



**Land North East of Nelson Avenue,  
Minster, Sheppey, Kent, ME12 3SE;  
Heritage Impact Assessment**

April 2022

# **Land North East of Nelson Avenue, Minster, Sheppey, Kent; Heritage Impact Assessment**

NGR Site Centre: TQ 95765 72609



Report for: **M A Piper**

12<sup>th</sup> April 2022

SWAT ARCHAEOLOGY

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## **Land North East of Nelson Avenue, Minster, Sheppey, Kent;** **Heritage Impact Assessment**

### **Summary**

*SWAT Archaeology has been commissioned by M A Piper to prepare a Heritage Impact assessment relating to the proposed development area (PDA) at Land North East of Nelson Avenue, Minster, Sheppey, Kent.*

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

*The proposed development area does not contain any designated heritage assets and is not within any conservation area. However, to the north is the scheduled monument of Minster Abbey and Gatehouse and a number of other Grade II listed buildings in the vicinity of Minster and these have all been assessed and do not have any intervisibility with that of the PDA.*

*Assessment of the findings from the KHER and other resources would suggest that the possibility for archaeological remains is moderate for the Prehistoric, Iron Age, Roman, Anglo-Saxon and Modern periods. Whilst there is no known activity within the PDA itself, the wider area has revealed evidence for these periods and the location of the PDA south of the historical core area on the higher ground means that there is the possibility of finds from slopewash. It appears that the PDA is likely to have been in agricultural use from at least the Medieval period onwards if not earlier. The importance of Minster as a Monastic estate and as these early Monastic estates did not necessarily follow a distinct plan, the opportunity to assess and understand even the outlier regions cannot be understated. Especially when taken in conjunction with the Anglo-Saxon findings at the nearby school site and the potential future evaluation opportunity south of the school and to the east of the PDA with the PDA as one of the remaining large unbuilt areas in Minster that is relatively close to the historical core.*

*The proposed development for foundations, along with associated access road and services where terracing of some form is required due to the topography and steep nature of the PDA is likely to have a high/total impact upon any potential archaeology. This site presents an opportunity, combined with the location immediately to the east to allow for a large area to be archaeologically investigated, particularly as most other housing around the Minster site was erected prior to having the benefit of formal planning guidance in the 1990s. Therefore, it is recommended for a programme of archaeological works initially with a geophysical survey, followed by an evaluation can be addressed by an appropriate planning condition. Depending of the results of the evaluation, further mitigation may be required.*

*The proposed development at the PDA is one that would be seen as a natural extension to the current housing and character of the village and indistinguishable from the wider Minster settlement around Nelson Avenue and those on the ridgeline of Chequers Road and the hilltop area. Long views towards the PDA from the southern arc will still retain the prominence of the church at the hilltop.*

*The Scheduled assets will still retain their high historical significance and aesthetic importance. The PDA does not contribute to the setting or how these heritage assets are experienced. The magnitude of impact caused by the proposed development is considered to be negligible leading to a slight magnitude of effect. Therefore, it is considered that the proposed development will have an impact at the low end of 'less than substantial' in accordance with NPPF paragraph 196.*

*The public benefit that 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 as a windfall site as it is not in the current Local Plan nor the proposed Local Plan.*

## **Land North East of Nelson Avenue, Minster, Sheppey, Kent;**

### **Heritage Impact Assessment**

#### **1 INTRODUCTION**

##### **1.1 Planning Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by M A Piper (the 'Client'), to carry out a Heritage Impact Statement relating to a proposed development area of Land North East of Nelson Avenue, Minster, Sheppey, Kent centred on National Grid Reference (NGR) TQ 95765 72609 (Figure 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 study site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.

1.1.3 This document comprises the baseline for this impact assessment.

##### **1.2 Site Description**

1.2.1 The site is located on a steep slope to the south of the historical core of Minster. Minster is now one of the main settlement areas on the island close to the north coast on the Isle of Sheppey. Currently sub-divided into paddocks for horses, the western boundary borders horse paddocks that back onto gardens of houses along the eastern side of Scocles Road. To the south are the rear gardens to properties along Nelson Avenue. To the east is another pasture field. The northern boundary follows a public footpath with a field beyond until the houses on the southern side of Chequers Road is reached. Adjacent to the north east corner are the playing fields of St George's School. The PDA is on sloping ground from a high of 49m aOD in the northern part of the site to circa 25m aOD in the south western corner of the site, with the total area of circa 10 acres (Fig. 6). A topographical map (Fig. 7), clearly shows the higher ground on Sheppey along the northern coastal area. Minster forming the eastern end of this higher ground with the land sloping southwards to the marshes. The PDA is just below the higher ridgeline.



### *Geology*

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of London Clay Formation – Clay and silt. It was formed during the Ypresian period (early Eocene Epoch, c. 56–49 Ma). The London Clay is a stiff bluish clay which becomes brown when weathered. On the northern edge of the Island on the higher ground, the clay is being eroded away as it the case in Minster. There is no superficial geology.

### *Geotechnical Information*

1.2.3 There is no geotechnical information.

## **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 2014). 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

## **2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK**

### **2.1 Introduction**

- 2.1.1 The historic environment desk-based assessment has been undertaken within the context of relevant legislation, 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 (NNRs). The Regulations aim 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.

### **Planning Policy Context**

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

- 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 understanding 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'.*

## **2.4 Planning Practice Guidance: Conserving and enhancing the historic environment**

2.4.1 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'.*

2.4.2 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'.*

- 2.4.3 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.
- 2.4.4 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.

## **2.5 Local Policies**

- 2.5.1 The Local Planning Authority for the study is Swale Borough Council.
- 2.5.2 The Swale Borough Local Plan 'Bearing Fruits 2031' was formally adopted July 2017. The Local Plan sets out the Council's spatial vision, strategic objectives, development strategy and a series of core policy themes. It also contains allocations of land for development; a framework of development management policies to guide determination of planning applications and a framework for implementation and monitoring of the Local Plan. In addition, there is also a new draft Local Plan which is currently under consultation that include proposed policies on development involving listed buildings (DM38), development affecting a conservation Area (DM39), historic landscapes including parks and gardens (DM40), areas of high townscape value (DM41), archaeological heritage (DM43).
- 2.5.3 The current adopted Local Plan also sets out a number of development policies. The relevant ones are detailed below:

2.5.4 DM 32 Development Involving Listed Buildings – Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that: 1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

2.5.5 DM 33 Development affecting a conservation area. Development affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance.

2.5.6 DM 34 Scheduled Monuments and Archaeological Sites. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments.

*Policy CP8: Conserving and enhancing the historic environment*

2.5.7 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).*

2.5.8 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:

- 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;
- 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;
- 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.
- 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;
- 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.



## 2.6 Guidance and Best Practice

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

2.6.1 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.

2.6.2 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)*

2.6.3 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 .

2.6.4 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*

2.6.5 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, Cultural Heritage Impact Assessment 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

### **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 Section 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 Due to Covid-19 it has not been possible to obtain all the necessary documents and undertake some of the historical research as the Minster Gatehouse Museum is closed.

## **4 ARCHAEOLOGICAL AND HISTORICAL RESOURCE**

### **4.1 Introduction**

4.1.1 Situated at the "mouth" of the River Thames, some fifty miles from London, the Isle of Sheppey is some 11 by 9 miles in size. Its name deriving from early historic times when sheep farming was extensive on the island. Prehistoric activity is usually found on the higher ground near Minster where views are important. The island suffers from erosion on the northern side and therefore its coastline would have looked significantly different in the Prehistoric period.

4.1.2 At Kingsborough, east of Minster a new housing estate revealed a causewayed enclosure; one of only two found in Kent. These earthworks date from the Neolithic Period about 3,000 BC and it is believed they were religious or ceremonial structures and a place for people to meet although there are gaps in activity. There is no evidence of later Neolithic flint scatters, henges, or earlier Bronze Age barrows or settlements. Most significantly, no Beaker material is present, which occurs widely around other causewayed enclosures with the enclosures having silted up by the early Bronze Age.

4.1.3 The site at Kingsborough had renewed activity by the later Bronze Age with a barrow discovered nearby the causewayed enclosure as well as Bronze Age cemeteries. The causewayed enclosure ditches, though essentially infilled, were recognised and respected, or deliberately avoided. The area also had Iron Age activity with enclosures and four post structures and later field systems. With the area functionally agricultural, relating to stock corralling and storage of farm produce.

4.1.4 The foreshore at Minster has revealed a Bronze Age palstave, spearhead and sickle. A complex of Bronze Age barrows and cremation burials, Late Bronze Age land divisions and field systems, and later Iron Age to Anglo-Saxon settlement evidence is located at Shrubsoles Hill c.1.4km to the south east of the PDA. In Neolithic times, the sea level is considered to be some 18m lower than that of today, meaning the higher ground in this part of the Island would have been even more prominent. The Minster site has a late Bronze Age/early Iron Age enclosure under the Abbey and other Bronze age features has been discovered in the nearby area.

4.1.5 The Kingsborough excavation also found Romano-British field systems and droveways. Shurland Hall on the eastern part of Sheppey at Eastchurch is thought to be on the site of an earlier Roman Fort although this does not appear to be substantiated archaeologically

although Roman tiles have been found embedded in the masonry at Shurland Hall. A Roman Coin Hoard was found in 1969 at Leysdown, also east of the island as well as 2,500 radiate coins at Minster (TQ 97 SE 23). Three urned cremation burials of the late first to early second century ad were discovered during an evaluation at Thistle Hill, just south of Minster.

4.1.6 Known from the Anglo-Saxon Chronicles, there were Viking invasions on the island in 798 and also 835 AD. In 855 AD it is reported that the Vikings wintered on the island, although no evidence of their camps have been found. The Vikings also arrived at Sheppey with 350 ships in 892 and in 893. In the 9th and 10th centuries, it is believed that Shurland Castle, was the birthplace and residence of the early English kings. At Queenborough just to the south of the PDA, in Saxon times, the settlement on the site was known as Cyningburh, "king's borough" and later went onto to become along with Minster a significant settlement on the island through to the Medieval period with its castle built in 1377 by Edward III. The abbey at Minster was founded in 664 AD as a Benedictine nunnery and later refounded as an Augustian nunnery in 1130, it came under Benedictine rule in 1186, before becoming Augustian again by 1396. The site came under the dissolution in 1536. Anglo-Saxon graves have been excavated at the site and settlement activity for this period has been uncovered in the vicinity of the Abbey (TQ 97 SE 41) with five possible sunken featured buildings found in Barton Hill Drive, Minster (TQ 97 SW 85). Despite the presence of the Minster, very few Anglo-Saxon settlement sites are to be found on Sheppey although the southern part of the island in this period would have been marshland. This is considered noticeable considering there is significantly more evidence on Minster in Thanet.

4.1.7 Early Anglo-Saxon Minsters were varied in their organisation unlike Medieval Minsters and therefore it is not possible to reconstruct with any certainty the layout that would have applied at Minster. As with many early Minsters which were mainly along the eastern coast of Britain, it appears from the pottery that Minster did have trading links with imported East Anglian and continental wares. It is likely that the area of the PDA being on the slopes to the south of the Minster and outside of the area of settlement was most likely to have been used for farming.

4.1.8 At the time of the Domesday Book, the Island had only two entries. One for Sheppey and one for Harty. Sheppey at that time was part of the Hundred for Teynham, just south across the Swale Estuary on the mainland. The land belonging to Christ Church Canterbury consisted of just six households with two smallholders and four slaves with land for one plough team. By the time of the Domesday Monachorum in or around 1087AD, both churches of Minster and

nearby Eastchurch are subordinate to Milton Regis. These are stated to have been given by the Conqueror to the Abbey of St. Augustine in 1070.

4.1.9 The Manor Borstal just to the east of the PDA. The name Borstal means 'place of Surety' or 'fortified place' which has relevance given that the site is one that is surrounded on at least two sides by a steep bank and was possible an early enclosure. Obviously secondary to that in importance in the area to the Abbey. The earliest documentary evidence is from 1240 where an Adam de Borstal is mentioned. By the 14<sup>th</sup> century, the manor belonged to Fulk de Peyforer and then the Potyn family. In the 15<sup>th</sup> century it had transferred to the Cromer family who held it until the 16<sup>th</sup> century where it was sometimes called New Hall. The lands subsequently acquired by the Crown when it was believed a William Cromer was involved in treason associated with the Thomas Wyatt rebellion. The property was then granted to Thomas Cheney, who also owned Shurland Hall at the time. The lands were later alienated to Richard Lucke where it later passed to a number of different owners. By the 18<sup>th</sup> century, the site was referred to as Borstal Farm. In the late 18<sup>th</sup> century, the Tudor House was updated to that of a Queen Anne style. By 1840, the farm was sold by auction to Doctor Cresswell who leased out the farm.

4.1.10 In the late 19<sup>th</sup> century, the Land Company of Cheapside a firm run by Francis Ramuz, JP of Southend brought acres of farmland in Minster to be sold for building with Borstal Hall included. His son later settled in Borstal Hall by 1912. During the First World War the house was used by the War Department with the lands farmed by a George Harvey. By the 1920s, the former 100 acres of farmland had been marked as building plots and the house sold with two enclosures of pasture land which totalled approximately 20 acres. It is not clear which fields these were. Borstal was not sold, and the Ramuz family continued to live there, and let the land. In 1932, Ramuz renamed Borstal Hall as Gilbert Hall. During the Second World War, the hall was once again requisitioned by the Government. In 1948, there was a serious fire at the hall, which was entirely destroyed.

## **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> December 2020, centred on the proposed site with a search radius of 1km. The search provided a large number of records, just over 120, reflecting a wide range of periods primarily from the later Prehistoric, Roman, Anglo-Saxon and Medieval periods, particularly given that the historical core of Minster and its

Anglo-Saxon Abbey is just circa 200m to the north, north west. A gazetteer of the KHER is included in Appendix 2 with KHER map data shown on Figures 9-15. There are no Conservation Areas, Registered Parks and Gardens, Historic Parks and Gardens or Protected Military Remains or in 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>		

4.2.2 There is just one record for the Palaeolithic being a handaxe attributed to an approximately location circa 325m NNW of the PDA (TQ 97 SE 103) and one record for the Mesolithic being a single flint found at Thistle Hill (TQ 897 SW 132). There is possibility Neolithic activity discovered at Queens Avenue to the north as part of a multi-period site (TQ 97 SE 39).

4.2.3 For the Bronze Age, there are three records, one of a possible Late Bronze Age/early Iron Age enclosure by the Abbey (TQ97 SE 59) to the north. To the WNW on the foreshore Bronze Age implements were found circa 760m away (TQ 97 SE 24) and a Bronze Age palstave.

4.2.4 By the Iron Age period, the number of finds and features in this area begins to increase. Occupation by the Abbey as well as over to the south west on Thistle Hill. There are also a number of Portable Antiquity Scheme records that are assigned to a grid square rather than their exact location predominately of gold coins. In addition, there are also a small number of records assigned to the Prehistoric period that cannot be more accurately dated consisting of flint cores and occupation in the Abbey area.

4.2.5 There are five records for the Roman period mainly in the core of Mister to the north, north west. A ditch (TQ 97 SE 57) and pits (TQ 97 SE 66) suggestive of a nearby possible settlement. In addition, a significant find of a 2,500 coin hoard (TQ 97 SE 23) was circa 760m west, north west as well as two other odd stray finds of Roman coins in the area (TQ 97 SE 5; TQ 97 SE 9).



- 4.2.6 There are 26 KHER records for the Anglo-Saxon period. The majority located in and around the historical core of the Abbey, which has Anglo-Saxon origins and is scheduled. There is evidence of associated occupation activity of ditches and timber buildings and pottery and activity seems to extend north west from the Abbey towards the hospital site and also south east in the area of St George's School (TQ 97 SE 107). Within the assessment area, away from Minster circa 730m to the south west is possible evidence of small-scale iron working (TQ 97 SW 73). A number of finds from this period have been reported, many under the PAS mainly of silver coins but also a few gold ones.
- 4.2.7 The Medieval period is represented by the place (TQ 97 SE 75) and features associated with the Abbey of pits and trackway, with a total of 16 KHER records for this period. In addition, within the assessment area, Medieval activity is to be found to the south west at Thistle Hill. The Abbey Gatehouse is also from this period (TQ 97 SE 1052) and is Grade II listed and part of the scheduling of the Abbey. There are six records of PAS finds of a various range of items from a tile, jetton, lead seal matrix, thimble, tokens and hammer. To the west on the western side of Scocles Road, Medieval ditches, possibly representing agricultural activity have been found circa 400m from the PDA (TQ 97 SE 89).
- 4.2.8 The Post Medieval period has by far the largest number of KHER of any period being 44. 19 of those records relate to farmstead entries of which Borstal Hall is one of those of which the field of the PDA belonged to (MKE85550). Sadly, the records only represents that of the site of Borstal Hall as the house was destroyed by fire (TQ 97 SE 3). Given the limited area of higher ground outside of settlements on Sheppey that was not marsh probably accounts for the concentration of farms seen in the assessment area. Of the Post Medieval period, only three records relate to listed buildings. Just one in the core Minster are of 49 Chapel Street 18<sup>th</sup> century and grade II listed (TQ 97 SE 1054) and to the east Mill Hill House, also 18<sup>th</sup> century and Grade II listed (TQ 97 SE 1060). To the south west of Scocles Court, also Grade II listed and 18<sup>th</sup> century being the farmhouse (TQ 97 SE 1063). to the farmstead. South of Harps Avenue, circa 705m south of the PDA was a quarry for bricks and tiles (TQ 97 SE 74). The National Mapping Programme identified a number of earthworks to the north of the historical core of Minster. There are also a small number of PAS finds of buttons, stone shots and tokens.
- 4.2.9 Of the Modern period, there are 7 KHER records of which two relate to the light railway that ran circa 170m to the south of the PDA. Other records reflect the hospital site to the north

west utilised in the First World War. Another record from the First World War was of trenches on Thistle Hill.

4.2.10 There are four records, which are undated. On the outer reaches of the assessment area to the east are cropmarks of ring ditches (TQ 97 SE 79; TQ 97 SE 81). These are usually attributed to the Bronze Age period and are close to Kingsborough, a known Bronze Age occupation centre. To the far north is a field boundary linear feature (TQ 97 SE 22) and also by the Abbey a cemetery (TQ 97 SE 26).

#### *Stour Palaeolithic Characterisation Areas*

4.2.11 The PDA lies within an area classified as PCA21 (Fig. 13). This area related to the varied head deposits on the northern side of Sheppey. The only Palaeolithic finds have been those in the Minster area of a flint core (TQ 97 SE 6), which may or may not be Palaeolithic and a handaxe surface find (TQ 97 SE 103). Any of the few Palaeolithic finds on Sheppey have not been found in-situ and the survey concludes that the likelihood of Palaeolithic remains is considered low.

### **4.3 Previous Archaeological Works**

4.3.1 The KHER has a large number of archaeological events and these are shown in Figure 12. The most recent and closest is immediately to the east of the PDA, a geophysical survey was undertaken in April 2020, which has yet to make its way into the KHER database. The survey did not reveal much by way of anomalies of archaeological potential, although linear features were seen with their parallel alignment with field boundaries suggestive of an agricultural origin and a possible palaeochannel running through the site on a north-south axis.

4.3.2 The vast majority of below ground investigative work has occurred in and around the Minster site to the north, north west and also large areas to the south west as a result of new housebuilding in and around Thistle Hill. In addition, archaeological investigations also took place adjacent to the PDA to the north East on the St Georges School site. These areas are discussed in greater detail below.

#### *St Georges School*

4.3.3 This was investigated on what was agricultural land north of Borstal Hall to the north east of the PDA in 1996. Topsoil was stripped, the ground was terraced and footings and service trenches were cut. Anglo Saxon features were identified. Features included the base of a sunken floored hut with other features scattered across the site including post-hole structures. The excavation considered that the site as an enclosure was not so much as a

military defensive site but perhaps a place for the safety of livestock. The pottery dating suggested it was contemporary with the setting up of the Minster in c.670 AD or slightly pre-dating it. The pottery suggested that the end of occupation occurred to broadly coincide with the first Viking raid of 835AD and the overwintering in 855 AD. Regarding the Medieval period, three Late Medieval or Post Medieval tracks associated with Borstal Hall were identified as well as sundry ditches and pits. A detailed review of the excavation undertaken on the playing field area closest to the PDA identified a ditch (115) on a north-south axis that continued the line of an extant hedgerow contained material of 19<sup>th</sup> and early 20<sup>th</sup> century material. Finds in this area overall were scattered with the concentration of occupation further east closed to the school building. The enclosure boundaries are thought to be identified with that of extant banks which are outside of the area of the PDA. Ditch 115 may have marked the western limit. Unlike the PDA, the school site is on more level ground as opposed to steeper slopes, which is more conducive to settlement activity.

