

Land North of Sanderling Way Iwade Kent

NGR TQ 89834 68140

Archaeological Desk Based Assessment

AMENDED

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Iwade
Kent

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Revised 2023

Issue 1

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1. Introduction

1.1 Introduction

- 1.1.1 Thanetarch Archaeological Services has been commissioned by Hume Planning Consultancy Ltd to produce a revision of an Archaeological Desk Based Assessment (DBA) on Land North of Sanderling Way, Iwade, Kent (Figure 1, NGR TQ 89834 68140). This DBA is to be used to support a planning application for the proposed development of 59 units on the site. This DBA is to be used to support a revision to a current outline planning application, which involves the enlargement of the site boundary to encompass a small area of additional land to the east of the site, which includes provision for direct road access from The Street. The revised DBA takes account of this changed boundary and updates the DBA accompanying the original submission.
- 1.1.2 The site of the proposed development is irregular in plan and measures approximately 4.1 hectares in area. The eastern side of the site is located close to the western edge of the north south aligned The Street. The north, east and western sides of the site are bordered by open pasture and to the south is the relatively recent development of Sanderling Way.
- 1.1.3 To place the site in a wider archaeological context, the DBA considers the archaeological data available for a Study Area within a radius of approximately 1km from the centre of the site, although the wider landscape is also considered (Figure 2 & 3).
- 1.1.4 The site is located within the modern civil parish of Iwade administered by Iwade Parish Council and Swale Borough Council.
- 1.1.5 All maps within this report have been produced from the Ordnance Survey with permission of the Controller of Her Majesty's Stationary Office, Crown Copyright. Licence number 100059830, unless otherwise stated.

1.2 Methodology

- 1.2.1 The National Planning Policy Framework (NPPF), which came into force in March 2012 requires that *'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'* (NPPF Paragraph 128).
- 1.2.2 In accordance with the NPPF, and other relevant local planning policies detailed in Section 2, the aim of this present section of the Desk Based Assessment is to characterise the historic landscape setting of the site and to identify any potential for Heritage Assets in the form of buried archaeological deposits to be located within the site, which could be affected by any development proposal.
- 1.2.3 The DBA deals in general with the data that is available for the Designated and Non Designated Heritage Assets that have been identified in the Study Area and presents a chronology of Heritage Assets to provide direct information on the archaeological potential of the site.

1.3 Scope of the Report

- 1.3.1 The aims of the Archaeological Desk Based Assessment will be achieved by examining the following themes:

The setting of the site in its historic landscape

Map regression analysis to characterise the development of the site.

A search of the relevant HER and other sources for archaeological data within the area of the site

The setting of the site in relation to any statutory heritage designations

A site visit supported by supplementary photographic images

A summary of the archaeological potential of the site

A summary of the implications of the archaeological potential for the development of the site

1.4 Structure of the Report

- 1.4.1 Section 1 (this section) defines the scope, the aims and the structure of the report.
- 1.4.2 Section 2 summarises the planning policies and statutory legislation relevant to Heritage Assets in the Study Area.
- 1.4.3 Section 3 identifies and describes any formal Designated Heritage Assets within the Study Area and the site.
- 1.4.4 Section 4 summarises the historical background of the Study Area and the site.
- 1.4.5 Section 5 examines the non designated Heritage Assets recorded in the Study Area and on the site to determine its archaeological potential. This section also provides a general summary of the archaeology in its landscape context.
- 1.4.6 Section 6 describes the sequence of changes in land use within the Study Area and on the site using cartographic sources.
- 1.4.7 Section 7 describes the layout and condition of the site as result of a site inspection.
- 1.4.8 Section 8 assesses the impacts that previous land use has had on the site and discusses the potential effects that the development of the site may have on the archaeological resource in general terms.
- 1.4.9 Section 9 is a general summary and discussion of the results of the Desk Based Assessment.

2 Planning Context

2.1 National Planning Policy Relating to Heritage

- 2.1.1 In March 2012 a new National Planning Policy Framework (NPPF) was adopted. Section 12 of the NPPF, Conserving and Enhancing the Historic Environment, replaces previous proscriptive planning policies on archaeology and the historic built environment (PPG 15 and PPG 16 and PPS5) with a more general principle of evaluating any Heritage Assets that may be present on a proposed development site and developing an appropriate response.
- 2.1.2 Heritage assets are given a broad definition in the NPPF and include both the physical remains and the historic character of a site. The NPPF requires an evaluation of Heritage Assets present on a development site and the development of strategies for mitigation of any impacts on those assets as part of the development process. The mitigation should enhance, preserve or record the Heritage assets and make the results available to the public.

