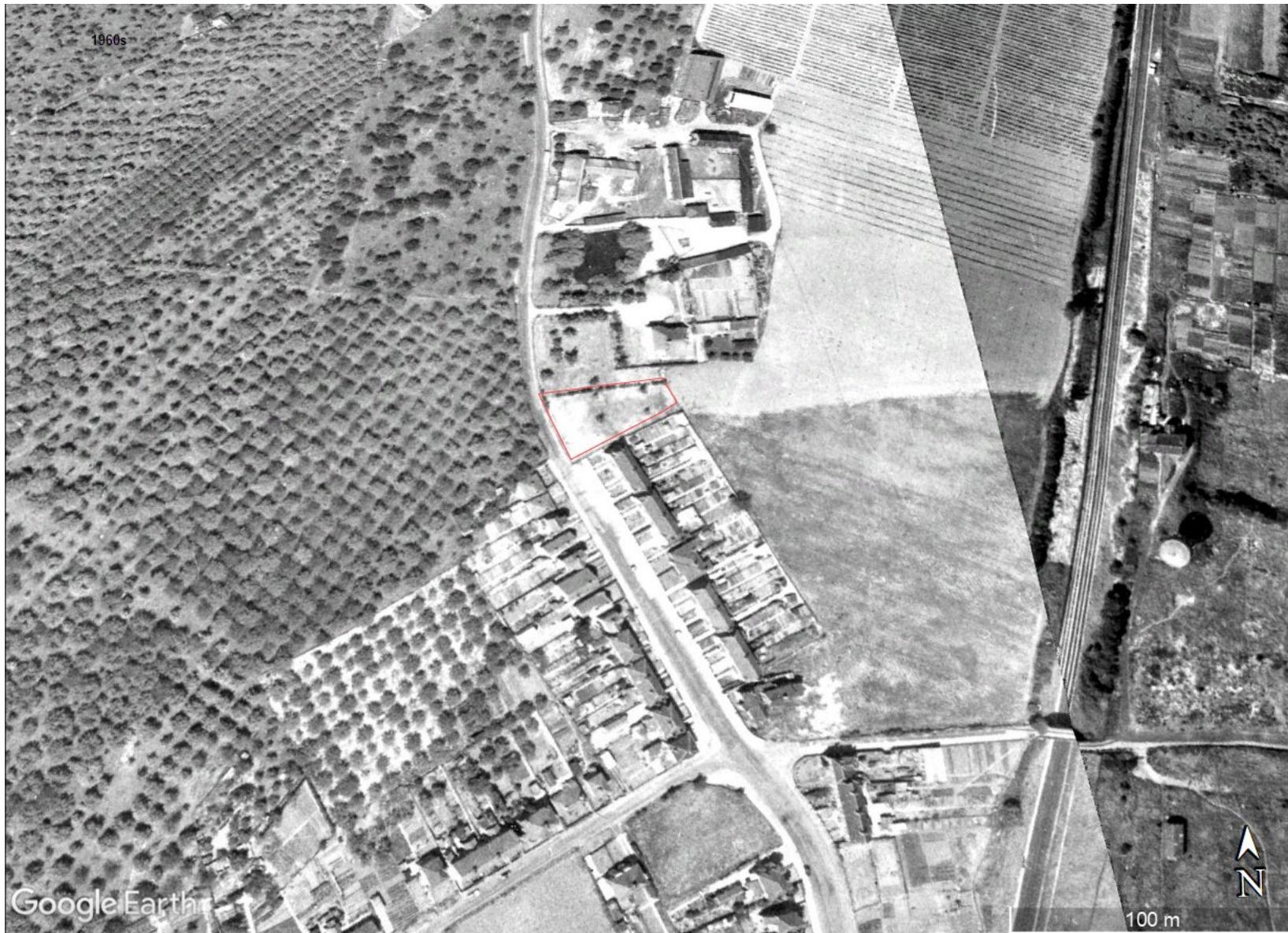


Plate 2: Aerial Photograph, 1960's (Google Earth)



Plate 3: Aerial Photograph, 1990's (Google Earth)



Plate 4: Aerial Photograph, 2003 (Google Earth)



Plate 5: Aerial Photograph, 2020 (Google Earth)



*Plate 6: PDA from Grovehurst Road (facing E)*



*Plate 7: View of the PDA (facing NE)*



*Plate 8: View across the PDA (facing SSW)*



*Plate 9: View across the PDA (facing SE)*



*Plate 10: Great Grovehurst and view towards the PDA (facing ESE)*



*Plate 11: View of houses south of the PDA on Grovehurst Road (facing NNE)*



*Plate 12: Houses on the western side of Grovehurst Road (facing W)*



*Plate 13: Area of demolished farm buildings north of Great Grovehurst (facing E)*



*Plate 14: View across towards Featherbed House (facing NW)*



*Plate 15: View towards Great Grovehurst in summer (facing SE).*



Plate 16: Glimpse of Bramblefield Farmhouse.



Plate 17: Plate Locations

## **11.5 DMRB Assessment Methodology**

### 11.5.1 Criteria for level of significance

Level of Significance	Criteria
Very high	World Heritage Sites. Assets of acknowledged international importance.
High	Scheduled Monuments and undesignated assets of Schedulable quality and importance. Grade I and II* Listed buildings (Scotland category A). Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Designated or undesignated assets that contribute to regional research objectives Grade II (Scotland category B) Listed buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association. Conservation Areas containing important buildings that contribute significantly to their historic character.
Low	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research



11.5.2 Criteria for assessing magnitude of Impact

<b>Magnitude of Impact</b>	
Major	Change to key historic building elements, such that the asset is totally altered  Comprehensive change to the setting.
Moderate	Change to many key historic building elements, such as the asset is significantly modified.  Changes to setting of an historic building, such that it is significantly modified.
Minor	Changes to key historic building elements, such that the asset is slightly different.  Changes to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

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11.5.3 Significance of Effect Matrix

<b>Heritage Value</b>	<i>Very High</i>	Neutral	Slight	Moderate / large	Large or very Large	Very large
	<i>High</i>	Neutral	Slight	Moderate / slight	Moderate / large	Large / very large
	<i>Medium</i>	Neutral	Neutral / Slight	Slight	Moderate	Moderate / large
	<i>Low</i>	Neutral	Neutral / slight	Neutral / Slight	Slight	Slight / moderate
	<i>Negligible</i>	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
		<i>No Change</i>	<i>Negligible</i>	<i>Minor</i>	<i>Moderate</i>	<i>Major</i>
<b>Magnitude of Impact</b>						