#### *Evaluation Scocles Road*

- 4.3.4 To the west of the PDA undertaken in 2006 was an evaluation on land adjacent to 100 Scocles Road (EKE12215). The evaluation identified Medieval ditches possibly of the 13<sup>th</sup> century and thought to be part of a field system (TQ 97 SE 89) and nearby in 2007 (EKE12283) Post Medieval drainage ditches were found.

#### *Thistle Hill*

- 4.3.5 To the south west of the PDA towards the outer part of the assessment area, Thistle Hill has had a number of different evaluations across the area. Some of which found little, just Post Medieval gullies and post holes most likely relating to agricultural activity as expected for a site away from the historical core of Minster's settlement area. However, other evaluations (EKE12553) found Mesolithic flint (TQ 97 SW 132), Iron Age pits (TQ 97 SW 133) and Medieval pits (TQ 97 SW 134) as well as Prehistoric ditches and fire cracked flint (TQ 97 SW 119) and Bronze Age worked flint (EKE16419). Other evaluations found no archaeological finds or features (EKE12825). Another evaluation (EKE12566) revealed a Medieval farmstead (TQ 97 SW 135) along with Late Iron Age/ early Roman pits (TQ 97 SW 137). Also, upon Thistle Hill (EKE12868) were identified trenches from World War I (TQ 97 SW 138). The Medieval Farmstead activity also comprised of rectilinear enclosures and drainage ditches and likely entrances into field systems. It was also considered that in relation to the Late Iron Age that pottery production was occurring within on in the vicinity of the site. A suggestion of further Roman activity in the vicinity of the site may be evidenced by the residual finds encountered.

These included a box flue tile that may very tenuously be indicative of a building of some import being located in the wider area. It is not clear if there is any relationship between this site and the settlement of Minster.

#### *Historical Land Classification*

4.3.6 The KHER data characterises the area as ‘small irregular fields with straight boundaries’ (Fig. 11).

#### *Other investigative works in and around Minster*

4.3.7 Evidence suggestive of the early Medieval period as well as Medieval features have been found in the garden to the Vicarage (EKE8208) as well as Late Iron Age and Roman activity in the area. A later excavation (EKE8642) found possible evidence of a Roman ditch (TQ 97 SE 57) and a trackway (TQ 97 SE 58). An excavation by KARU in 1998 (EKE8610) identified Late Bronze Age/Early Iron Age enclosure in the area (TQ 97 SE 59) as well as Romano-British features (TQ 97 SE 66) as well as developments with the abbey. These excavations suggested a settlement focus on the higher ground and to the northern side of the current church for not just the Prehistoric period but also for the Anglo-Saxon and subsequent Medieval period for the Abbey. To the east of the Abbey, geophysical analysis identified possible walls (EKE8620) in 2000. In nearby Falcon Gardens (EKE8795), early Medieval timber building (TQ 97 SE 67) was identified as well as a ditch (TQ 97 SE 65). To the north west of the Abbey site, close to the Sheppey Hospital site, a small number of finds and features from the Anglo-Saxon period, Medieval and Roman periods were discovered during an evaluation (EKE12456).

#### *Harp Avenue*

4.3.8 To the south west of the PDA, evidence in this area found features suggestive of Post Medieval clay extraction (TQ 97 SE 74) and quarrying (EKE8393) as well as a possible early Medieval pit (TQ 97 SW 73).

## **4.4 Historical Map Progression**

#### *Symonson Map, 1596*

4.4.1 This map shows the principal settlements on the Isle of Sheppey at that time being Queenborough and Minster. Sheerness to the west is referred to as marshland (Fig.16).

#### *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. This shows the ribbon

development of houses at Minster alongside the church. The road layout between the settlement and Lower Road does not entirely match that of the modern day. However, it appears to show on the western side the Scocles Farm and just north of the Lower Road, Brambledown Farm. The windmill that was historically located on Mill Hill (now Chequers Road) is also depicted, east of the settlement. In the area of the PDA, a trackway heading for the Lower Road is depicted that comes off diagonally from the south eastern part of the core of Minster. This is believed to be Scocles Road (Fig.17).

*Minster Tithe Map, 1841*

4.4.3 The tithe map shows the PDA as part of field designated 1999 which is owned by the Reverend Daniel Creswell and occupied by George Ferrell. The field is one of pasture and called 'Joiner's Hill'. George Ferrell farms the majority of the land around being a mixture of wood, arable and pasture with the Ferrell Family residing at nearby Borstal Hall. At this time there is no Scocles Road. Borstal Hall is accessed via Mill Hill to the north on the eastern side of the village. There is a small pond adjacent to the south western corner. The settlement of Minster is still congregated around the church (Fig. 18).

*Historic OS Map 1862*

4.4.4 This detailed map shows the PDA still as part of a larger field. By this time a Scocles Road has been created to the west of the PDA, also sometimes referred to as Station Road. The pond adjacent to the south western corner is no longer showing. Adjacent to the northern boundary is a footpath. (Fig.19).

*Historic OS Map, 1897-8*

4.4.5 There is little change (Fig.20).

*Historic OS Map, 1908*

4.4.6 There is little change at the PDA. To the south, the line of the Sheppey Light Railway is showing (Fig.21).

*Historic OS Map, 1933*

4.4.7 There is little change at the PDA. However, in the immediate wider area, there are allotments on the eastern side of Scocles Road and houses along the western side. To the south between the PDA and the railway are two new roads, Nelson Avenue and Drake Avenue with a number of housing plots along their length (Fig.22).

*Historic OS Map, 1963*

4.4.8 There is little change to the PDA. There are increasing number of houses along the surrounding roads including a new road to the north off Chequers Road of Tams Gardens. Beyond the houses alongside the western side of Scocles Road, there is evidence or more houses. To the north east the field there has had its boundaries reduced and is now a sports ground (Fig. 23).

*Historical OS Map 1970-1973*

4.4.9 There is no change at the PDA. The southern boundary is now showing a drain. The residential plots in the surrounding roads have now been infilled with additional houses (Fig 24).

*Historical OS Map, 1981*

4.4.10 There is no change at the PDA. The fields to the immediate west have been subdivided (Fig.25)

## **4.5 Historical and Aerial Photographs**

*1940s*

4.5.1 The PDA is part of a large field of pasture. To the west and south are a number of residential houses. The area around the PDA is still one that is rural (Plate 1).

*1960's*

4.5.2 There is no change at the PDA. The field to the north east now has a cricket pitch. There has been significant growth to the settlement of Minster with new residential houses located north of Chequers Road and to the west of Scocles Road. More houses have infilled along Nelson and Drake Avenue to the south. South of Drake Avenue the light railway has been removed (Plate 2).

*1990*

4.5.3 There is no change at the PDA. The area adjacent to the western boundary has been subdivided. In the area around there have been more residential infilling. There are now houses along the southern side of Chequers Road. (Plate 3).

*2003*

4.5.4 The boundary of the PDA is fixed in its current form. To the north east a new school has been built on land belonging to Borstal Hall. And a part of the north eastern corner of the field of the PDA is removed and used for playing fields associated with the school. There is a bank on the boundary of this area as the level of the playing field was raised (Plate 4).

2019

4.5.5 The PDA is still pasture and has been sub-divided into paddock areas. In the north western corner are stables (Plate 5).

LIDAR

4.5.6 The 1m Digital Terrain LIDAR mapping is seen in Figure 26. The LIDAR shows a number of linears along the length of the PDA in a north, north east to south, south west direction which appear modern and drainage related. Halfway along by the eastern boundary are linears that travel parallel with the field boundary and then turn 90 degrees, travelling a short way before turning again. A close up is provided in Figure 27. On the ground these features can be seen in Plates 16 and 17. They do not appear to corresponding with any known field boundaries based on the historical mapping and therefore the purpose or cause of these earthworks are uncertain.

## **5 WALKOVER SURVEY**

### **5.1 Text**

5.1.1 Due to Covid-19 a walkover survey was not undertaken. However, the use of OS topographical information and Goggle 'aerial photographs along with Street View imagery, and a large number of site photographs supplied by the by Kent Design Partnership allowed for an understanding of the site and also its setting. The land at the PDA has been used for horse grazing and areas top the north and west have been sub divided into paddocks. There are further paddocks adjacent to the western boundary along with stabling separated by wooden post and rail fencing. Adjoining the north eastern corner is the cricket ground and due to landscaping the land levels here are much higher than that of the PDA. The PDA slopes significantly from the high ground in the north down to the south. The northern boundary adjoins a public footpath and there is a hedge line. The southern part of the site contains a ditched water channel with the fenced boundaries of the rear gardens of the houses in Nelson's Avenue. The eastern boundary is a sparse hedge and wire fence line incorporating trees and there is currently a field for pasture beyond. Within the central portion of the Site at the eastern end are what appears to be earthworks of unknown origin. These earthworks can also be identified on the LIDAR.

5.1.2 There are long distance views from the top end of Scocles Road to the south and south west out towards the marshes. However, there is no intervisibility south east towards the PDA due to the modern housing and large trees that line the road on the eastern side. Back Lane is essentially a semi-circle of a road at the top end of Scocles Road. It joins with either end of the High Street in Minster. At the eastern end of Back Lane, there are in between the gaps of the houses views towards the south east. The field of the PDA is not seen due to the heavily vegetated northern boundary and also the fall away of the land levels.

5.1.3 The close and narrow nature of the High Street on Minster prevents any long-distance views except to the extreme east and western end of the High Street and there is no intervisibility of the PDA. The close nature of the Victorian and Modern housing on the High Street also limits intervisibility with the Scheduled Monument of the gatehouse and church and likewise from the area of the Scheduled Monument, these properties restrict views to the south. There are modern houses located on the eastern side on the Scheduled area that prevent views to the east. However, the south eastern corner of the Scheduled Area is an open raised grass area bordered by wire railing that has views out. However, these are also restricted by



modern housing on the eastern side of the road of Chapel Street and with the fall away of the land at the PDA there is no intervisibility.

## 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 The PDA contains no designated heritage assets. There are five listed buildings within the 1km assessment area. Two of these are Grade I Listed; the Abbey Church of St Mary and St Sexburga (1273489) and its associated gatehouse (1258332), which are also scheduled and three are Grade II listed being Scocles Court, Mill Hill House and 49 Chapel Road. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by the KHER as having a degree of heritage significance but which do not meet the criteria for designated heritage assets. This archaeological resource is covered in section 4 with full details provided in the table in Appendix 2.

6.1.3 None of the Listed Buildings within the assessment area have any intervisibility with the PDA. This is due to the presence of 20<sup>th</sup> century housing and other buildings along Chapel Street and Chequers Road to the north, and along Scocles Road Avenue to the west, and due to the natural topography of the area as well as vegetation.

6.1.4 However, the setting of heritage assets is not limited by distance. Therefore, a review of designated assets further away within the PDA assessment area and also outside of the assessment area has been undertaken. The Landscape Visual Assessment and site visit confirms that there are long views to the south over the marshes. However, there are no designated heritage assets in this area that are required to be taken into consideration.

### 6.2 Minster Abbey and Gatehouse

#### *Architectural and Historical Interest*

6.2.1 The Minster and accompanying gatehouse site are significant heritage assets as one of the earliest Minster sites in Kent along with a number of others. Its origin in the Anglo-Saxon period carries national significance. Early Minster sites were not of a set design unlike

Medieval Monasteries and therefore there is still much to learn with regards to the set up and layout of such a site. It is highly likely that the PDA lies outside the immediate settlement and enclosure area associated with the site.

### *Setting*

6.2.2 The Minster Abbey site is designated as a Scheduled Monument (Listing - 101267). The Scheduled Monument area is surrounded by residential houses dating to the late 19th and 20th century along streets to the south-east and east towards the PDA as well as to the north and west. The growth of the village of Minster in the second half of the 20<sup>th</sup> century has significantly altered the setting of the Scheduled Monument. These buildings limit views in a south-easterly direction towards the study site due to the topography as the land of the PDA falls away. There is no known historical connection between the land of the PDA and the Scheduled Monument, although it is possible that in the Anglo-Saxon period it may have been farmland belonging to the Minster before transferring to the land ownership of Borstal Hall in the Medieval period. In addition, the Anglo-Saxon estate is likely to have included features related to agriculture such as field systems, enclosures, barns, stores, and possibly mills and fishponds. The slopes on the southern side of minster historically formed part of the wider rural setting of the Minster and Abbey. Historically the view of Minster was one whereby it was a small cluster of houses immediately surrounding the Minster site, which was located on the higher ground with open farmland surrounded the settlement below. However, this rural setting of Minster has significantly altered over the latter part of the 20<sup>th</sup> century with a significant increase in housing around the village as the village changed from a rural character to a more built character. The line of Nelson Avenue breaks up the open farmland to the south east of the centre of Minster leaving an area of a couple of fields of pasture. The Swale Landscape Character and Biodiversity Appraisal SPD classifies the PDA as being on the western edge within area No. 16 – Minster and Warden Farmlands where long views south to the mainland and views of hill-top Minster Abbey although the PDA does not lie within and area of High Landscape Value. The PDA forms part of the distant views as a minor part of the wider view towards the ridge escarpment and seen in the context of other urban development around Minster.

## **6.3 Mill Hill House**

### *Architectural and Historical Interest*

6.3.1 The house is 18<sup>th</sup> century and is of two storeys in red brick. Architectural details include window dressings and quotas of brighter red brick accompanied by a Stringcourse, along with

a cornice and parapet. There are chimney stacks at either end. The house has five windows, with segmental heads. The porch is modern. Mill Hill House is one of the few remaining 18<sup>th</sup> century houses in Minster. Its aesthetic and historical interest forms its primary significance.

#### *Setting*

6.3.2 Eastwards from Chapel Street and along Chequers Road the land gradually falls away before rising again with predominately modern housing along its length. Close to the junction of Elm Lane and Chequers Road on the southern side is the grade II Mill Hill House. Surrounded by modern housing and an old garage forecourt. The garden at the rear is enclosed by other properties and their gardens. There is no intervisibility with the PDA due to these properties along with the school in between and the topography of the land falling away.

### **6.4 49 Chapel Street**

6.4.1 This residential building is 18<sup>th</sup> century. It is of two storeys and rendered, with a half-hipped tiled mansard roof. There are two windows with hung sashes that have glazing bars of which some have been replaced. The front door is under a gabled hood. This building is also one of the few remaining early buildings in Minster. Its aesthetic and historical interest forms its primary significance.

#### *Setting*

6.4.2 This property is surrounded by modern properties and located at the road edge. The rear of the garden of the property is vegetated and also borders the gardens of a property of the nearby modern properties in Tams Gardens. With this and the fall away of the land, this limits any intervisibility the heritage asset has with the PDA. There is no historical relationship between this property and the land of the PDA and therefore does not impact upon its significance or setting.

### **6.5 Scocles Court**

#### *Architectural and Historical Interest*

6.5.1 This building is from the early 18<sup>th</sup> century. Comprising of two storeys with an attic, it is in red brick with a hipped tile roof, which has two hipped dormers. The windows have hung sashes of which the centre upper window has been blocked. There is an imported Roman Ionic columned porch with cornice but no entablature. A mounting block adjoins the garden wall. Its aesthetic and historical interest forms its primary significance.

### *Setting*

6.5.2 Scocles Court is on the western side of Scocles Road towards the southern end. Its setting is one that has recently altered significantly given that it is now surrounded by a modern housing estate on three sides, having originally been a farmhouse as part of a larger regular courtyard type farm in an isolated position surrounded by farmland. There are some distant views to the east and to the north east of Scocles Court, views that are limited by vegetation and the modern houses on the modern residential estate Scocles Road. The Site does not have any direct relationship on the setting of Scocles Court.

## **6.6 Summary of Archaeological Potential**

### *Palaeolithic*

6.6.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. There is little evidence from this period by way of finds or as suggested by the Stour Palaeolithic survey. Chance finds cannot be discounted but the potential for this period is considered to be **low**.

### *Mesolithic*

6.6.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. There is little evidence from this period by way of finds. A bladelet was found at Thistle Hill to the south west of the PDA on the outer reaches of the assessment area (TQ 97 SW 132). The potential for this period is considered to be **low**

### *Neolithic*

6.6.3 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 is little evidence from this period within the assessment area other than a multi-period settlement site to the north on the PDA on the higher ground. However, to the east on the higher ground at Kingsborough are Neolithic causewayed enclosures with the likelihood that activity was utilised across the ridge of higher ground in this part of Sheppey. The archaeological potential from this period is considered **moderate**.

### *Bronze Age*

6.6.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There is evidence recovered north of Minster and in the vicinity. Kingsborough to the east is an occupation area as is potentially to the south west at Thistle Hill. Evidently all continuing in taking advantage of the

higher ground in this period. With the PDA on the slopes, it is likely to be away from occupational areas but stray finds may be found from slope wash from the higher ridgelines to the north as well as the possible to enclosures and field systems associated with agriculture. Therefore, the archaeological potential from this period is considered **moderate**.

#### *Iron Age*

6.6.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Late Bronze Age enclosure found to north in Minster may also fall into the early Iron Age period. Iron Age activity was also found at Thistle Hill, again all taking advantage of the higher ground. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

#### *Romano-British*

6.6.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Minster site has also recovered Roman material. The church incorporates Roman tiles suggesting that there is a building nearby and this is where activity is concentrated. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

#### *Anglo-Saxon*

6.6.7 Clearer evidence for the Anglo-Saxon period concentrates in and around the Minster. However, the St George's School excavation revealed outlier activity away from the core settlement for this period. Again, there is the potential for chance finds from slope wash at the PDA from activity on the ridgeline and it is also possible that like the school site, the PDA was involved in farming although the PDA is on the steeper sided slopes. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

#### *Medieval*

6.6.8 The settlement continues around the Minster into the Medieval period. It appears that the PDA is likely to have been agricultural in this period associated with Borstal Hall. Like that found to the west of Scocles Road, it is possible that there are Medieval field boundaries in the area of the PDA but these would be considered to have low significance. The archaeological potential is considered to be **low**.

*Post Medieval*

6.6.9 Historical mapping suggests that the area remained one of pasture. Therefore, the archaeological potential for finds from this period within the area of the PDA is considered **low**.

*Modern*

6.6.10 The area remained one of pasture and appears at time to have been sub-divided and therefore likely to leave post holes. The slopes below the high ridge to the south west at Thistle Hill found evidence of First World War Trenches trenches. Not detailed in the HER but information provided by the KCC Principal Archaeological Officer in response to a planning application adjacent to the east of the PDA, that the land immediately north east of the PDA was considered an important defensive position with trenches and barbed wire protecting the eastern flank of the high ground at Minster village. In addition, there is a postcard, showing that in August, 1910, the Territorial Army camped at the foot of Minster Hill in the vicinity of the PDA. The archaeological potential for finds from this period within the area of the PDA is considered **moderate**.

*Overview and Significance*

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

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

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

6.6.13 Understanding agricultural Anglo-Saxon England is a vital part of economies, culture and society. The creation of Monasteries helped proliferate the wealth and transformation in farming. Many Anglo-Saxon settlement sites in the seventh century include faunal evidence usually represented by sheep, cattle and pig bones where sheep come to dominate bone assemblages. There is also some evidence of increasing maturity of the sheep bones suggesting an increase in the use of sheep for secondary products. Given the origins of the name of the island, it is likely that pasture for sheep was dominant and in use around settlements. Generally previous excavations have focused on field systems to the neglect of environmental evidence for crops and livestock. Excavations at Lyminge unearthed and rare early 7th century Anglo-Saxon iron coulter being the slicing element from an early plough that was discovered in the base of a Grubenhaus and a find of national significance. Other Anglo-Saxon sites have identified layouts of ditches systems with droveways running parallel to paddocks complexes.

6.6.14 Evidence that Roman farming whereby crop surpluses were key in order to sustain urban populations such as military garrisons led to the creation of barns, granaries, grain ovens and watermills also appear to have continued to survive the withdrawal of Roman governance with use into the fifth century. Into the Anglo-Saxon period, such structures were not as obvious or required, with smaller scale farming occurring with perhaps grain stores utilised in rafters of Grubenhouses or four post granaries.