2.2 Local Planning Framework

Local planning policies relating to heritage

- 2.2.1 The National Planning Policy Framework (NPPF) contains a set of planning principles intended to shape the development and adoption of the Local Plans which all local planning authorities are required to put in place instead of the Local Development Frameworks envisaged by earlier planning policies. Swale Borough Council's adopted Local Plan titled Bearing Fruits 2031 (2017) contains several policies relating to Heritage.
- 2.2.2 Chapter 7.8 of SBC's Local Plan (2017, 282-289) titled 'Conserving and enhancing the historic environment' contains the policies relating to Heritage which include Listed Buildings, Conservation Areas, Scheduled Monuments and archaeological sites and Historic parks and Gardens.
- 2.2.3 The policy on developments involving listed buildings (Policy DM 32) states:
- '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. The total or part demolition of a listed building is wholly exceptional, and will only be permitted provided convincing evidence has been submitted showing that:*
 - a. All reasonable efforts have been made to sustain existing uses or viable new uses and have failed;*
 - b. Preservation in charitable or community ownership is not possible or suitable; and*
 - c. The cost of maintaining and repairing the building outweighs its importance and the value derived from its continued use.*
 - 3. If as a last resort, the Borough Council is prepared to consider the grant of a listed building consent for demolition, it may, in appropriate circumstances, consider whether the building could be re-erected elsewhere to an appropriate location. When re-location is not possible and demolition is permitted, arrangements will be required to allow access to the building prior to demolition to make a record of it and to allow for the salvaging of materials and features.'*

2.2.4 The Local Plan (2017) recognises the importance of Scheduled Monuments and archaeological sites and sets out the Council's approach to dealing with development proposals and archaeological remains in policy DM 34:

1. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, as shown on the Proposals Map, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments. Development that may affect the significance of a non-designated heritage asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

2. Whether they are currently known, or discovered during the Plan period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted.

3. Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development, including the necessary post-excavation study and assessment along with the appropriate deposition of any artefacts in an archaeological archive or museum to be approved by the Borough Council.

2.2.5 Paragraph 7.8.13 of the emerging local plan also notes that: 'Within the central areas of Faversham, Sheerness, Sittingbourne, Queenborough and Milton Regis, the 'Kent Historic Towns Survey' and the County Council Supplementary Planning Guidance on urban area archaeology' will provide a more detailed interpretation of Policy DM34'

2.2.6 Planning policy regarding Historic Parks and Gardens is discussed in paragraph 7.8.14-7.8.15 and Policy DM 35 states:

1. The Borough Council will seek to protect registered Historic Parks and Gardens, as shown on the Proposals Map, or which are registered during the Plan period.

2. Development that would adversely affect the landscape character, layout and features of a Historic Park and Garden, or its setting, will not be permitted.

3. Development that would adversely affect a non-Registered Historic Park or Garden will only be permitted where the loss of significance is unavoidable.

2.2.7 The Site is part of land allocated for new development in the village of Iwade – Land north of Iwade and is discussed in paragraphs 6.5.103 to 6.5.106. SBC's approach to new development here is set out in Policy A17 and item A17.5 specifically identifies the approach to Heritage:

'5. Undertake a detailed Heritage assessment (including for archaeology) and mitigate any impacts identified;'

2.3 Statutory Legislation

Ancient Monuments and Archaeological Areas Act 1979

2.3.1 The Ancient Monuments and Archaeological Areas Act 1979 as amended affords protection to sites considered to be of national importance, and are included on a schedule compiled by the Secretary of State for the Department for Culture, Media and Sport.

2.3.2 These sites are known as Scheduled Ancient Monuments (SAMs). The Secretary of State is responsible for maintaining a schedule of sites and monuments of national importance, and ensuring that their management and maintenance is compatible with their preservation.

2.3.3 Scheduled Monument Consent must be obtained from the Secretary of State by anyone wishing to undertake works which would have an effect on a Scheduled Ancient

Monument. It is an offence to carry out or cause such works to be carried out that would damage or affect a SAM unless consent has first been obtained.

3 Designated Heritage Assets in the Study Area

3.1 Introduction

- 3.1.1 Designated Heritage Assets have a material consideration in the planning process, meaning that planning authorities must consider the impact of any proposed development on the Designated Heritage Asset's special character.
- 3.1.2 There are 5 Designated Heritage Assets located within the Study Area; 4 Listed Buildings and a Scheduled Ancient Monument. There are no Conservation Areas or Registered Park and Gardens located within the Study Area. None of the Designated Heritage Assets are located on the site (Figure 2).

