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Site or Property: Wises Lane, Sittingbourne

To: Quinn Estates

**Appendix MD-SWS
MUX1a-10**

Date: 10 October 2016

Subject: Note on heritage considerations

- 1.1 This note has been prepared by Montagu Evans LLP to set out our initial view on the heritage considerations associated with the proposed housing development at Wises Lane, Sittingbourne.
- 1.2 Please bear in mind that this note has been prepared on the basis of desk-based research only and, at the time of writing, we have not visited the site or surrounding area. We expect to conduct a full site view in due course, where the nature of our conclusions may change.
- 1.3 We understand that a residential-led development of up to 700 homes is being proposed by Quinn Estates at Wises Lane, on a roughly rectangular parcel of land between Chestnut Street and Cryalls Lane (hereafter the "Application Site"). The land has been allocated in draft as suitable for development by the Local Planning Authority, Swale Borough Council, in their emerging local plan (Policy MUK1).
- 1.4 The proposals will be submitted as an outline application with detailed access which will include the provision of community facilities, a small business park, primary school, and landscaping.
- 1.5 In the current development plan, we are aware that the land is designated as an Important Local Countryside Gap (E7) (ILCG). We understand that this designation, and the draft allocation have been discussed at the pre-application stage with the Council.

Brief historical background

- 1.6 The Application Site is located west of Sittingbourne, an ancient town with evidence of pre-Roman settlement. The London Road (the A2) is situated to the north of the Application Site. Sittingbourne was described in records from the 9th to 18th centuries as a very small settlement, generally subordinate to Milton Regis. It became a popular hostelry for pilgrims to Canterbury Cathedral in the Middle Ages, and notable royal guests stayed at the Rose Inn, which was built in 1708.
 - 1.7 The railway arrived in 1858 which transformed Sittingbourne from a small hamlet to an industrial hub, producing paper, and bricks for the expansion of London.
 - 1.8 OS Map from the 1860s indicates Sittingbourne as a substantial ribbon development, with Milton Regis to the north west. At this time, the Application Site is an area of agricultural land approximately 2 miles west of the town centre. There are some buildings and cottages surrounding the Application Site at Chestnut Street and Key Street, and to the south, the historic core of Borden is apparent.
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- 1.9 Sittingbourne expanded rapidly from the late 19th century, with residential development spreading along Key Street (now London Road) west of the town toward the Application Site. Between 1967 and 1979 the OS Map evidence shows that considerable residential estates were built north of London Road, which established the existing character of the area. In the 1980s the A249 was created near to the route of Chestnut Street, introducing major infrastructure to the formerly rural landscape, and creating a physical boundary west of Sittingbourne.
- 1.10 The A249 forms the western boundary of the Application Site. The agricultural character of the landscape was reduced in the 20th century as a result of the urban expansion of Sittingbourne. The Site itself is still open fields, with some of the original field boundaries.

Heritage assets

- 1.11 There are no designated heritage assets within the boundary of the Application Site. Given the size and scale of the proposed development, it is likely the Council will require an Environmental Impact Assessment (EIA). In accordance with good practice, we have identified the heritage assets within a 1km boundary of the Application Site. These are as follows:

Listed buildings		
Ref.	Name	Grade
1185731	Church of St Peter and St Paul	I
1069383	Olstede	II*
1069424	Hook's Hole	II*
1185884	Borden Hall	II*
1061039	Cryalls Farmhouse	II
1067533	Sittingbourne Adult Studies College	II
1069381	Dumbles Tudor Rose Cottage	II
1069382	Olde Houses	II
1069390	Harman's Corner	II
1069391	Forge House and Barrow House and Railings to North	II
1069393	Oak House	II
1069394	Thatch Cottage	II
1069415	14 and 16 Keycol Hill	II
1069423	245 and 247 Borden Lane	II
1185676	241 Borden Lane	II
1185698	Posiers	II
1185794	Bloumfield	II
1185802	Street Farm House	II
1185833	Forge 5 Yards East of Forge House	II
1343862	Little Chequers	II
1343888	Holly Tree Cottage	II
1343889	Apple Tree Cottage The Cottage	II
1343891	Dovecot 15 Yards North of Borden Hall	II
1344211	Riddles Cottage Riddles House	II
1069384	Chestnut Street Farmhouse	II

1069385	The Thatched Cottage	II
1069389	Yew Tree Cottage	II
1069422	Bannister Hall	II
1069418	Bobbing Court	II
1344212	Tannery House	II
1344245	Westfield	II
1061034	Chalkwell House	II
Conservation Areas		
LPA ref.	Name	
2	Borden Chestnut Street	
3	Borden The Street	
4	Borden Harman's Corner	
5	Borden Hearts Delight	

- 1.12 We have conducted a preliminary scoping exercise to determine which of the heritage assets may be affected by the development. This has been performed in accordance with relevant policy and guidance on the significance and setting of heritage assets, and our experience of similar projects and professional expertise.
- 1.13 The following heritage assets have been selected for either their proximity to the Application Site and the potential for impact to their setting, or their high significance grading, as in the case of the listed buildings. The NPPF sets out that the consideration of heritage assets should be proportionate to their significance, and so highly graded buildings (I and II*) are assessed, even where they are at a distance from the Site.
- 1.14 In our opinion, the following heritage assets may be affected by the development:

Listed buildings		
Ref.	Name	Grade
1185731	Church of St Peter and St Paul	I
1069383	Olstede	II*
1069424	Hook's Hole	II*
1185884	Borden Hall	II*
1061039	Cryalls Farmhouse	II
1069381	Dumbles Tudor Rose Cottage	II
1069382	Olde Houses	II
1185698	Posiers	II
1344211	Riddles Cottage Riddles House	II
Conservation Areas		
LPA ref.	Name	
2	Borden Chestnut Street	
3	Borden The Street	
4	Borden Harman's Corner	
5	Borden Hearts Delight	

Preliminary assessment

- 1.15 No designated heritage assets will be directly affected by the proposals. Our assessment of significance to be completed in the baseline report will therefore focus on the setting of the heritage assets, and the extent to which setting makes a contribution to their significance. The baseline study will form the basis of the assessment of the impact of the proposed development on the setting and significance of the heritage assets.
 - 1.16 Generally speaking, the historic setting of the majority of the listed buildings would have consisted of an agricultural, rural landscape, separated from the higher concentration of development at Borden and Sittingbourne. The expansion of Borden and Sittingbourne in the 19th and 20th centuries has meant that the rural character of the landscape that forms the setting of many of these heritage assets has been substantially diminished, especially to the east and north. The listed buildings are now experienced in the context of later development, in particular the major road which runs parallel to Chestnut Street and near the listed buildings (Oldstede, Hook's Hole, Olde Houses and Dumbles Tudor Rose Cottage).
 - 1.17 Landscaping is proposed to the east and west of the Application Site, near to several of the listed buildings. This, we believe, is likely to reduce any impacts within the setting of the listed buildings.
 - 1.18 We note that the site allocation in draft policy identifies that Cryalls Farmhouse should be given special consideration to ensure there is no substantial harm to its setting. Housing is proposed nearest to Cryalls House, and its impact would be assessed fully.
 - 1.19 The Conservation Area boundaries appear to have been designated around concentrations of listed buildings within the settlement and surrounds of Borden. We have, as yet, not reviewed the Conservation Area Appraisals pertaining to these Conservation Areas. The setting of the Borden Conservation Areas consists of agricultural land which separates the village from Sittingbourne and its suburbs.
 - 1.20 Further research will need to be conducted, including a site visit, to fully understand the potential impacts of the proposed development on nearby heritage assets.
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