6.6.15 Understanding the role that Sheppey played in terms of defence features and troops in both World Wars is of local significance.



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

### **7.1 Development Proposals**

7.1.1 The proposed development is for circa 64 No 1, 1 ½ and 2 and 2 ½ storey dwellings along with associated access road and services. This will require the demolition of two modern single storey buildings (bungalow and garage) located on the northern side of Nelson Avenue adjacent to the south eastern corner to allow for an access road into the site. In addition, along the southern boundary is to be a surface water attenuation basin and the northern part of the site as open amenity space as well as strengthening the vegetation boundaries (Fig. 8).

7.1.2 The design principles have set the houses below that of the ridgeline with open space at the northern end of the site. In addition, the consideration has been given in respect of the placement of storey levels associated with the units with lower storey building generally located at the northern part of the housing group. The vehicular access to the PDA is via Nelson's Avenue, away from the historical core area of Minster to minimise any through traffic or noise. The landscape boundaries are to be strengthened and the streets suitably landscaped in order to soften the proposed development within the landscape.

### **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 moderate for the Prehistoric, Iron Age, Roman and Anglo-Saxon periods. Whilst there is no known activity within the PDA itself, the wider area has revealed evidence for these periods and the location of the PDA south of the historical core area on the higher ground means that there is the possibility of finds from slopewash and likely to be of local significance. It appears that the PDA is likely to have been in agricultural use from at least the Medieval period onwards if not earlier and possible agricultural features may survive in the form of field boundaries, which would be considered of low significance. However, the importance of Minster as a Monastic estate along with its social and economic organisation is represented by its scheduling. As estates did not necessarily follow a distinct plan, the opportunity to assess and understand even the outlier regions cannot be understated. Especially taken in conjunction with the Anglo-Saxon findings at the nearby school site and potentially evaluation opportunity south of the school and to the east of the PDA of the remaining large areas unbuilt areas in Minster close to the historical core in areas that historically are likely to have had low historical impact on any archaeological potential. Early monastic houses. early medieval monastic settlements were sprawling and

topographically complex entities that cannot be properly understood by small-scale, piecemeal investigation. There is significance in understanding monastic houses, gendered practices, agriculture and links with other pre-Viking sites such as Minster in Thanet and Lyminge that has regional significance.

7.2.2 Potential Medieval finds are important for studying the range of items present on a rural 'farmstead' of the 12th to mid-13th century on Sheppey. They also may go some way to demonstrating the status, trade contacts, domestic industry, applied agriculture and material culture choices made, utilised and enjoyed by those who lived and/or worked at the site. This site has the potential to contribute towards the growing understanding of the regional development of this area, and the increasing awareness of the national significance of medieval agricultural settlement, landscape and habitation forms as well as potentially understanding Monastic estates. The results of these archaeological investigations contribute towards a growing body of knowledge of the Late Iron Age and Early Roman period as well as the medieval landscape of Sheppey. The results from these periods are therefore of regional significance.

7.2.3 The proposed development for foundations, along with associated access road and services where terracing of some form is required due to the topography and steep nature of the PDA is likely to have a high/total impact upon any potential archaeology. Greater understanding of the chronology is required to ascertain if occupation does pre-date the Minster and the function of the wider estate around the Abbey. In addition, the earthworks of unknown origin at the eastern end of the field require further investigation. This site presents an opportunity, combined with the location immediately to the east to allow for a large area to be archaeologically investigated, particularly as most other housing around the Minster site was erected prior to having the benefit of formal planning guidance in the 1990s. Therefore, it is recommended for a programme of archaeological works initially with a geophysical survey, followed by an evaluation can be addressed by an appropriate planning condition. Depending of the results of the evaluation, further mitigation may be required.

### **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 site 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. Of the designated heritage assets assessed, there is no direct historical relationship between the Grade II 49 Chapel Street and Mill Hill House, nor is there any intervisibility between the PDA and these assets whose primary significance is that of their aesthetic and historical qualities. Therefore, the proposed development will produce no harm on the settings or significance of these assets in accordance with NPPF paragraph 196.

7.3.3 Scocles Court is further away from the PDA, and was historically a farmstead with the farmhouse from the early 18<sup>th</sup> century. It appears that the land of the PDA was associated with that of Borstal Hall, now Gilberts Hall Farm and not that of the farm of Scocles Court. In recent years, the area south west of Minster has undergone huge changes with modern housing of which now surrounds Scocles Manor significantly altering its setting. Its aesthetic and historical importance remains its primary significance. This area of Minster, has partial glimpses towards the PDA through roadside vegetation and existing housing. The semi-rural setting of Scocles Court immediately to the east will be retained. Given the distance of the PDA from this heritage asset and given the existing line of Nelson's Avenue, that the development at the PDA is one that would be seen as a natural extension to the current housing and character of the village and indistinguishable from the wider Minster settlement around Nelson Avenue and those on the ridgeline of Chequers Road and the hilltop area. Therefore, the proposed development will produce no harm on the settings or significance of this designated heritage asset in accordance with NPPF paragraph 196.

7.3.4 The designated assets of the Minster and Gatehouse carry higher significance, which is reflected in their scheduling. Historically until the 20<sup>th</sup> century, Minster was a very small village with buildings focussed around the Minster. The immediate setting during the second half of the 20<sup>th</sup> century altered with the growth of the village that the rural outlook is now one that is more residential. The church's location on the hilltop means that it stands out amongst the collection of buildings around the church and the top of the spire of the church can be seen from the PDA. The proposed housing at the PDA is of a suitable size and scale to the immediate surrounding residential housing and will not overshadow that of the Church.

The use of the open area at the northern end of the PDA means that the houses will be sited below the ridgeline. As mentioned previously, the development at the PDA is one that would be seen as a natural extension to the current housing and character of the village and indistinguishable from the wider Minster settlement around Nelson Avenue and those on the ridgeline of Chequers Road and the hilltop area. Long views towards the PDA from the southern arc will still retain the prominence of the church at the hilltop. Consideration has been given as to the heights and placement of the various residential units to ensure that the positioning at the northern part of the group of houses contains the lower storey houses. This means that there will be greater visibility below the ridgeline of the open space area associated with the development (Fig.28). In addition, views outwards from Minster to the long views to the south will still be retained (Fig. 29). It is possible that in Anglo-Saxon times that there was an agricultural relationship between the land of the PDA and Minster, but this altered in the Medieval period with the farming undertaken at the nearby Borstal House. As such, any direct interrelationship between the PDA and the Scheduled Assets are no longer there. The Scheduled assets will still retain their high historical significance. The PDA does not contribute to the setting or how these heritage assets are experienced. Based upon DRMB criteria (Appendix 11.3), with a high heritage value, the magnitude of impact caused by the proposed development is considered to be negligible leading to a slight magnitude of effect. Therefore, it is considered that the proposed development will have an impact at the low end of 'less than substantial harm' in accordance with NPPF paragraph 196.

7.3.5 The public benefit that 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 as a windfall site as it is not in the current Local Plan nor the proposed Local Plan.

## **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 M A Piper in support of the application for proposed developments of land north east of Nelson Avenue, Minster, Sheppey.

8.1.2 The proposed development area does not contain any designated heritage assets and is not within any conservation area. However, to the north is the scheduled monument of Minster Abbey and Gatehouse and a number of other Grade II listed buildings in the vicinity of Minster and these have all been assessed and do not have any intervisibility with that of the PDA.

### **8.2 Archaeological Resource**

8.2.1 Assessment of the findings from the KHER and other resources would suggest that the possibility for archaeological remains is moderate for the Prehistoric, Iron Age, Roman, Anglo-Saxon and Modern periods. Whilst there is no known activity within the PDA itself, the wider area has revealed evidence for these periods and the location of the PDA south of the historical core area on the higher ground means that there is the possibility of finds from slopewash. It appears that the PDA is likely to have been in agricultural use from at least the Medieval period onwards if not earlier. The importance of Minster as a Monastic estate and as these early Monastic estates did not necessarily follow a distinct plan, the opportunity to assess and understand even the outlier regions cannot be understated. Especially when taken in conjunction with the Anglo-Saxon findings at the nearby school site and the potential future evaluation opportunity south of the school and to the east of the PDA with the PDA as one of the remaining large unbuilt areas in Minster that is relatively close to the historical core.

8.2.2 The proposed development for foundations, along with associated access road and services where terracing of some form is required due to the topography and steep nature of the PDA is likely to have a high/total impact upon any potential archaeology. This site presents an opportunity, combined with the location immediately to the east to allow for a large area to be archaeologically investigated, particularly as most other housing around the Minster site was erected prior to having the benefit of formal planning guidance in the 1990s. Therefore, it is recommended for a programme of archaeological works initially with a geophysical

survey, followed by an evaluation can be addressed by an appropriate planning condition. Depending on the results of the evaluation, further mitigation may be required.

### **8.3 Setting**

8.3.1 The proposed development at the PDA is one that would be seen as a natural extension to the current housing and character of the village and indistinguishable from the wider Minster settlement around Nelson Avenue and those on the ridgeline of Chequers Road and the hilltop area. Long views towards the PDA from the southern arc will still retain the prominence of the church at the hilltop. The Scheduled assets will still retain their high historical significance and aesthetic importance. The PDA does not contribute to the setting or how these heritage assets are experienced. The magnitude of impact caused by the proposed development is considered to be negligible leading to a slight magnitude of effect. Therefore, it is considered that the proposed development will have an impact at the low end of 'less than substantial' in accordance with NPPF paragraph 196.

8.3.2 The public benefit that 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 as a windfall site as it is not in the current Local Plan nor the proposed Local Plan.

## **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 M A Piper (and representatives) for the use of this document in all matters directly relating to the project.

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## 11 APPENDICES

### 11.1 Appendix 1: Statutory List Description

#### 11.1.1 Nunnery at Minster Abbey

Heritage Environment Record Number: TQ 97 SE 1070

List Entry Number:1012674

National Grid Reference: TQ 95552 72937

Type of Record: Scheduled Monument

Date of Listing: 21<sup>st</sup> November 1994

Period: Anglo-Saxon

**Summary:** The monument includes the Benedictine nunnery of St Mary and St Sexburga situated at the west end of a ridge overlooking the Thames estuary to the north. The ground to the south drops away steeply. The upstanding remains include parts of the abbey church and the gatehouse which date to the 12th century. These are surrounded by the foundations and other buried remains of the rest of the 12th to 16th century monastic complex, all sited within the area of the precinct. In addition to these later medieval remains are the remains of the original Saxon nunnery which are known to survive within the later precinct boundary. The church, Listed Grade A (equivalent to Grade I), is double aisled and includes remains of both the monastic church and the congregational church of the nunnery. To the north are the buried foundations of the rest of the claustral complex while further north and east are the monastic burial grounds. On the south side of the church the High Street follows the line of the medieval terracing which stepped the south side of the hill on which the abbey was situated. The gatehouse to the west of the church, Listed Grade I and excluded from the scheduling, survives practically complete to a height of three storeys and dates to the 13th century. It is built of ragstone and flint and has a castellated parapet of chequerwork stone and flint. On the south side the gateway is divided into a pedestrian entrance on the east and a carriage entrance on the west. On the north side a single arch spans the whole opening. One metre to the north of the gatehouse is a stone-lined well believed to date from the 12th century. A second well is situated c.100m to the north east of the church. Its stone lining is also believed to date from the 12th century. The abbey was founded in 664 by Queen Sexburga, the widow of Ercombert, king of Kent. A large and probably wealthy foundation with 77 nuns, the nunnery had become ruined and deserted by the time of the Conquest. It is likely that it was destroyed by Danes in the ninth century. In 1130 the house was re-edified as a priory by Archbishop William de Corbevil who, as an Augustinian canon, possibly refounded it for that order. However, by 1186 it had returned to Benedictine rule. In 1396 Archbishop William de Courtney ordained that the nuns should be restored to the Augustinian order where it remained until its suppression in 1536. At the time of the nunnery's dissolution an inventory was taken and from this it is known that the nunnery included the church, a Lady Chapel, a dorter, 15 various chambers, a frater, a

bathroom, two floors of kitchen, five chambers within the gatehouse, a porter's lodge, a cheese house, a bake house, a brew house, a bolting house, a milk house, a granary and a belfry. Evidence from excavations during 1991-1992 in the area to the north east of the church indicates occupation of the area between c.AD 650 and c.AD 850 with a break until c.1150. To the north of the church traces of foundations and burials were uncovered in the late 1980s. Other remains uncovered over the years during construction work in the area include the remains of a probable iron bloomery, a metalled surface, possibly of a courtyard, as well as a number of other burials. Excluded from the scheduling are the Grade A Listed church building, the Grade I Listed gatehouse, all modern buildings, garages, sheds, paving, tarmac drive and road surfaces, rubbish bins, street lights, modern walling, railings, toilet, signposts, gates, fences, and fence posts, although the ground beneath all these features is included.

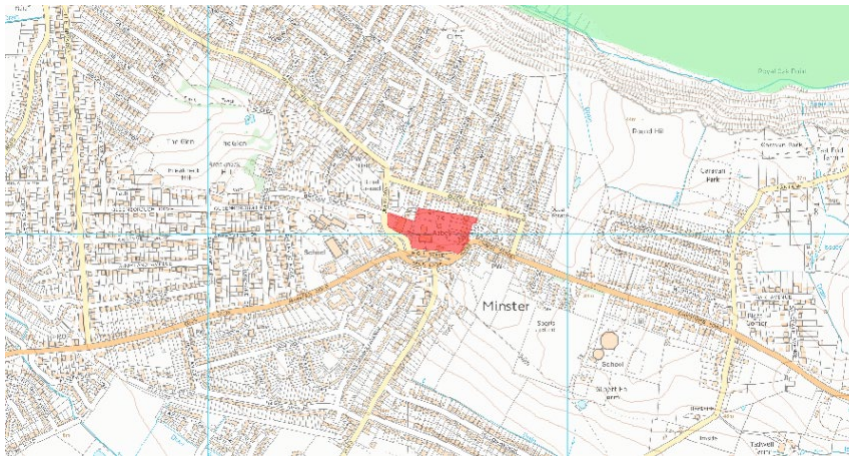


Figure 1: Location of Nunnery

### 11.1.2 The Abbey Church of St Mary and St Sexburga

Heritage Environment Record Number: TQ 97 SE 1070

List Entry Number: 12573489

National Grid Reference: TQ 95607 72985

Type of Record: Grade I

Date of Listing: 287<sup>th</sup> June 1963

Period: Anglo-Saxon to Medieval

**Summary:** A large building in flint and rubble. A nunnery was founded here. It was burned by the Danes in 855 and rebuilt by Archbishop Corbeuil between 1123 and 1136. It was dissolved in 1539. There remain the conventual and parochial churches standing side by side, the north chancel and nave having been the conventual church and the south chancel and nave the parish church, in the Early English style, with a tower at the west end of the north nave and a south porch. The north

half is the oldest portion of the building, with considerable Saxon remains, but the bulk of the building dates from the C13. The tower was added in the C15 but not completed and has a modern wood belfry. The east end of the north chancel dates from 1581, when St Katherine's Chapel beyond it was demolished. The south porch dates from 1879-81, when the whole church was restored from ruins by Christian. Late C14 screen. C12 column sculpture of the Virgin and Child. Monuments of the C14 and C15.

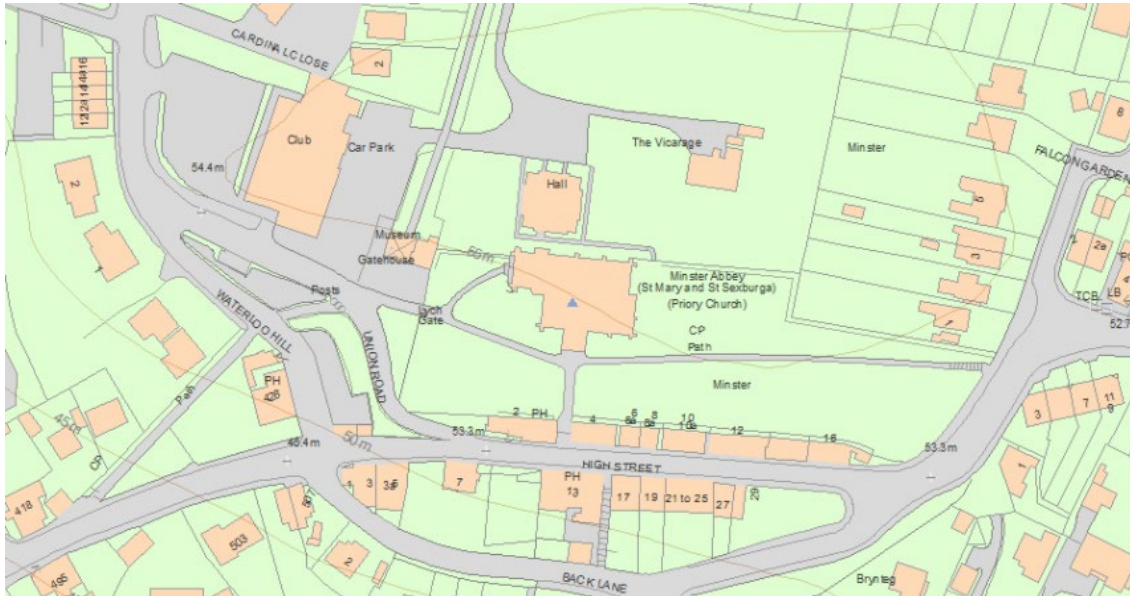


Figure 2: Location of the Abbey Church of St Mary and St Sexburga.

### 11.1.3 The Abbey Gatehouse

Heritage Environment Record Number: TQ 97 SE 1052

List Entry Number: 1258332

National Grid Reference: TQ 95552 72937

Type of Record: Grade I

Date of Listing: 14th May 1952

Period: Medieval

**Summary:** This gatehouse and the Abbey Church are the only remaining portions of Minster Abbey. C13. 3 storeys. 2 windows facing south, 1 window facing east. Stone and flints. Stringcourses. Castellated parapet of chequer work of stone and knapped flints. Modern casement windows, those on the south front on the 2nd floor being placed in mediaeval openings with 4-centred heads. 1 cinquefoil-headed lancet on the 2nd floor of the east front. Pointed carriage archway in the south-west corner, pointed pedestrian arch to the east of it. 3 cinquefoil-headed lancet windows on the north front with a chimney corbelled out between 2 of them on

the 2nd floor. Pointed carriage archway on this side as wide as both the carriage and pedestrian archways of the south front together. Square projection in the north-east corner with pointed lancet windows.



Figure 3: Location of the Abbey Gatehouse.

#### 11.1.4 49 Chapel Street

Heritage Environment Record Number: TQ 97 SE 1054

List Entry Number: 1258068

National Grid Reference: TQ 95904 72925

Type of Record: Grade II

Date of Listing: 30<sup>th</sup> June 1978

Period: Post Medieval

Summary: C18. 2 storeys, rendered, with half-hipped tiled mansard roof. 2 windows, hung sashes with glazing bars, some replaced. Door under gabled hood.

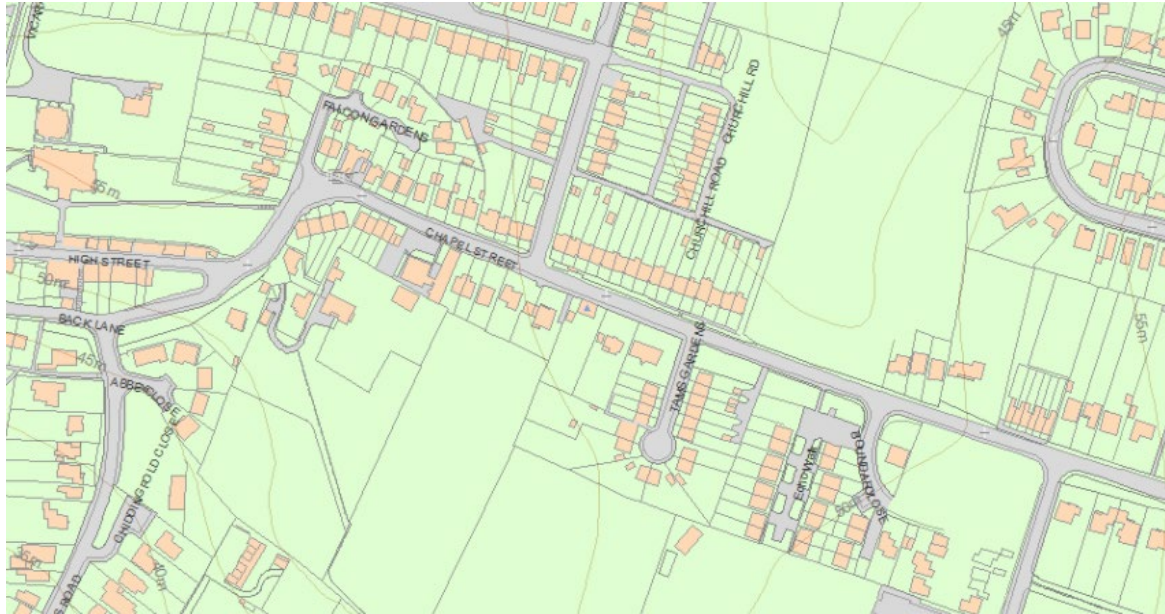


Figure 4: Location of 49 Chapel Street

#### 11.1.5 Mill Hill House

Heritage Environment Record Number: TQ 97 SE 1060

List Entry Number: 1259757

National Grid Reference: TQ 96117 72812

Type of Record: Grade II

Date of Listing: 27th June 1963

Period: Post Medieval

Summary: C18. 2 storeys in red brick, all headers, with window dressings and quotas of brighter red brick. Stringcourse. Cornice and parapet. Tiled roof, end stacks. 5 windows, segmental heads, over 4, wood architraves. Modern porch.