3.2 Listed Buildings

- 3.2.1 There are 4 Listed Building Designations within the Study Area located between 130 to 900 metres from the site boundary (Figure 2).
- 3.2.2 Three of the Listed Building Designations are Grade II (KHER TQ 96 NW 1160, TQ 86 NE 1166 and TQ 96 NW 1159), with one Grade I designation; the Church of All Saints (KHER TQ 96 NW 1157). The original construction date of the Listed Buildings range from the 13th century (Church of All Saints, NW 1157), the 16th century (Coleshall Farmhouse, NE 1166) and 18th centuries (Ivy Cottage and Traditional Barn, NW1160 and NW 1159) and include a church, a timber framed Wealden house, a red brick house and a traditional agricultural barn.
- 3.2.3 Coleshall Farmhouse is located the furthest from the site boundary approximately 900 metres to the south of the site (KHER TQ 86 NE 1166). The Listed Designation describes it as: *'Farmhouse. C16, clad C18 and extended C19. Timber framed and clad with painted brick and plain tiled roof, and painted brick and slate roofed extension. Entrance front: 2 storeys on plinth, with slate roofed C19 wing left, 1 glazing bar sash to each floor, 2 storey gabled porch, with half-glazed door, and wood casement on first floor, returned hip of C16 building to centre and C18 hipped wing recessed with 1 wood casement to right. Stacks rear centre and right front. Left return: 2 storeys, hip and gabled roof, central stack, 3 glazing bar sashes on each floor, with centre-right oriel on first floor, and central glazed door with open pediment on fluted pilasters. C19 wing to right. This is the original, possibly a Wealden, wing. Interior: evidence of jettied front, possibly Wealden or continuous jetty. Curved braces, coupled rafter roof, probably later.'*
- 3.2.4 Ivy Cottage (KHER TQ 96 NW 1160) is located approximately 210 metres south east of the site and is described in the Listing Designation as: *'House. Circa 1700. Red brick and plain tiled roof. Two storeys and attic on plinth with plat band and coved eaves cornice. Two hipped dormers and stacks end left and end right. Regular fenestration of 5 wood casements on first floor and 4 on ground floor, all with gauged heads, and central door of 6 raised and fielded panels with rectangular fanlight and hipped hood.'*
- 3.2.5 The Church of All Saints (KHER TQ 96 NW 1157) is located approximately 180 metres south east of the site boundary and is described as: *'Parish church. C13 with C14 fenestration, south aisle c. 1504, restored 1874, south porch added 1893. Rubble and plain tiled roof, with flint and rubble tower with shingle roof. Nave and chancel, south aisle and south porch, west tower. Two stage tower with blocked west doorway, single light over and belfry openings. South aisle built after 1504 (money bequest in that year) with diagonal buttresses 2 offset buttresses and 2 two-light Perpendicular windows. Restored south-east and east windows, 3 light Perpendicular. Chancel roof line steps down and in to nave roof, showing separate build. North nave and chancel wall with 4 offset buttresses three C14 windows and plain chamfered north doorway. Gabled south porch, moulded outer doorway with hood. Inner doorway and door of c. 1504, over-lapping plank and stud, strapped ironwork, ring handle with 2 dragons twisted round; door surround roll moulded with hollow chamfer and basket arch with quatrefoil over. Interior: nave with 2 bay arcade to south aisle on octagonal piers with broad, double*

chamfered arches. Double chamfered doorway to tower. Roof of 4 crown posts, as also south aisle. Floor level internally raised approximately 1 foot. No chancel arch. Single arched opening from chancel to south aisle, chancel roof C19 crown posts. Fittings: water stoup by south door, piscine in chancel and cusped piscina in south aisle. Wooden screen in south aisle, 3 bays with Perpendicular tracery and door in left bay, finely moulded with attached shafts for (missing) statues. Brasses: on large stone slab in south west corner, to Symon Snelling d. 1467 and wife Jokuosa (Joyce). One foot high, Symon has lost his head. Glass: south-east window, c. 1504 crucifixion scene, repaired 1840. Royal Coat of Arms: George III, on the west wall.'

- 3.2.6 The closest Listed Building to the site is a Traditional Agricultural barn (KHER TQ 96 NW 1159) located approximately 130 metres southeast of the site and is described as: *'Barn. C18, but some C17 or earlier timbers and some C20 alterations. Timber framed on brick plinth, clad in weatherboarding, much of which is tarred to the north and west. Roof reported to have been formerly thatched but currently clad in C20 asbestos sheeting. Aligned east to west and of four bays with cart entrance with double doors to the penultimate bay to the west. The interior wall frame has a midrail and jowled upright posts. The east end has two curved braces, C17 or earlier. Some later boarding has been fixed to the interior of the west end, but where this is missing the original wall frame is visible, including lath panels. The tie beams have curved braces. The roof has rafters without purlins with original rafters to east and west but replaced rafters to the centre. Some collars, mainly of poles, have been inserted later. Substantially complete C18 barn with some earlier timbers which has strong group value in a village centre.'*
- 3.2.7 The Listed Building Designations within the Study Area are unlikely to be affected by the proposed development of the site due to their distance and separation from it.