Figure 5: Location of Mill Hill House



**11.2 Appendix 2 – KCC HER Data. All distances are taken from the site boundary**

KHER Ref	Type	Period	Distance	Description
TQ 97 SE 30	Monument	Early Medieval or Anglo-Saxon	c. 375m NNW	Early Medieval Settlement. 7-9th century Anglo-Saxon settlement; post-holes, glass and pottery were found.
TQ 97 SE 41	Monument	Early Medieval or Anglo-Saxon	c. 375m NNW	Early Medieval Features, Minster Abbey Garden, Minster-in-Sheppey, in the form of ditches, pits, flooring and metallurgy.
TQ 97 SE 42	Monument	Medieval	c. 375m NNW	Medieval Features Associated with Minster Abbey, Minster Abbey Gardens, Minster-in-Sheppey
TQ 97 SE 48	Monument	Prehistoric	c. 360m NNW	Prehistoric Occupation, Minster Abbey Gardens, Minster-in-Sheppey
TQ 97 SE 74	Monument	Post Medieval	c. 705m SW	Post-Medieval clay quarry, south of Harps Avenue, Minster-in-Sheppey, probably for making bricks and/or tiles, in operation sometime between the 16th and 18th centuries.
TQ 97 SW 73	Monument	Early Medieval or Anglo-Saxon	c. 730m WSW	Early-Medieval Fire Pit, Minster-in-Sheppey. Evidence of fairly intense burning in the pit suggested the feature was possibly used for small-scale iron working.
TQ 97 SE 59	Monument	Late Bronze Age to Early Iron Age	c. 335m NNW	Late Bronze/Early Iron Age Enclosure, Minster. A section of a large circular ditch with associated gullies and post holes. The ditch likely to have formed a late bronze/early iron age enclosure about 20 m in diameter which would have enclosed the highest point of the hill.
TQ 97 SE 60	Monument	Early Medieval or Anglo-Saxon	c. 335m NNW	Early Medieval Cemetery, Minster Abbey, Sheppey
TQ 97 SE 55	Monument	Medieval	c. 400m NNW	Undated Features at Vicarage Road, Minster-in-Sheppey. Robber trenches and pits, along with one 13th century rubbish pit. Possibly all related?
TQ 97 SE 56	Findspot	Medieval	c. 400m NNW	Richard II silver Penny, Minster-in-Sheppey
TQ 97 SE 57	Monument	Roman	c. 400m NNW	Probable Roman Ditch, Vicarage Road, Minster-in-Sheppey. A section of east-west running ditch, possibly a boundary or

KHER Ref	Type	Period	Distance	Description
				drainage ditch. Pottery fragments found in the ditch suggest that it dates to the Roman period, although the pottery could also date to the medieval period. A complete skull of a young ox was also recovered.
TQ 97 SE 58	Monument	Medieval to Post Medieval	c. 415m NNW	Probable Trackway, Vicarage Road, Minster-in-Sheppey
TQ 97 SE 61	Monument	Early Iron Age to Middle Iron Age	c. 405m NNW	Early to Mid-Iron Age (Possibly Late Bronze Age as well) Occupation Site, Minster-in-Sheppey. Possibly associated with the site located just to the north of Minster Abbey.
TQ 97 SE 62	Monument	Late Iron Age to Post Medieval	c. 425m NNW	Late Iron Age - Roman Occupation Features, Minster-in-Sheppey. A section of east-west ditch, which had been deliberately infilled, and a compact stoney deposit, perhaps a pebble metalling dated to the late Iron Age - roman period. Actual length of use is unclear.
TQ 97 SE 63	Findspot	Early Medieval or Anglo-Saxon	c. 425m NNW	Early Medieval Feature, Minster-in-Sheppey. A light pebble metalling of unclear function associated with the original abbey.
TQ 97 SE 64	Findspot	Early Medieval or Anglo-Saxon	c. 385m NNW	Early Medieval Pottery, Minster-in-Sheppey. Two sherds of pottery suggesting early medieval occupation of the area, prior to Minster Abbey (TQ 97 SE 1), possibly as early as 450 AD.
TQ 97 SE 65	Monument	Early Medieval or Anglo-Saxon	c. 320m N	Early Medieval Ditch, Falcons Gardens. An excavation in 1991 by the Sheppey Archaeological Society at Falcon Gardens, possibly No.7, uncovered an assemblage of ceramic and small finds in a ditch dating to around the mid-7th to mid-9th century including imported wares.
TQ 97 SE 66	Monument	Roman	c. 340m NNW	Romano-British Features, Minster-in-Sheppey. A small number of features, pits and post-holes, containing a few sherds of pottery dating to between the 2nd and 4th centuries AD. These features indicate the presence of a nearby settlement.
TQ 97 SE 67	Monument	Early Medieval or Anglo-Saxon	c. 320m N	Early Medieval Timber Building (Site of). Part of a timber framed building, possibly dating to the 8th or 9th centuries, and the stone footings of its possible replacement. The function of the building

KHER Ref	Type	Period	Distance	Description
				is unclear, but would seem to have been associated with the nearby Abbey.
TQ 97 SE 71	Monument	Early Medieval or Anglo-Saxon	c. 380m NNW	Early medieval ditch found parallel to Queen's Road, Minster
TQ 97 SE 72	Monument	Medieval	c. 380m NNW	Medieval pits discovered in the gardens of houses north of Minster Abbey
TQ 97 SE 75	Place	Medieval to Modern	c. 245m NNW	Minster medieval settlement and later village
TQ 97 SE 39	Monument	Early Neolithic to Post Medieval	c. 355m N	Multi- phase site found during evaluation Trenching, Minster-in-Sheppey. An archaeological evaluation trench at 45 Queens Avenue, Minister-in-Sheppey identified five phases of pre-modern activity. The site is located near the presumed bounds of the Anglo-Saxon and Medieval convent centred on Minster Abbey. Periods included Prehistoric, Roman, Anglo-Saxon or Early Medieval periods, as well as Post Medieval.
TQ 97 SE 1054	Listed Building	Post Medieval	c. 225m NNE	49 Chapel Street. Grade II (1258068). C18. 2 storeys, rendered, with half-hipped tiled mansard roof. 2 windows, hung sashes with glazing bars, some replaced. Door under gabled hood.
TQ 97 SE 1052	Listed Building	Medieval	c. 335m NNW	The Abbey Gatehouse. Grade II (1258332) and Scheduled (1258332).
TQ 97 SE 1063	Listed Building	Post Medieval	c. 895m SW	Scocles Court. Grade II (1258878). Early C18. 2 storeys; attic in red brick with hipped tile roof with 2 hipped dormers with hung sashes and glazing bars. 3 windows, the centre blocked, hung sashes with glazing bars.
TQ 97 SE 1070	Listed Building	Early Medieval or Anglo-Saxon to Modern	c. 310m NNW	The Abbey Church of St Mary And St Sexburga. Grade I (1273489) and Scheduled (1012674).
TQ 97 SE 1060	Listed Building	Post Medieval	c. 565m E	Mill Hill House. Grade II (1259757). C18. 2 storeys in red brick, all headers, with window dressings and quotas of brighter red brick.
TQ 97 SE 2	Findspot	Early Medieval or Anglo-Saxon	c. 95m N	Typical Middle Bronze Age palstave exhibited. Damaged cutting edge, heavily patinated. Exact provenance not ascertained

KHER Ref	Type	Period	Distance	Description
TQ 97 SE 3	Monument	Post Medieval	c. 210m E	Borstal Hall, one of the old manors of Minster, destroyed by fire.
TQ 97 SE 4	Findspot	Unknown	c. 200m NNW	Coin of Hadrian found during some excavations at Minster (Sheppey). No further information. A Spanish coin of the 16 c. was also found in the excavations.
TQ 97 SE 5	Findspot	Roman	c. 760m WNW	Roman coin from foreshore, Minster, Sheppey
TQ 97 SE 6	Findspot	Prehistoric	c. 760m WNW	Flint celt, found on shore near Minster, Sheppey
TQ 97 SE 19	Findspot	Iron Age	c. 760m WNW	Iron bar (possibly Iron Age currency bar), found on Minster Beach
TQ 97 SE 20	Findspot	Early Medieval or Anglo-Saxon	c. 760m WNW	Anglo-Saxon coin, found at the foot of cliffs near Minster-in-Sheppey
TQ 97 SE 22	Monument	Unknown	c. 685m NNE	Linear feature/Cropmark. Discontinuous length of ploughed-out field boundary running up to cliff edge.
TQ 97 SE 23	Findspot	Roman	c. 760m WNW	Roman coin hoard, Minster, which consisted of about 2,500 bronze radiates, mostly dating from 250-282 AD.
TQ 97 SE 24	Findspot	Middle Bronze Age	c. 760m WNW	Middle Bronze Age spearhead and sickle found on foreshore, Minster
TQ 97 SE 26	Monument	Unknown	c. 320m NNW	Site of graveyard
TQ 97 SE 1072	Building	Post Medieval	c. 595m NNW	Buildings at Sheppey Hospital Site Wards Hill Road Minster
MKE73316	Findspot	Early Medieval or Anglo-Saxon	c. 700m N	PAS find. Early Medieval silver coin
MKE73317	Findspot	Early Medieval or Anglo-Saxon	c. 715m NNE	PAS find. Early Medieval silver coin
MKE73318	Findspot	Post Medieval	c. 865m WNW	PAS find. Post Medieval stone shot
MKE73319	Findspot	Post Medieval	c. 865m WNW	PAS find. Post Medieval stone shot
MKE73321	Findspot	Medieval	c. 420m NNW	PAS find. Medieval tile
MKE73322	Findspot	Early Medieval or Anglo-Saxon	c. 420m NNW	PAS find. Early Medieval pottery vessel
TQ 97 SE 1081	Findspot	Prehistoric	c. 855m NE	PAS find. Minster, Sheerness, Isle of Sheppey: flint core, surface find
MKE73333	Findspot	Medieval	c. 880m SW	PAS find. Medieval lead seal matrix

KHER Ref	Type	Period	Distance	Description
MKE73502	Findspot	Early Medieval or Anglo-Saxon	c. 350m NNW	PAS find. Early Medieval silver coin
MKE73503	Findspot	Early Medieval or Anglo-Saxon	c. 350m NNW	PAS find. Early Medieval copper alloy pin
MKE74180	Findspot	Iron Age	c. 760m WNW	PAS find. Iron Age gold coin
MKE74202	Findspot	Medieval	c. 475m WSW	PAS find. Medieval copper alloy thimble
MKE74354	Findspot	Iron Age	c. 760m WNW	PAS find. Iron Age gold coin
MKE74391	Findspot	Iron Age	c. 760m WNW	PAS find. Iron Age gold coin
TQ 97 SE 79	Monument	Unknown	c. 845m ESE	Cropmark of a ring ditch, east of Minster
TQ 97 SE 1076	Findspot	Early Medieval or Anglo-Saxon	c. 760m WNW	Anglo-Saxon silver early penny ('sceat'), Minster, on Sheppey
TQ 97 SE 1077	Findspot	Early Medieval or Anglo-Saxon	c. 760m WNW	Anglo-Saxon silver early penny ('sceat'), Minster, on Sheppey
TQ 97 SE 1078	Findspot	Early Medieval or Anglo-Saxon	c. 760m WNW	Merovingian gold tremissis, Minster, on Sheppey
TQ 97 SE 1079	Findspot	Early Medieval or Anglo-Saxon	c. 760m WNW	Anglo-Saxon silver penny, Minster, on Sheppey
TQ 97 SE 1080	Findspot	Early Medieval or Anglo-Saxon	c. 760m WNW	Anglo-Saxon gold solidus, Minster, on Sheppey
TQ 97 SE 81	Monument	Unknown	c. 935m E	Cropmark of a ring ditch, east of Minster visible as a cropmark on the 2007 Google Earth image.
TQ 97 SE 105	Building	Modern	c. 275m N	George V pillar box, PO, Chapel Street, Minster on Sea
TQ 97 SW 114	Building	Modern	c. 1030m W	George VI pillar box, PO, Minster Road, East Minster
MKE80077	Findspot	Medieval to Post Medieval	c. 995m NE	PAS find. lead alloy token
MKE80079	Findspot	Late Iron Age	c. 995m NE	PAS find. gold coin
TQ 97 SE 89	Monument	Medieval	c. 400m WSW	Medieval ditches, Scocles Road. Ditches of the 13th century, possibly part of a field system
TQ 97 SE 106	Findspot	Medieval	c. 615m WSW	A medieval jetton

KHER Ref	Type	Period	Distance	Description
TQ 97 SE 90	Monument	Early Medieval or Anglo-Saxon	c. 550m NNW	An Anglo-Saxon ditch, Sheppey Hospital. A ditch was found containing a sherd of 5th century pottery.
TQ 97 SE 91	Monument	Early Medieval or Anglo-Saxon to Medieval	c. 575m NNW	Medieval pottery, Sheppey Hospital. In 2009 Pre-Construct Archaeology carried out an evaluation and an excavation. A number of features found during the evaluation were found to actually be water channels formed by spring water flowing down the hill. Small abraded sherds of 11th and 12th century date were found within the water channels and probably originally came from further up the slope.
TQ 97 SE 92	Findspot	Roman	c. 545m NNW	A 3rd century Roman coin, Sheppey Hospital
TQ 97 SE 33	Monument	Modern	c. 280m WSW	Site of Minster on Sea station. Opened 1901, closed 1950. Now demolished.
MKE85541	Farmstead	Post Medieval	c. 920m SW	Scocles Court (Scocles Farm). A regular courtyard farmstead with buildings to four sides of the yard incorporating a L-plan element. Altered - partial loss of original form (less than 50%).
MKE85542	Farmstead	Post Medieval	c. 695m W	Harps Farm. A loose courtyard plan farmstead with buildings to four sides of the yard. Only the farmhouse remains.
MKE85543	Farmstead	Post Medieval	c. 550m WNW	Outfarm north east of Harps Farm. Farmstead completely demolished.
MKE85544	Farmstead	Post Medieval	c. 905m NNW	Lower Wards. A regular L-plan farmstead. Only the farmhouse remains.
MKE85545	Farmstead	Post Medieval	c. 855m NNW	Upper Wards. A regular L-plan farmstead. Farmstead completely demolished.
MKE85546	Farmstead	Post Medieval	c. 790m NW	Wyburns. A loose courtyard origin farmstead with buildings to three sides of the yard inc. a L-plan element. Farmstead completely demolished.
MKE85547	Farmstead	Post Medieval	c. 365m NNW	Abbey Farm. A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Only the farmhouse remains.
MKE85548	Farmstead	Post Medieval	c. 220m NNE	Tams Farm. Regular courtyard L-plan with detached house and other detached elements. Farmstead completely demolished.

KHER Ref	Type	Period	Distance	Description
MKE85549	Farmstead	Post Medieval	c. 245m NW	Outfarm in Minster. A field barn with no associated yard. Farmstead completely demolished.
MKE85550	Farmstead	Post Medieval	c. 205m E	Borstal Hall. A loose courtyard plan farmstead with buildings to four sides of the yard. Altered - significant loss of original form (more than 50%).
MKE85551	Farmstead	Post Medieval	c. 585m E	Wotton Farm. Regular courtyard L-plan with detached house. Only the farmhouse remains.
MKE85552	Farmstead	Post Medieval	c. 275m SSW	Boarers Farm. A dispersed plan farmstead. Altered - significant loss of original form (more than 50%).
MKE85553	Farmstead	Post Medieval	c. 455m SSE	Woottons Farm (Whattons). A dispersed plan farmstead. Altered - significant loss of original form (more than 50%).
MKE85649	Farmstead	Post Medieval	c. 895m SSE	Shardens Farm. A loose courtyard plan farmstead with buildings to one side of the yard. Only the farmhouse remains.
MKE85650	Farmstead	Post Medieval	c. 1015m SE	Brambledown Farm. A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Only the farmhouse remains.
MKE85651	Farmstead	Post Medieval	c. 885m ENE	Outfarm north east of Wotton Farm. An outfarm with a loose courtyard plan with a building to one side of the yard. Farmstead completely demolished.
MKE85652	Farmstead	Post Medieval	c. 725m ENE	Farmstead on East End Lane. A loose courtyard plan farmstead with buildings to two sides of the yard. Only the farmhouse remains.
MKE85655	Farmstead	Post Medieval	c. 995m NE	Outfarm north west of East End Farm. A field barn with no associated yard. No apparent alteration.
MKE88676	Farmstead	Post Medieval	c. 775m ESE	Tadwell Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Only the farmhouse remains.
TQ 97 SE 107	Monument	Early Medieval or Anglo-Saxon	c. 255m E	Anglo-Saxon features, St George's School. A 7th century sunken featured building and later, 8th to mid-9th century activity.
TQ 97 SW 133	Monument	Later Prehistoric	c. 840m SW	Middle Iron Age or Late Iron Age pits, Thistle Hill
TQ 97 SW 132	Findspot	Mesolithic	c. 840m SW	Mesolithic worked flint, Thistle Hill

KHER Ref	Type	Period	Distance	Description
TQ 97 SW 134	Monument	Medieval	c. 855m SW	Medieval pits, Thistle Hill
TQ 97 SE 94	Monument	Modern	c. 395m NW	Former site of a Second World War air raid shelter, Minster in Sheppey Primary School
TQ 97 SW 138	Monument	Modern	c. 1010m SW	First World War trenches, Thistle Hill, Minster
MKE96842	Findspot	Medieval to Post Medieval	c. 565m SW	PAS find. Post Medieval Lead Alloy token
MKE96874	Findspot	Post Medieval	c. 665m SW	PAS find. Lead Alloy token
MKE96875	Findspot	Post Medieval	c. 665m SW	PAS find. Lead Alloy token
MKE96876	Findspot	Post Medieval	c. 610m SSW	PAS find. Lead Alloy toy
TQ 97 SE 100	Monument	Modern	c. 575m NNW	Military Hospital, Wards Hill, Minster, Isle of Sheppey. Used in the First World War.
TQ 97 SE 1023	Monument	Post Medieval	c. 905m NNE	Earthwork, west of Royal Oak Point, near Minster-in-Sheppey
TQ 97 SE 1024	Monument	Post Medieval	c. 980m N	Earthwork, Minster Cliffs, Minster-in-Sheppey
TQ 97 SE 1026	Monument	Post Medieval	c. 1040m N	Earthwork at Lissendon Steps, Minster-in-Sheerness
TQ 97 SE 1027	Monument	Post Medieval	c. 1020m N	Earthwork at Lissendon Steps, Minster-in-Sheerness
TQ 97 SE 1028	Monument	Post Medieval	c. 960m NE	Earthwork, Royal Oak Point, near Minster in Sheppey
TQ 97 SE 1029	Monument	Post Medieval to Modern	c. 880m NNE	Earthwork, Minster Cliffs, Minster-in-Sheppey
TQ 97 SE 1031	Monument	Post Medieval	c. 1020m N	Earthwork at Lissendon Steps, near Minster-in-Sheppey
TQ 97 SE 103	Findspot	Lower Palaeolithic to Middle Palaeolithic	c. 325m NNW	A Palaeolithic handaxe, Minster, Isle of Sheppey
TQ 97 SE 1289	Monument	Post Medieval	c. 330m NW	Post-medieval pottery assemblage, Isle of Sheppey
MKE106263	Findspot	Medieval to Modern	c. 980m NE	PAS find. Medieval Copper alloy hammer
MKE106270	Findspot	Middle Iron Age	c. 905m NNE	PAS find. Greek And Roman Provincial Copper alloy coin
TQ 97 SE 1087	Monument	Post Medieval to Modern	c. 330m NW	Site of Methodist Chapel, Minster Road, Minster-on-Sea, Swale



KHER Ref	Type	Period	Distance	Description
TQ 97 SE 1088	Building	Post Medieval to Modern	c. 230m N	Bethel Congregational Church, Chapel Street, Minster-on-Sea, Swale
TQ 97 SE 1092	Monument	Post Medieval	c. 460m ENE	Pigtail Corner (Minster, Sheppey). Smock Mill [corn] was rebuilt in its final form as a Smock Mill, probably in the-18th century and demolished in 1889. burned down.
MKE113917	Findspot	Post Medieval	c. 540m SSW	PAS find. Post Medieval button
MKE113919	Findspot	Post Medieval	c. 570m SW	PAS find. Post Medieval copper alloy button
TQ 97 SE 1071	Monument	Modern	c. 170m S	Queenborough and Leysdown Light Railway
TQ 97 SE 1	Monument	Early Medieval or Anglo-Saxon to Medieval	c. 180m N	St Marys & St Sexburga. A Benedictine nunnery established in the 7th century, deserted before the Norman conquest, refounded in 1130 as an Augustinian nunnery which returned to Benedictine rule by 1186, restored to the Augustinian order by 1396. Dissolved in 1536. Scheduled Monument (1012674).
TQ 97 SE 1090	Building	Post Medieval to Modern	c. 490m NNW	Site of former Sheppey Union Workhouse, Minster, wards Hill Road, Sheppey, Swale. Built in 1784.which burnt down in 1789. It was replaced in 1815. An Infirmary was added in 1869 and also a school which closed in 1895. The union Workhouse itself closed in the early 1900's and re-opened as Minster Hospital in 1938. The site is now derelict although some of the original buildings still exist.

Event ID	DATE	Type	Distance	Description
EKE12072	2004	Watching Brief	c. 320m NNW	Watching brief at 37 Queen's Road, Minster-on-Sea
EKE12772	2008	Building Survey	c. 385m NW	Building survey of an air raid shelter at Minster in Sheppey Primary School, Beacon Close, Minster
EKE13033	2006/8	Desk Based Assessment	c. 580m NNW	Desk based assessment of the former Sheppey Hospital site
EKE13128	2007	Watching Brief	c. 275m NNW	Watching brief at the vicarage, Minster
EKE13129	2007	Watching Brief	c. 250m NW	Watching brief on repairs to the churchyard wall, Minster Abbey
EKE8393	1997	Evaluation	c. 665m SW	Evaluation at Harps Avenue, Minster-in-Sheppey

EKE8423	1998	Geotechnical Survey	c. 380m NE	Geotechnical survey at Telecommunications Tower Site, Minster - on - Sea
EKE8460	1998	Watching Brief	c. 580m SW	Watching brief at Harps Avenue, Minster-in-Sheppey
EKE8640	1995	Evaluation	c. 340m NNW	Evaluation at Wayside, Vicarage Road, Minster-in-Sheppey
EKE8643	2001	Watching Brief	c. 270m NNW	Watching Brief at 6 Falcon Gardens, Minster-in-Sheppey
EKE8650	1999	Watching Brief	c. 375m NNW	Watching Brief at Former Pumping Station, Minster-in-Sheppey
EKE8795	1999	Excavation	c. 270m NNW	Excavation to the Rear of 5 Falcons Gardens, Minster in Sheppey
EKE9357	2007	Evaluation	c. 295m N	Evaluation at 45 Queens Road, Minster-in-Sheppey
EKE10428	2008	Building Survey	c. 490m NNW	Building Inspection, at Sheppey Hospital Site, Wards Hill Road, Minster
EKE11185	2007	Watching Brief	c. 540m NW	Watching brief at 2 Waterloo Hill, Union Road, Minster, Sheppey
EKE12215	2006	Evaluation	c. 815m SW	Evaluation on land adjacent to 100 Scocles Road, Minster, Sheppey
EKE12283	2007	Evaluation	c. 630m SW	Evaluation of land at Scocles Road, Sheppey
EKE12290	2007	Evaluation		Evaluation of land north of Thistle Hill Way (Phase 1), Minster
EKE12456	2009	Evaluation	c. 600m NNW	Evaluation at the former Sheppey Hospital site
EKE12457	2009	Strip Map and Sample	c. 600m NNW	Excavation at the former Sheppey Hospital site
EKE12551	1996/7	Watching Brief	Adjacent to PDA	Watching brief at St George's School and playing fields, Minster-in-Sheppey
EKE12552	2009	Evaluation	c. 830m SW	Evaluation of land parcel 14, Thistle Hill
EKE12553	2010/11	Excavation	c.830m SW	Excavation of land parcel 14, Thistle Hill
EKE12566	2007	Evaluation	c. 835m SW	Evaluation of Thistle Hill land parcel 4, 12, 13 and POS 5
EKE12825	2007	Evaluation	c. 850m SW	Evaluation (Stage 1) at Thistle Hill, Minster
EKE12852	2007/8	Watching Brief	c. 950m SW	Watching brief on football pitch and infrastructure, Thistle Hill
EKE12868	2011	Evaluation	c. 900m SW	Evaluation of land parcels 13 and 17, Thistle Hill, Minster
EKE13347	2006	Desk Based Assessment	c. 300m SW	Archaeological desk-based assessment of land at Thistle Hill, Minster, Isle of Sheppey, Kent (2006)
EKE16419	39022	Watching Brief	c. 950m SW	An Archaeological Watching Brief on Land at Thistle Hill
EKE8208	1993	Evaluation	c. 335m NNW	Minster Abbey Gardens, Minster-in-Sheppey
EKE8324	1995	Geotechnical Survey	c. 400m SW	Geotechnical site Investigation on Land to the South of Harps Avenue, Minster, Sheppey

EKE8393	1997	Evaluation	c. 400m SW	Evaluation at Harps Avenue, Minster-in-Sheppey
EKE8460	1998	Watching Brief	c. 400m SW	Watching brief at Harps Avenue, Minster-in-Sheppey
EKE8610	1987	Excavation	c. 200m NNW	Excavation at Minster Abbey, Sheppey
EKE8611	1988	Excavation	c. 200m NW	Excavation at Minster Abbey, Sheppey
EKE8620	2000	Geophysical Survey	c. 200m NNW	Geophysical Survey at Minster Abbey, Minster in Sheppey
EKE8642	1999	Watching Brief	c. 250m N	Watching Brief at Vicarage Road, Minster-in-Sheppey
EKE8644	1993	Evaluation	c. 350m NNW	Evaluation at the Minster Pumping Station, Minster-in-Sheppey
EKE8648	1991	Excavation	c. 290m NNW	Excavation at Falcon Gardens, Minster-in-Sheppey
EKE8719	2003	Watching Brief	c. 290m NNW	Watching brief at 10 Falcon Gardens, Minster
EKE8901	1999?	Excavation	c. 370m N	Excavations at Queen's Road, Minster
EKE16448	2013	Watching Brief	c. 275m NW	An archaeological watching brief at the Prince of Waterloo, 428 Minster Road, Minster-on-Sea, Isle of Sheppey, Kent
EKE16687	2004	Watching Brief	c. 380m N	Archaeological Watching Brief during Groundworks associated with the Building Works at 'Lothian', Imperial Avenue, Minster, Sheppey, Kent

### 11.3 DMRB Assessment Methodology

#### 11.3.1 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 objectives.
Negligible	Assets with very little or no surviving archaeological interest. Buildings of no architectural or historical note and buildings of an intrusive character. Landscapes with little or no significant historical interest.

### 11.3.2 Criteria for assessing magnitude of Impact

Magnitude of Impact	
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.

### 11.3.3 Significance of Effect Matrix

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

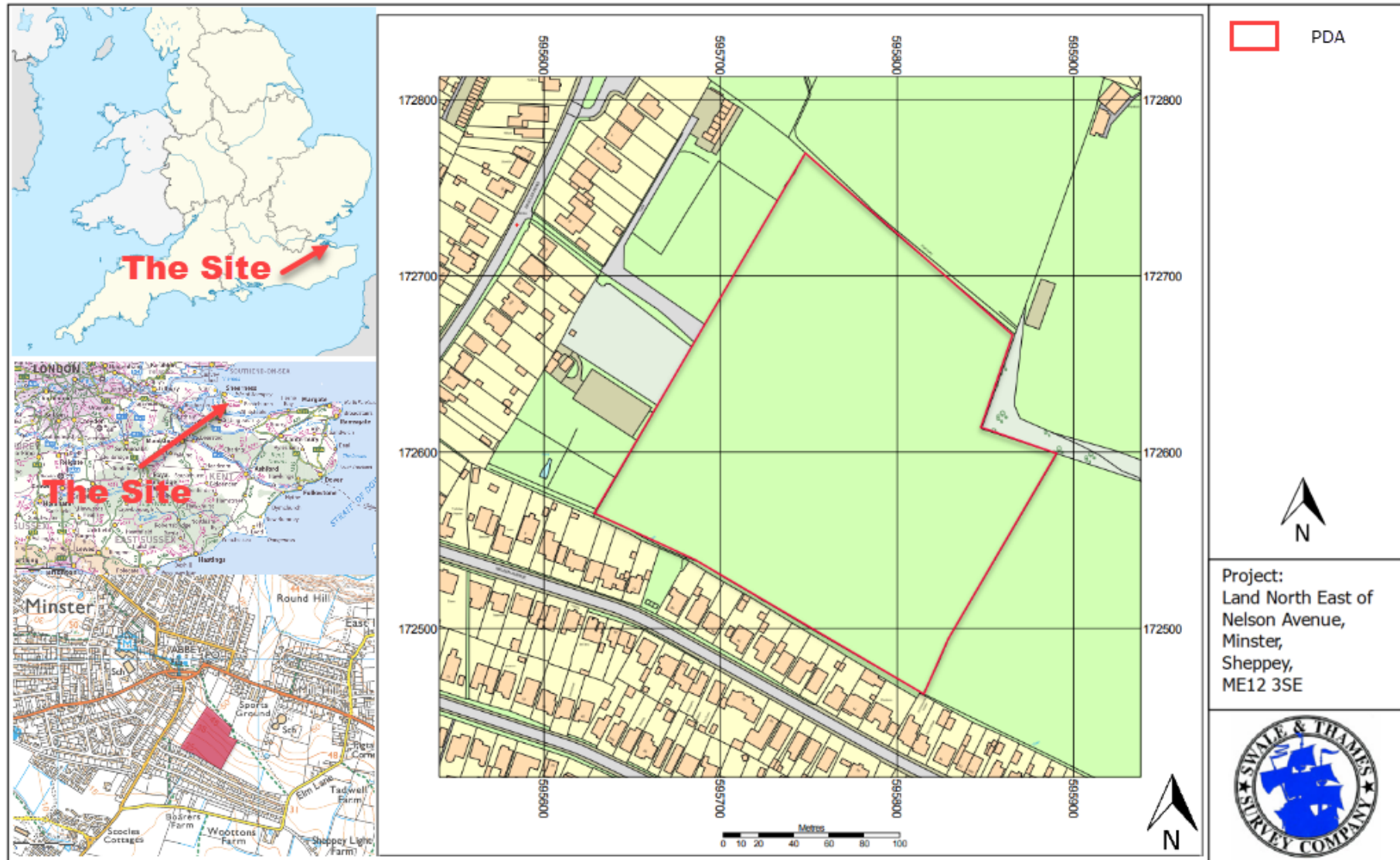


Figure 6 Site location map, scale 1:20,000 and 1:2,500.

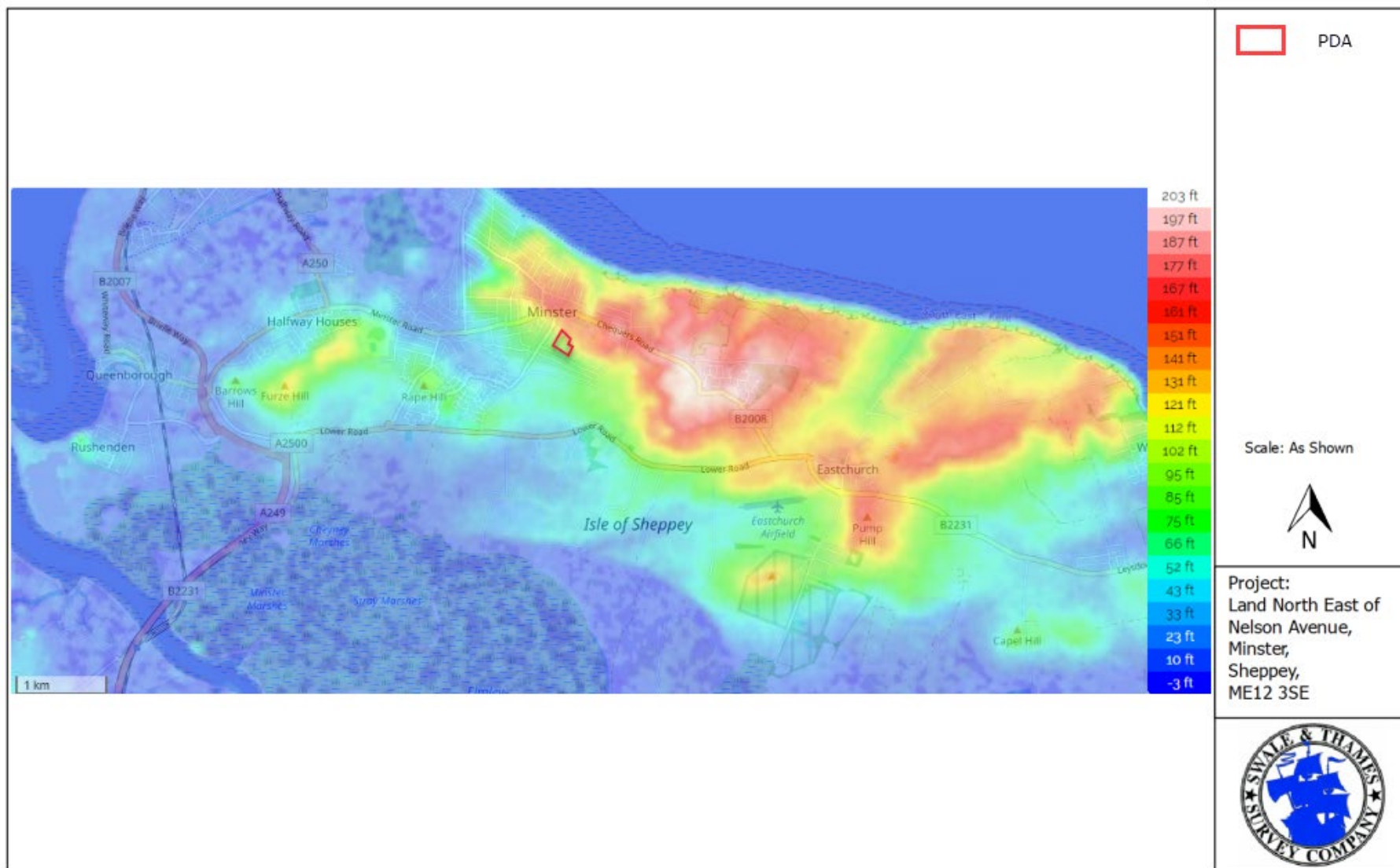


Figure 7: Topographical Map of part of Sheppey.







Figure 8: Proposed Development



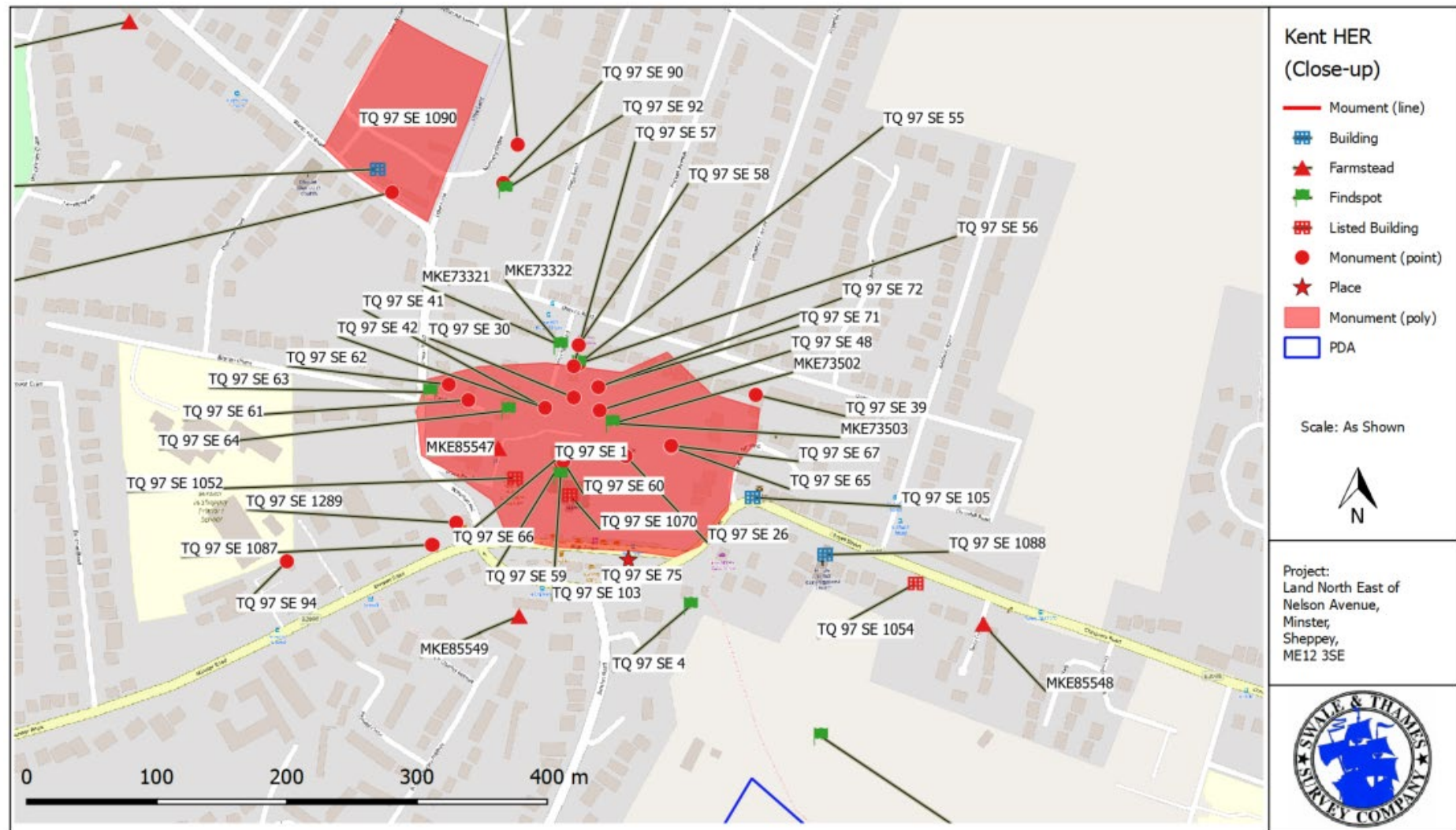


Figure 10: KHER Close-up

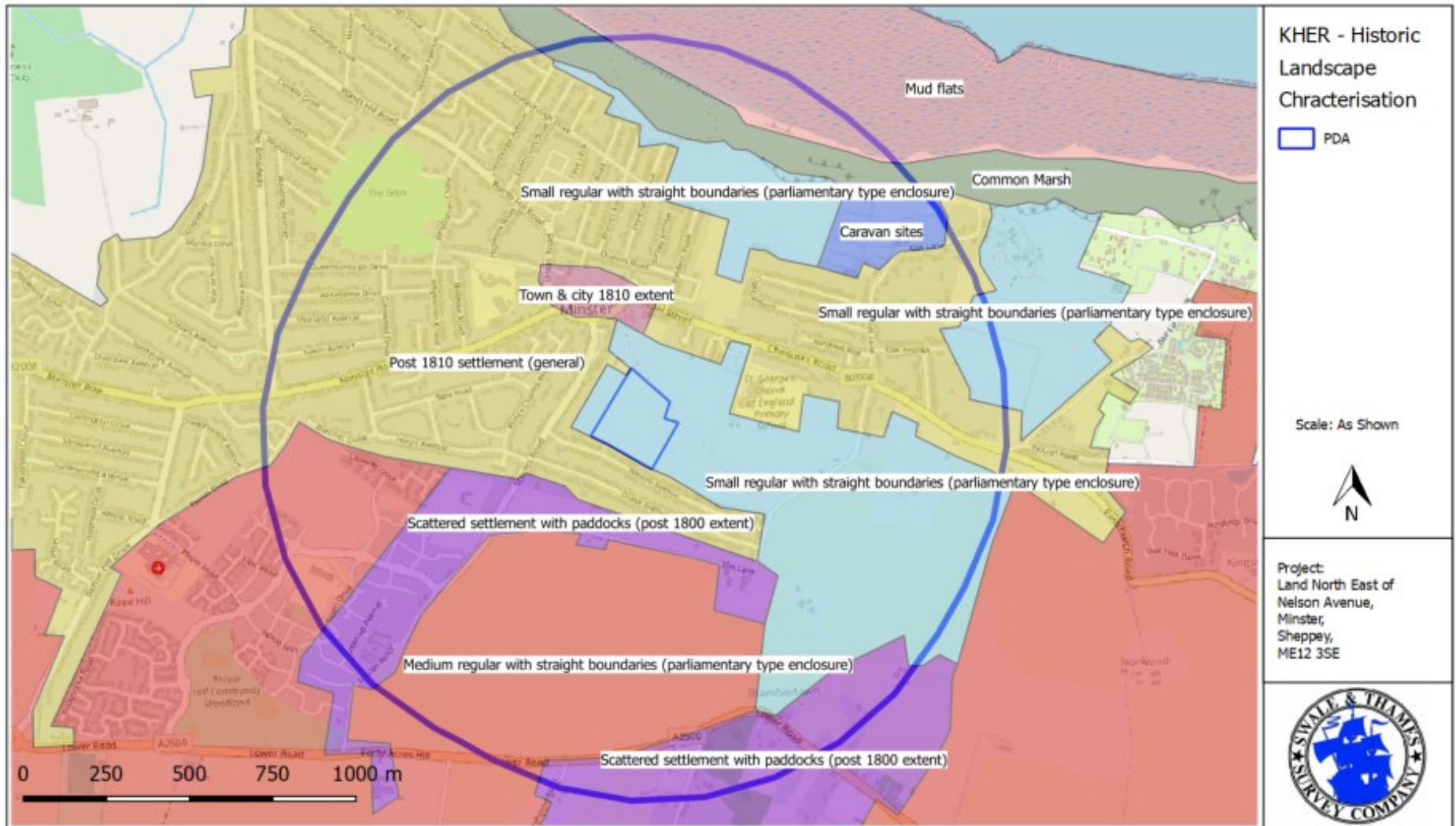


Figure 11: KHER - Historic Landscape Classification

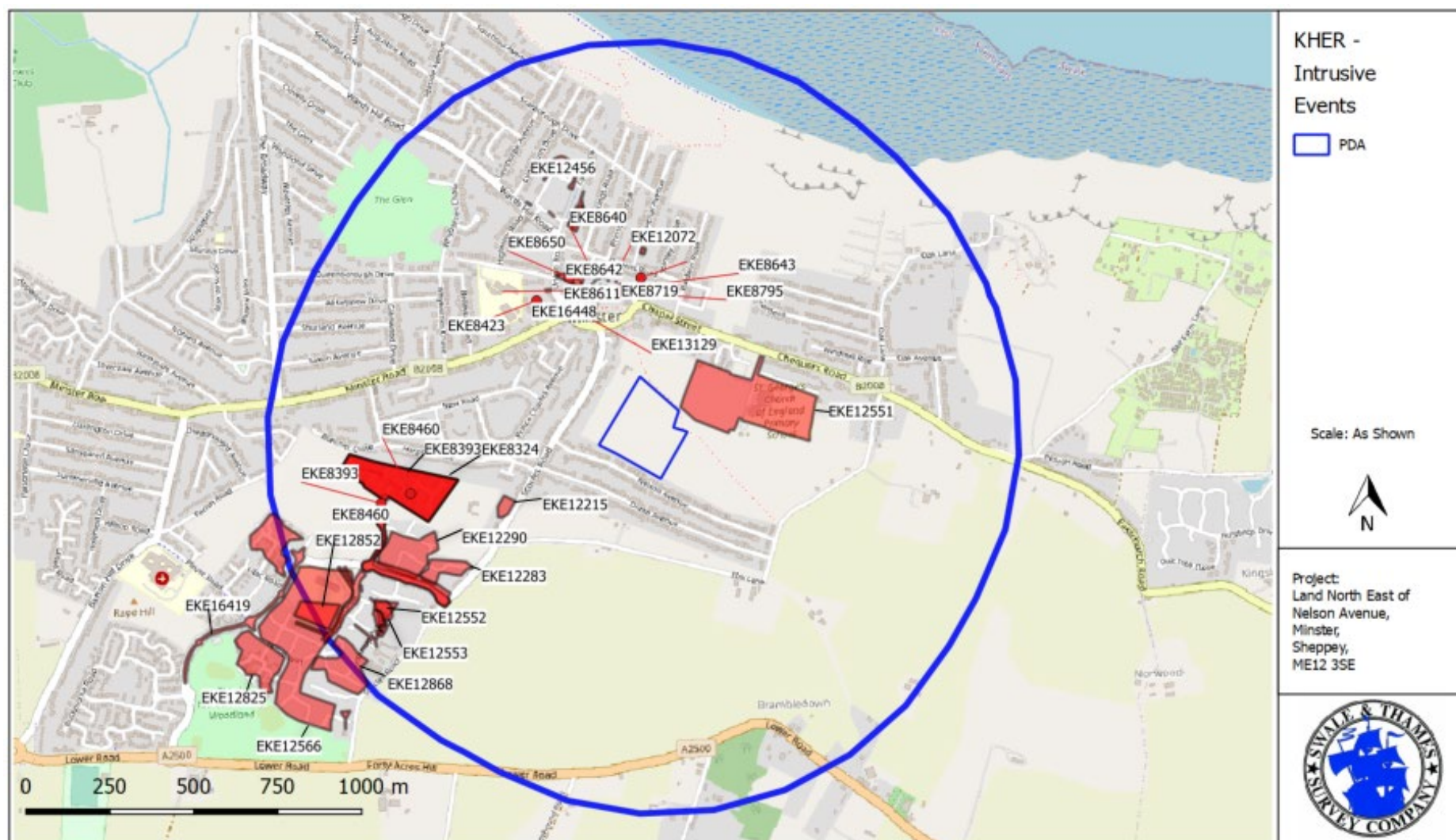


Figure 12: KHER – Intrusive Events

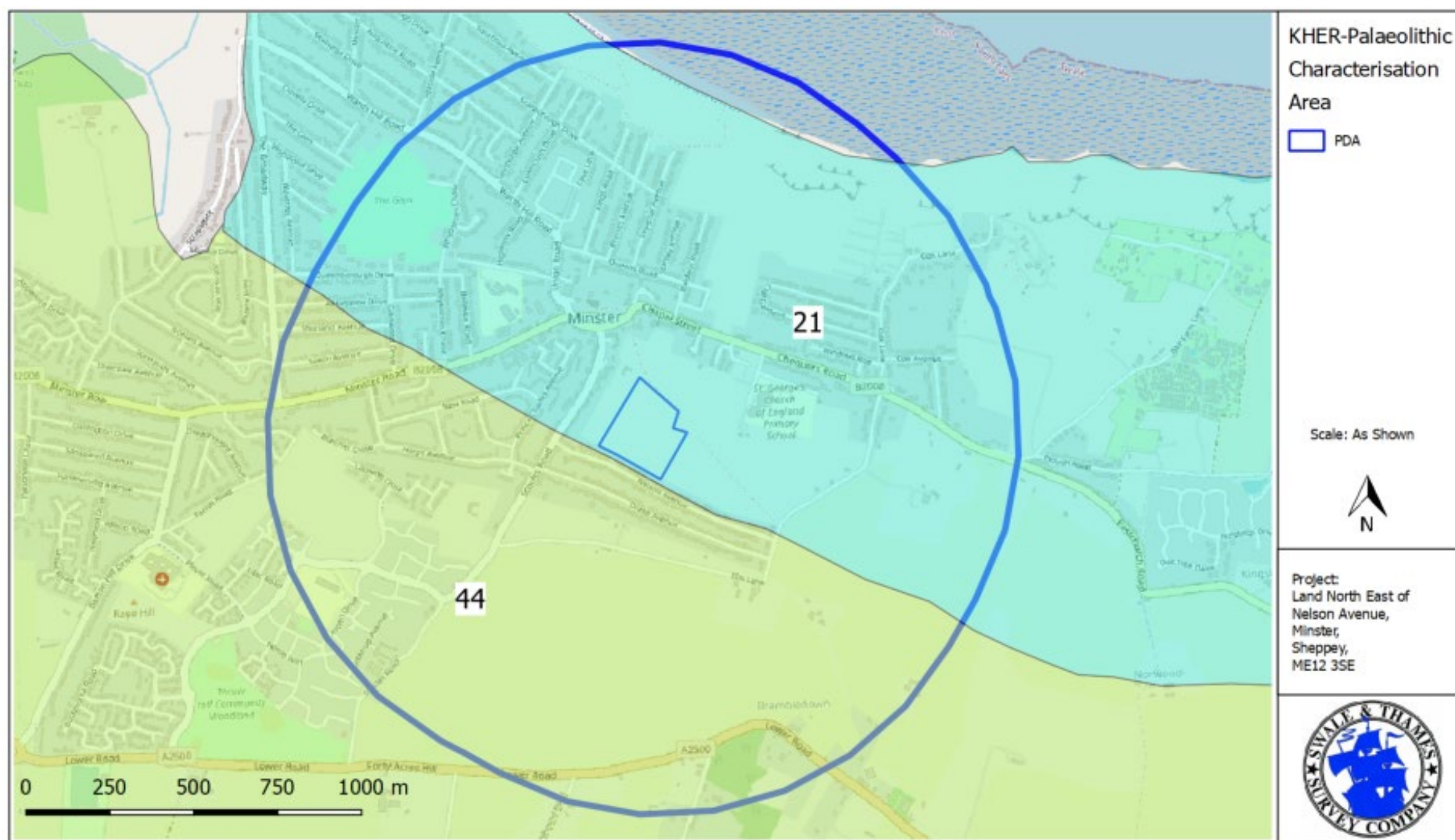


Figure 13: KHER - Palaeolithic Project

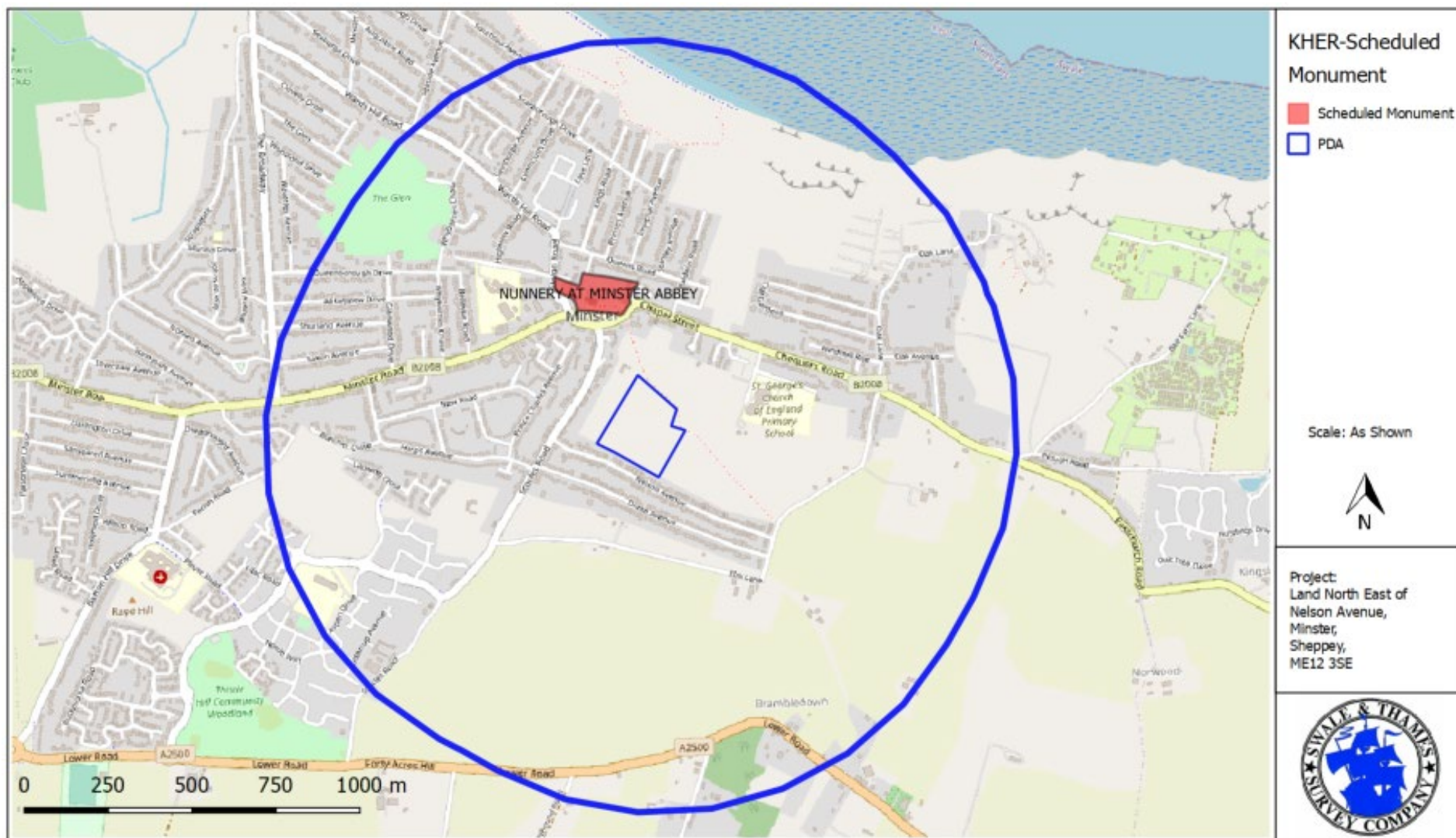


Figure 14: KHER - Scheduled Monuments

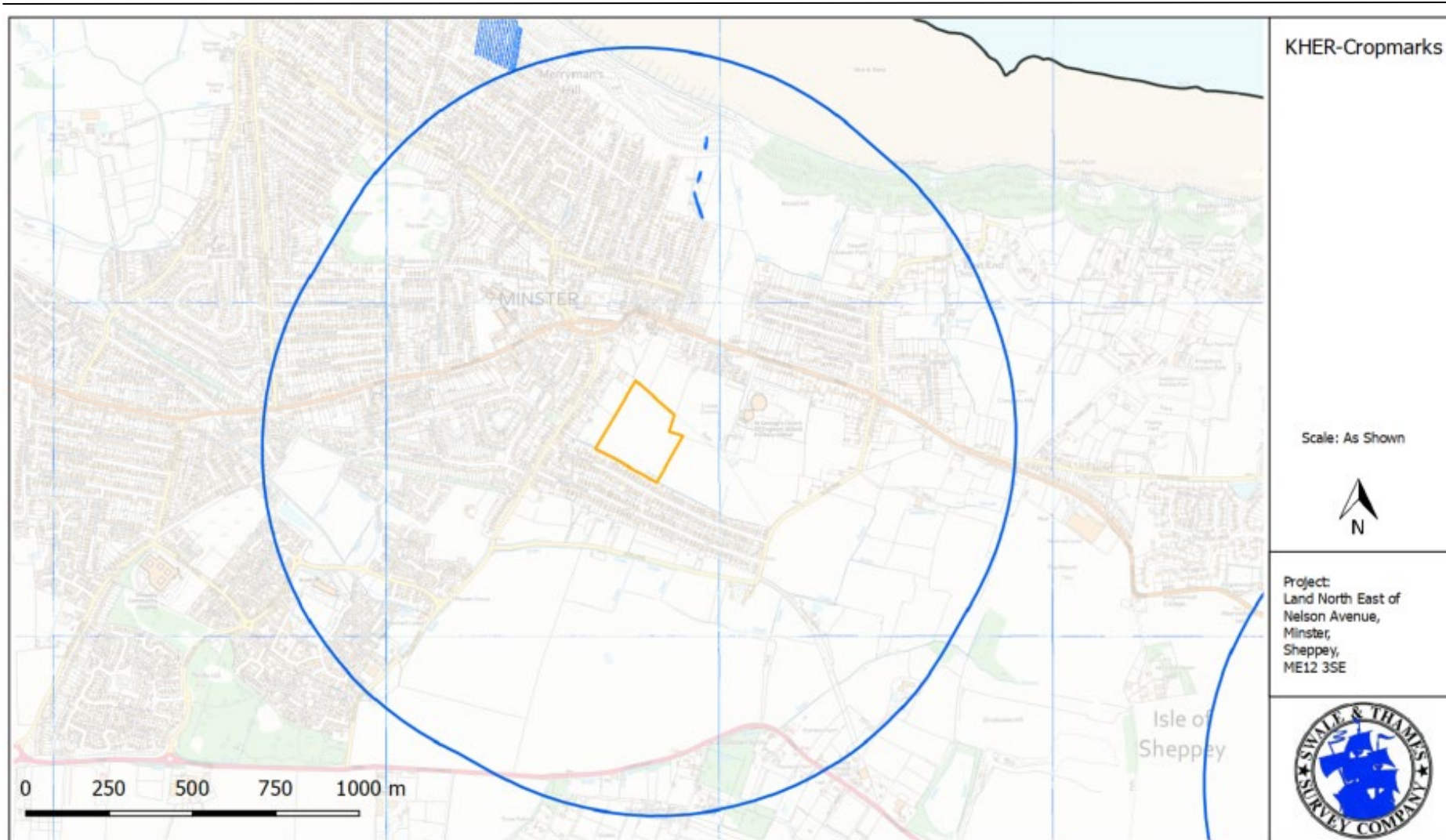


Figure 15: KHER Cropmarks



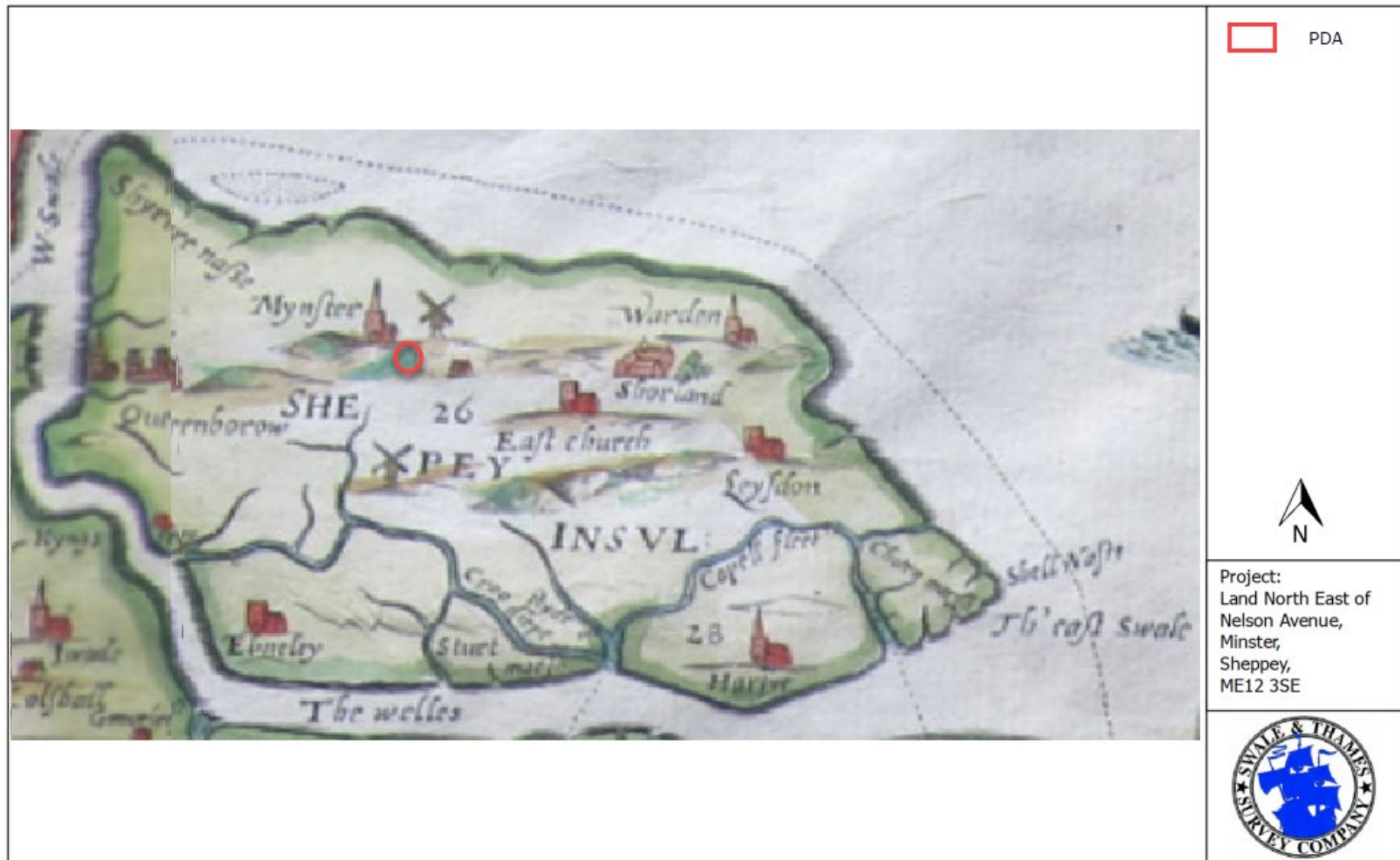


Figure 16: Symonson, 1548



Figure 17: Andrew, Dury and Herbert Map from 1769



Figure 18: Minster in Sheppey Tithe Map, 1841

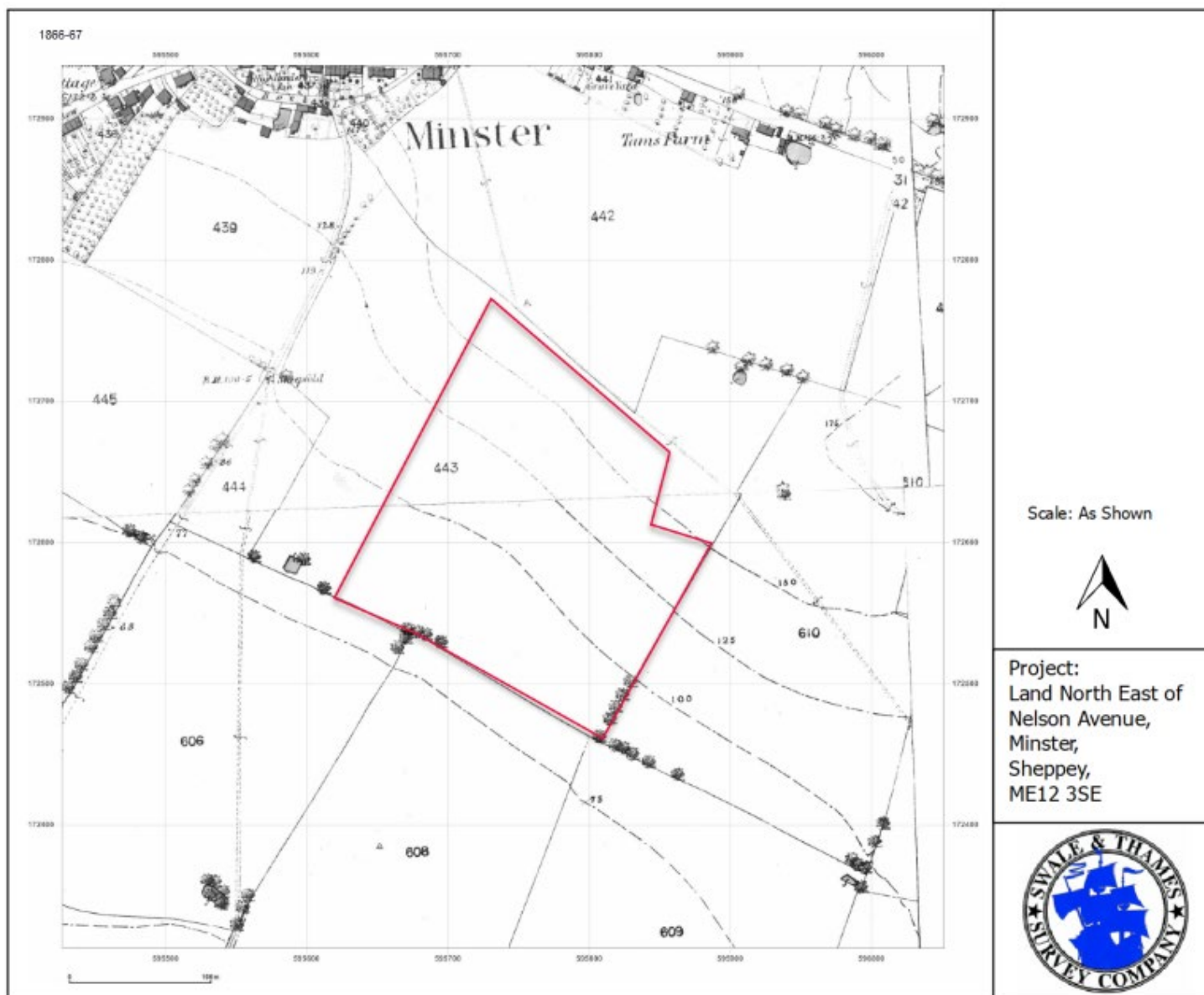


Figure 19: Historic OS Map 1867-68

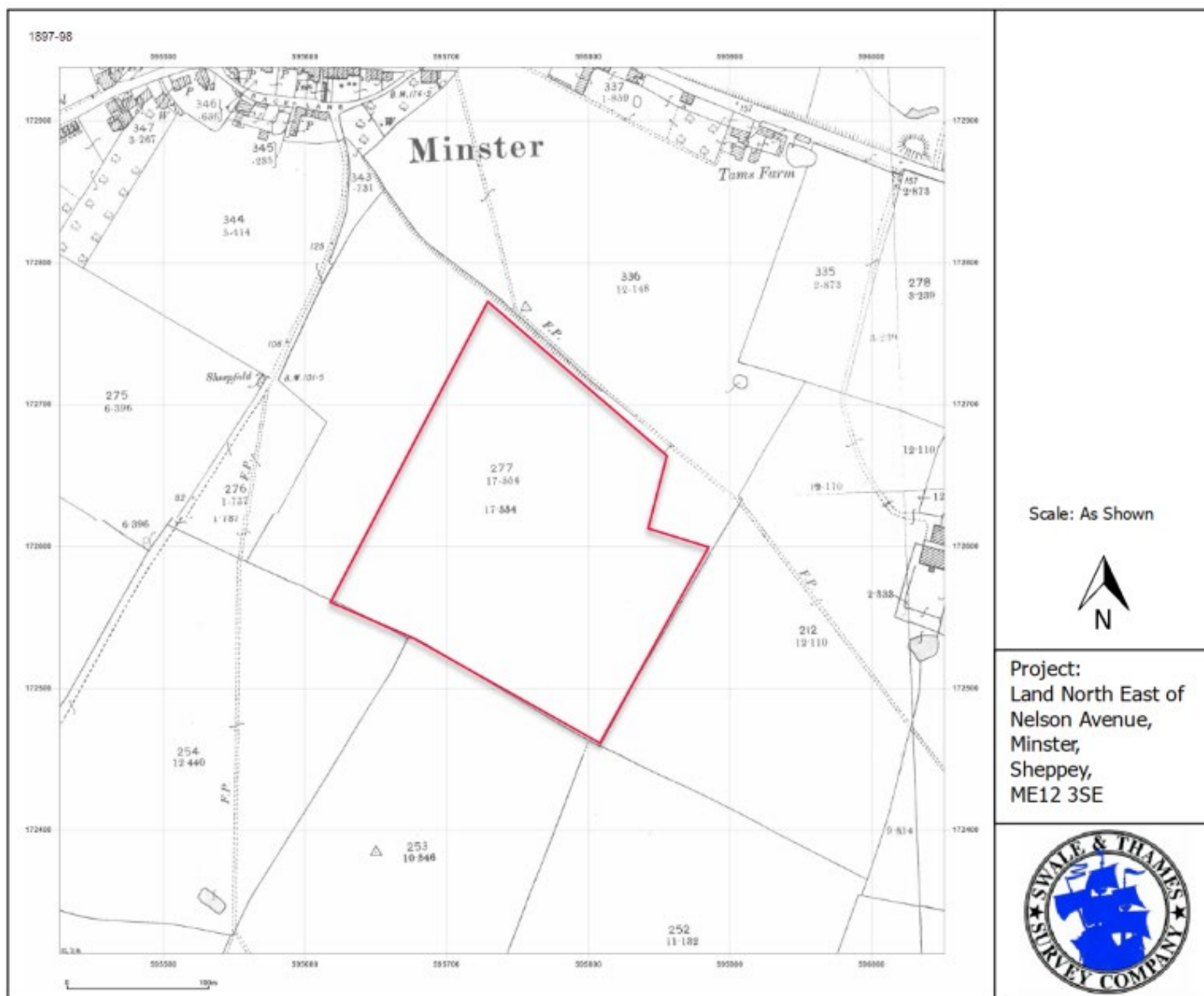


Figure 20: Historic OS Map from 1897-98

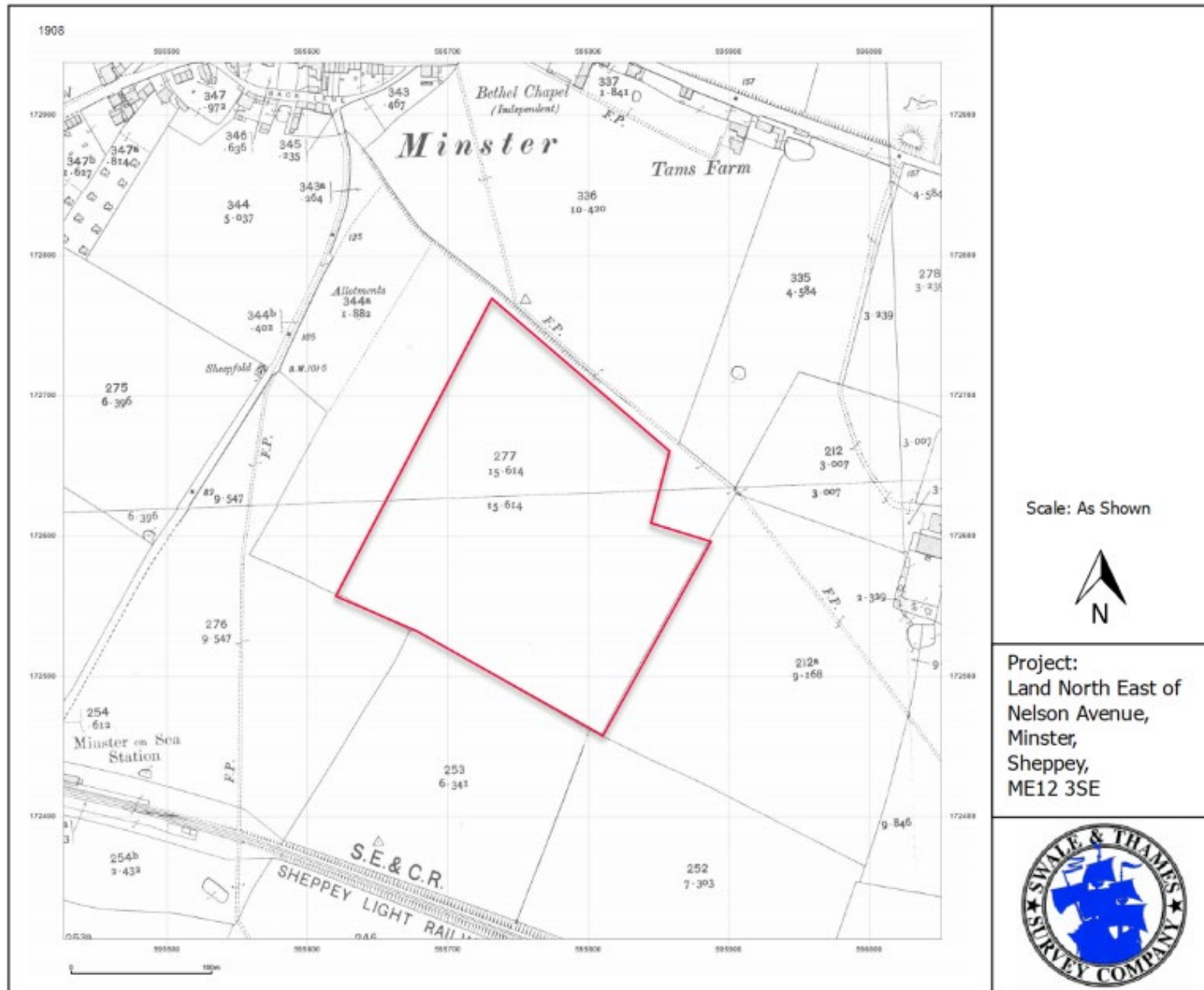


Figure 21: Historic OS Map, 1908

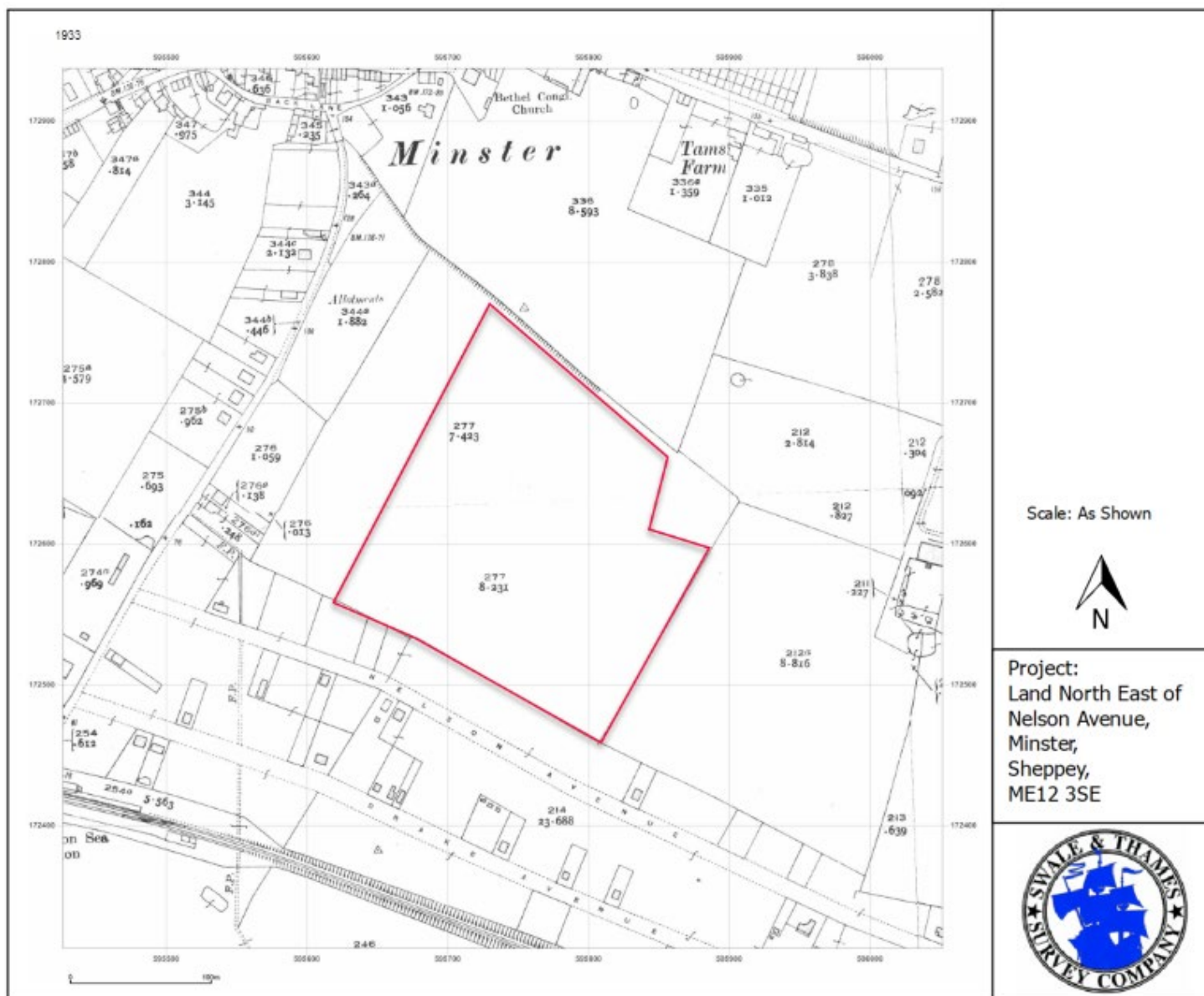


Figure 22: Historic OS Map, 1933

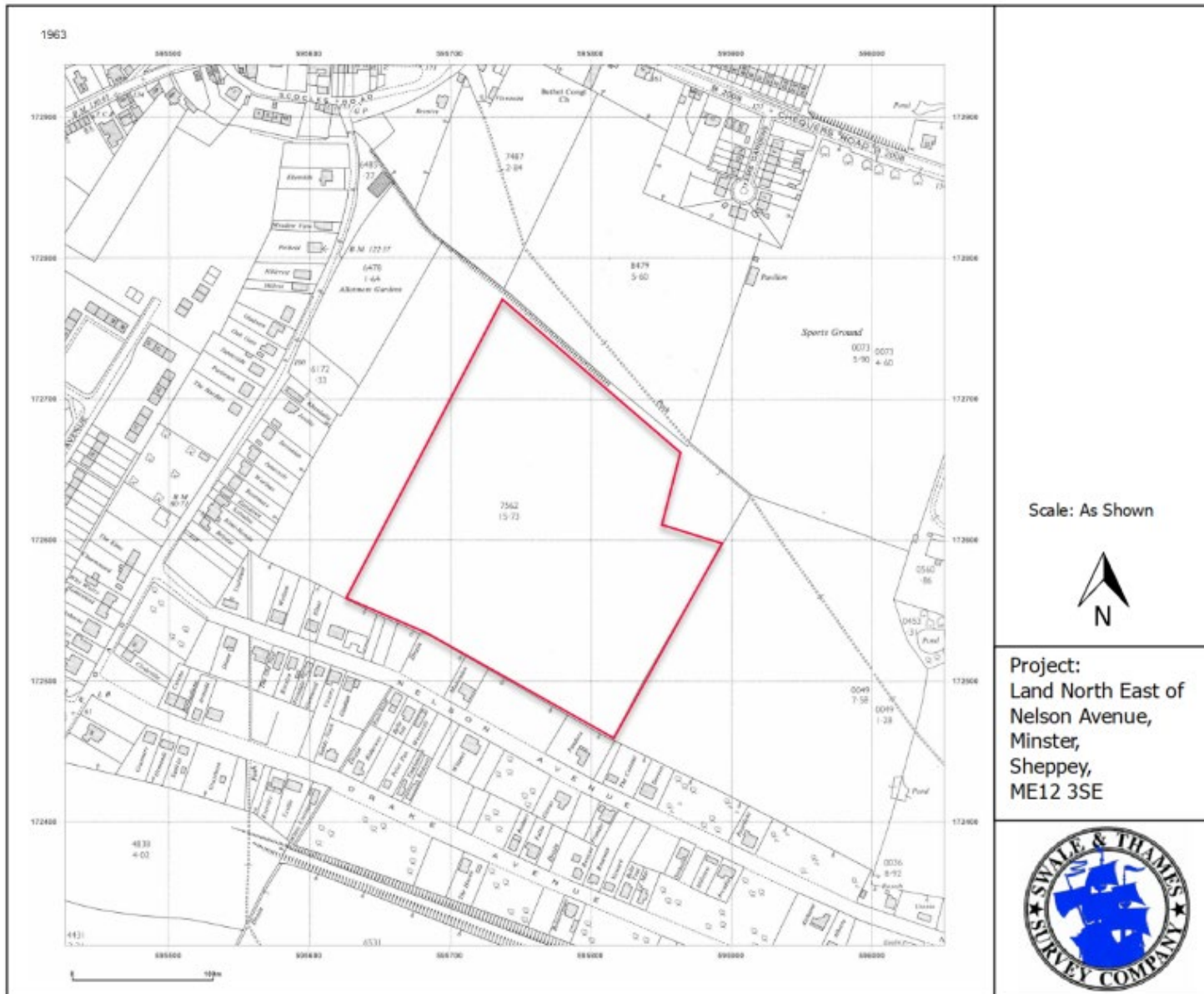


Figure 23: Historic OS Map, 1963



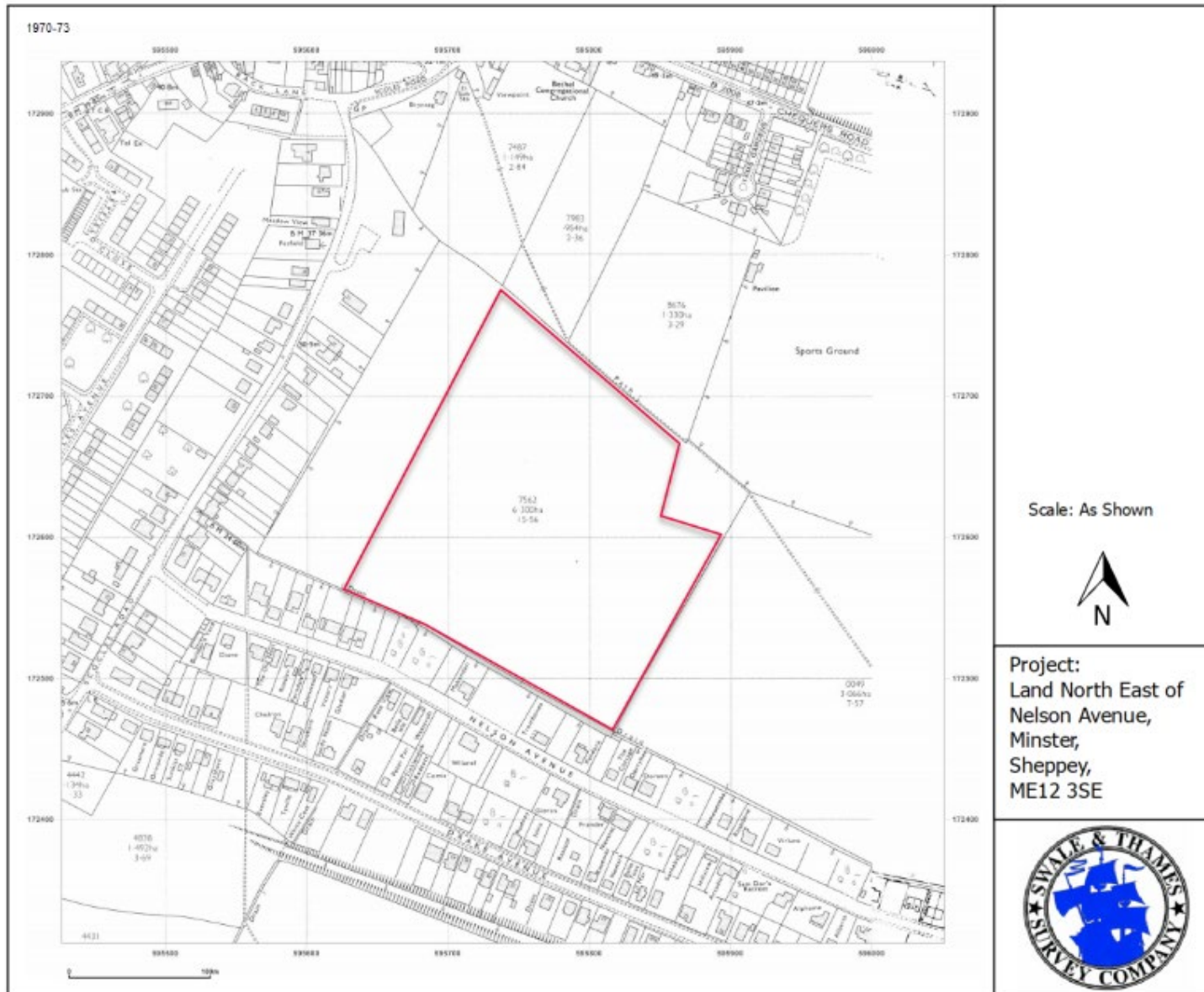


Figure 24: Historic OS Map, 1970-1973

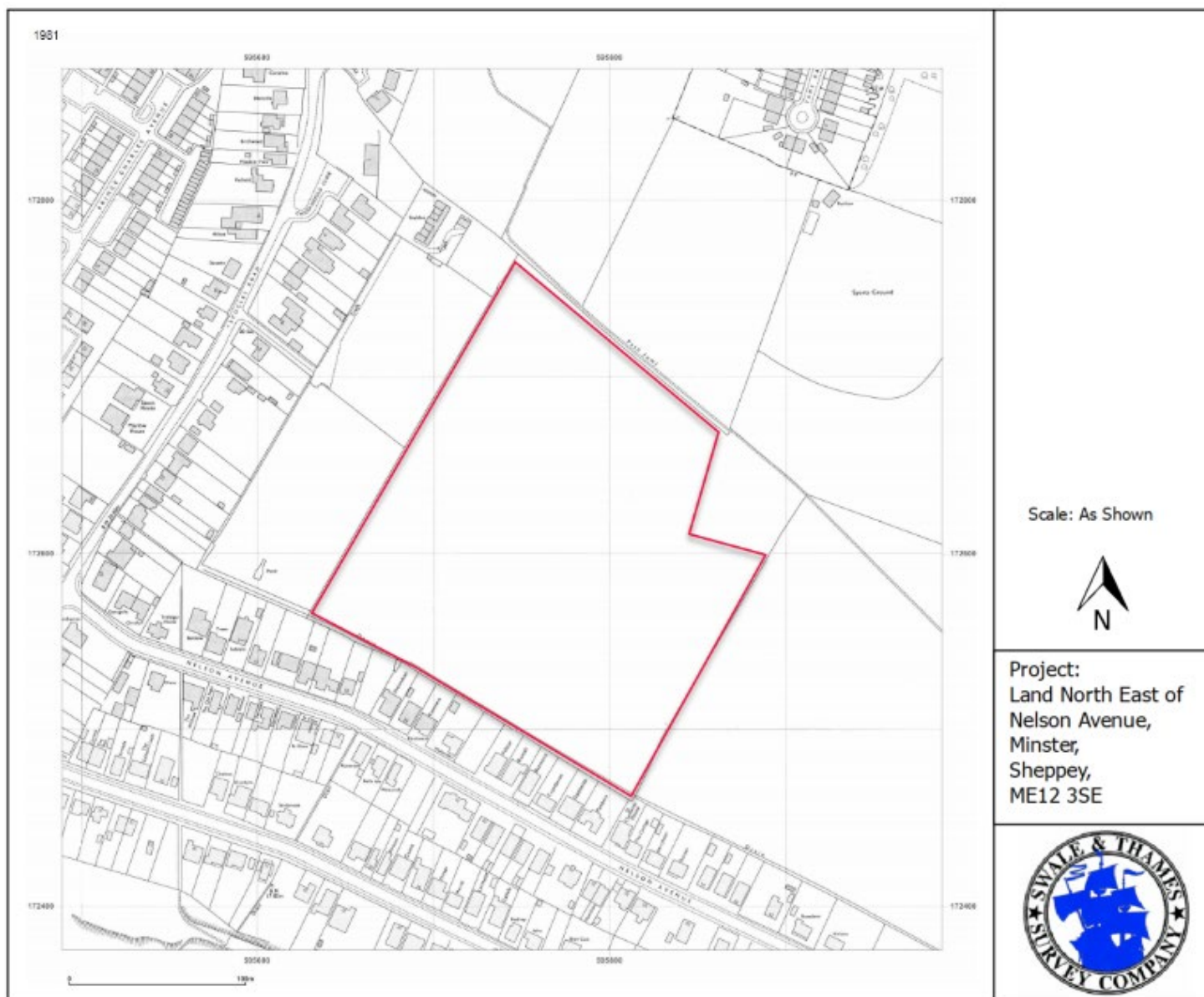


Figure 25: Historic OS Map, 1981



Figure 26: LIDAR 1m DTM (Environment Agency)

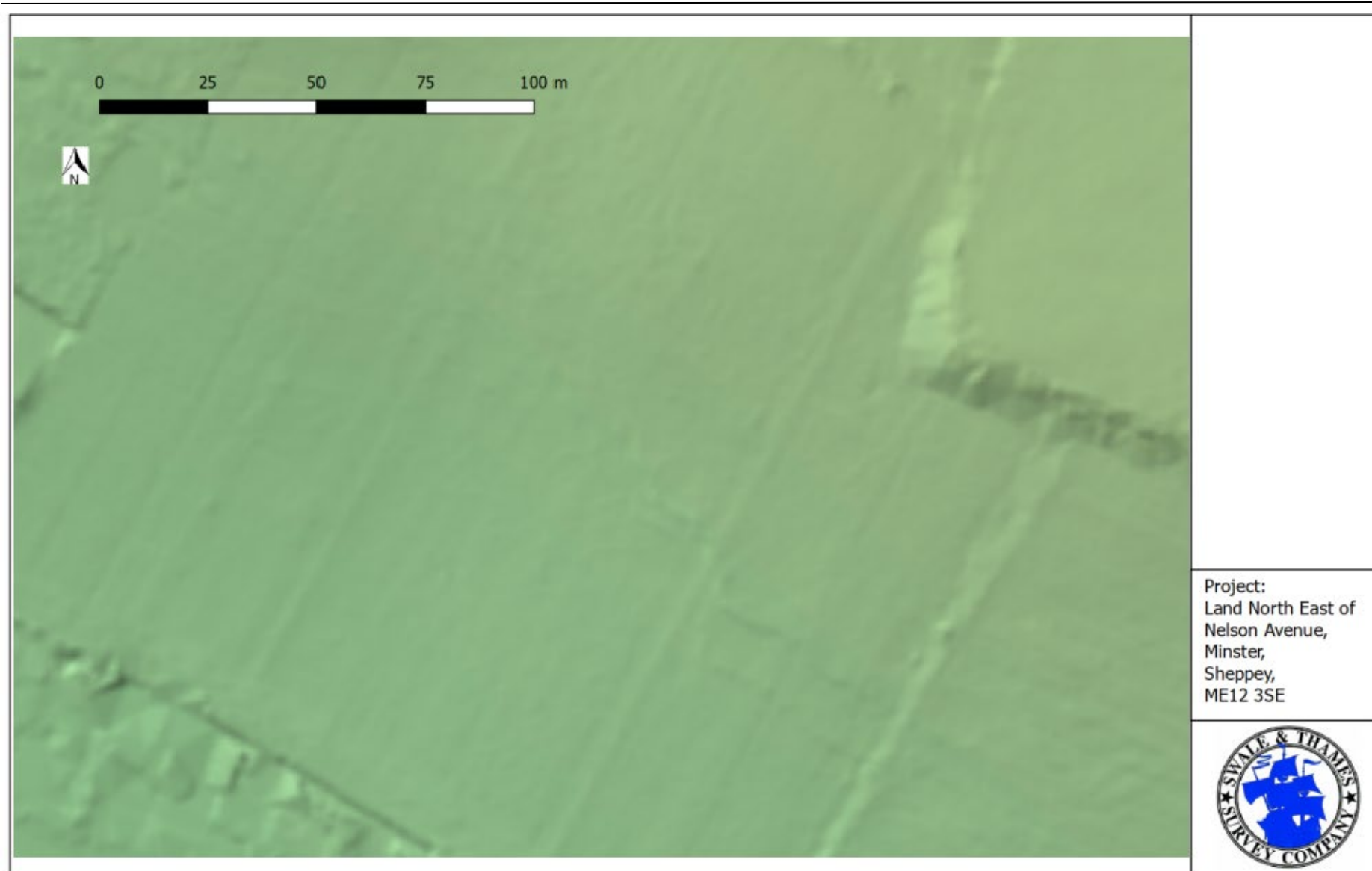


Figure 27: Close up of linears and features on LIDAR.

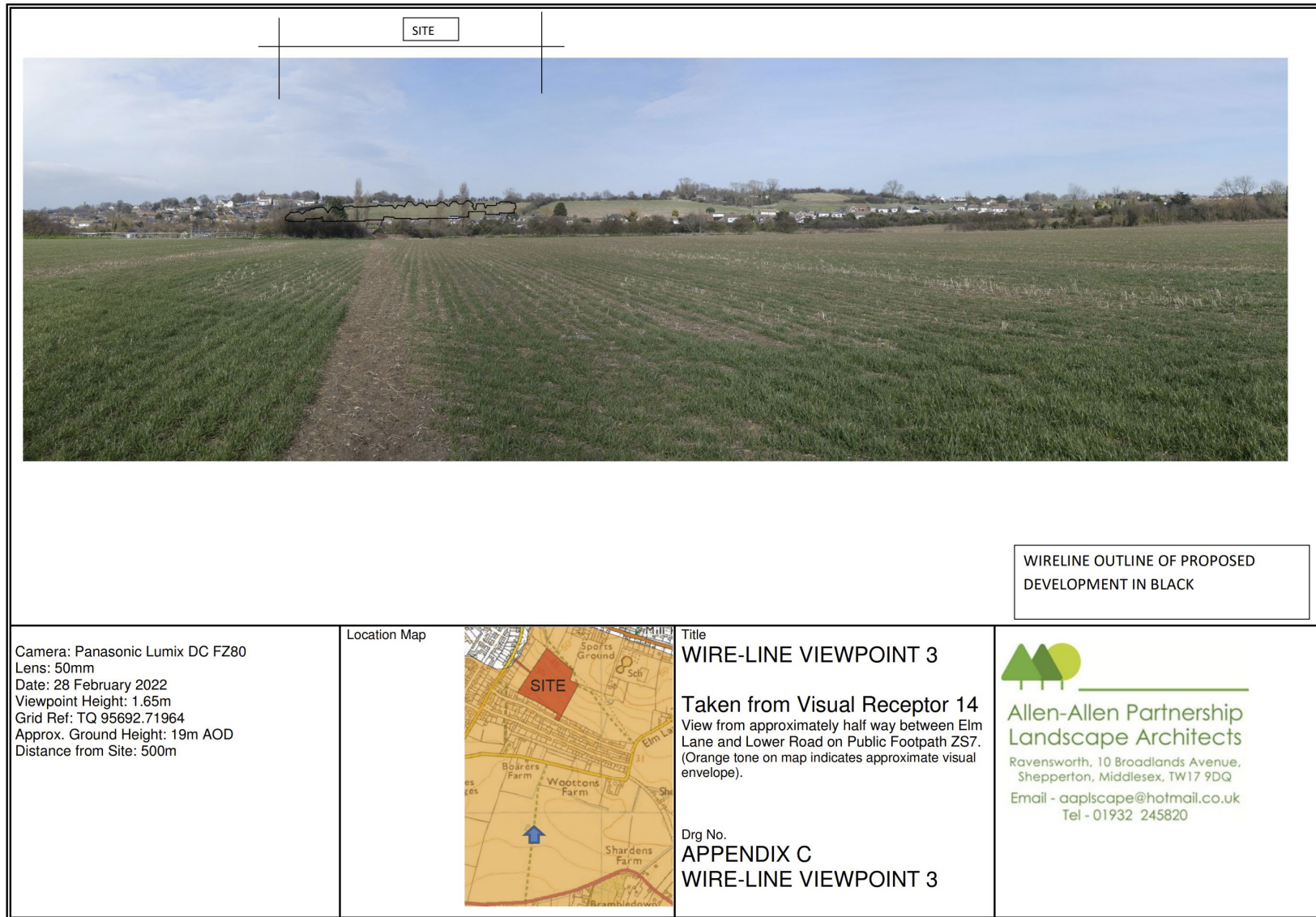


Figure 28: Wire-Line View Point

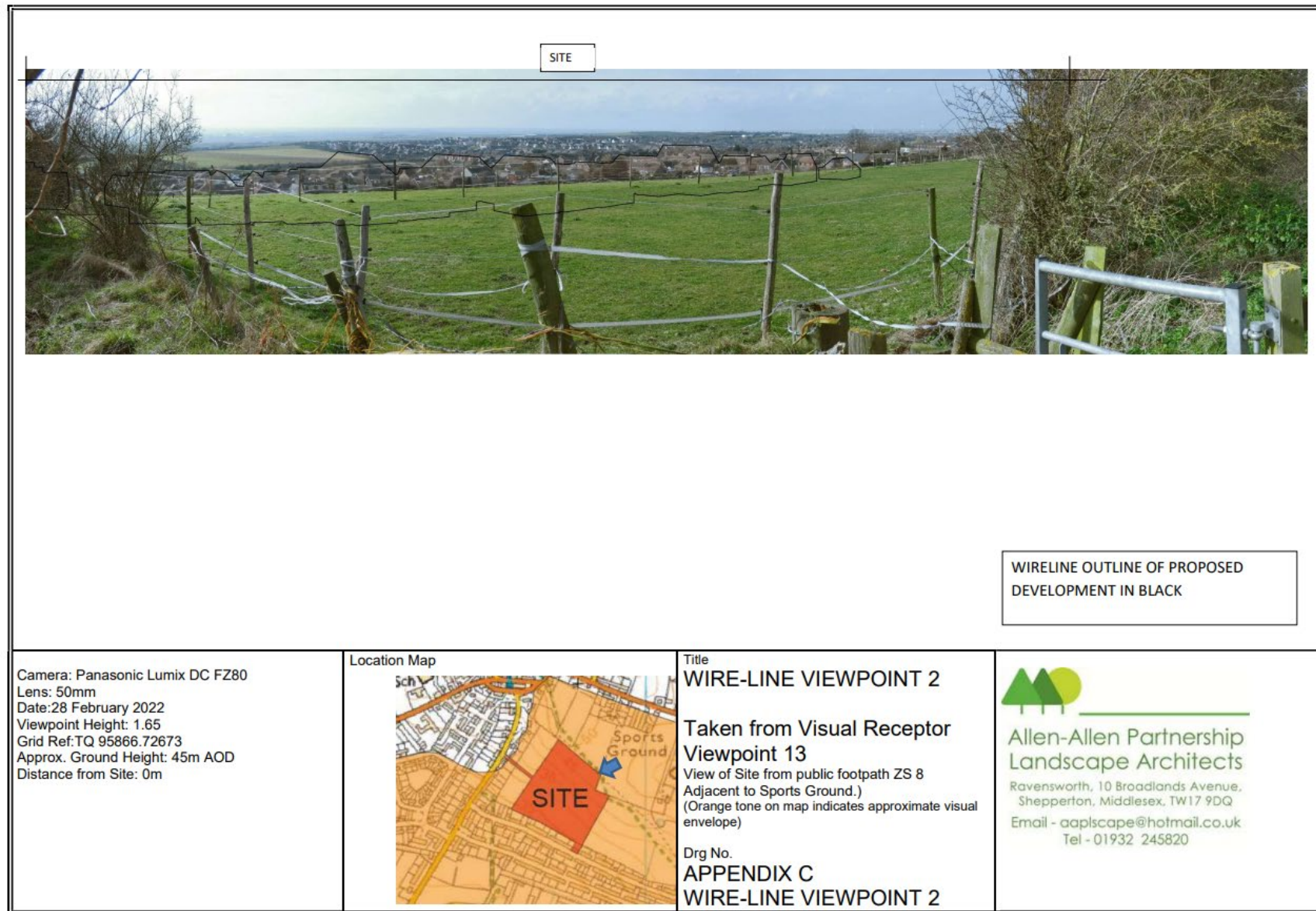


Figure 29: Wire-Line View Point



Plate 1: Aerial Photograph, 1940's (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, 2019 (Google Earth)



Plate 6: View across PDA from north eastern corner (facing SW)



Plate 8: View across the PDA from north western corner (facing SE)



Plate 7: View across PDA from the northern boundary (facing south)



Plate 9: View along the drainage ditch at the southern boundary (facing ESE).



Plate 10: View from the southern boundary of the PDA (facing N)



Plate 12: View across the PDA from southern boundary (facing NNW)



Plate 11: View across the PDA from southern boundary (facing NE).



Plate 13: View across the PDA from the southern boundary (facing E)



Plate 14: View from the centre of the PDA showing earthworks (facing ENE)



Plate 15: View from the centre of the PDA showing earthworks (facing E)