3.3 Scheduled Ancient Monuments

- 3.3.1 There is one Scheduled Ancient Monument within the Study Area located approximately 600 metres north of the Site boundary; Anti-Aircraft Defences: Iwade designated by s2 by War Office (HE List UID 1020389; KHER TQ 96 NW 80). The defences consist of a World War II Anti-Aircraft Battery – a Heavy Anti-Aircraft gunsite and its domestic camp.
- 3.3.2 The monument situated on the western side of Old Ferry Road, overlooking Chetney Marshes and the River Medway was known as Thames South 2 (TS2) and formed part of a chain of batteries, placed to defend the industrial and military targets in the Lower Thames and Medway areas from high flying strategic bombers approaching from the south and east. It was established by February 1940 and equipped with Gun Laying Mk 1A Radar and armed with four 4.5 inch guns during 1942. It was upgraded to accept the first allotment of 5.25 inch guns in 1944 which were positioned in four new positions to the north. From January 1946 the battery formed part of the reduced, post-war layout known as the 'Nucleus Force', with its guns held in readiness off-site which was closed in 1955.
- 3.3.3 The Iwade Anti-Aircraft battery is designated a Scheduled Ancient Monument as its preservation is rare and it is one of only nine sites nationally and only one of two in Kent to survive with its layout, which includes the domestic site, substantially intact.
- 3.3.4 This Scheduled Ancient Monument is unlikely to be affected by the proposed development due to the distance from it.

3.4 Summary

- 3.4.1 There are 5 Designated Heritage Assets in the Study Area, 4 Listed Building Designations and a Scheduled Ancient Monument. There are no Conservation Areas, Registered Parks and Gardens or sites of Protected Military Remains.
- 3.4.2 The Listed Buildings include a Medieval Church, a 16th century Wealden House and a red brick house and a traditional agricultural barn dating to the 18th centuries. Three of the buildings including the church are located within Iwade village with the one located 900 metres to the south at Coleshall. The Listed Buildings within Iwade are

located between 210 and 130 metres from the southern site boundary. The settings of the Listed Buildings are unlikely to be affected by the proposed development due to their distance and separation from it.

4 Historical Resources.

Historical Background of the Study Area

- 4.1.1 The following historical background is largely summarised from Hasted 1798. Specific references are noted in the text.
- 4.1.2 The Site is located within the historic parish of Iwade, a small part on the eastern side of which was located within the Hundred of Tenham. The main part of the parish was located within the Hundred of Milton.
- 4.1.3 The Hundred of Milton was an appendage to the Manor of Milton, the jurisdiction of which includes several of the parishes and churches on the Isle of Sheppey except for the Isle of Harty as well as Rainham, Hartlip, Upchurch, Halstow The Lower, Newington, Borden, Tunstall, Bredgar, Midsted, Kingsdowne, Rodmersham, Bapchild, Tong, Murston, Sittingbourne, Milton or Middleton, Bobbing and Iwade.
- 4.1.4 The Lathes of Kent were ancient administrative divisions, probably originating during the early Saxon colonisation of the county in the 6th century. The administrative, judicial and taxation uses of Lathes and Hundreds fell out of use in the late 19th century in favour of other administrative divisions.
- 4.1.5 The parish is located within the levels of the north of the county bordering the Swale and the Medway estuary although the parish does not consist entirely of marshland comprising both Marsh and Upland (Everitt, 57). The historic village core of Iwade along with the church is located on the Upland part of the parish.
- 4.1.6 The marshland situation of Iwade is reflected in its placename; Iwade means ‘Yew wading place’ a ford or wading pace where yews grow and comes from the Old English *īw gewæ*. Iwade seems to have developed from the 12th century onwards which is supported by the first record of its name as Ywada in 1177 and Iwade in 1235 (Glover 1982, 106).
- 4.1.7 The modest Parish Church dedicated to All Saints is located to the south east of the Site along The Street and was originally constructed in the 13th century of rubble and comprised a chancel, nave and flint and rubble tower. The church was extended in the 16th century with the addition of a south aisle. The church was a chapel to the church at Teynham appropriated to the archdeaconry of Canterbury in 1227. In 1560 eight pounds per year was reserved within the lease of the parsonage by the archdeacon of Canterbury to be paid as an increase to the curacy. In 1798 the church was a perpetual curacy with a yearly value of eight pounds.
- 4.1.8 The Street, the road along which the main core settlement is located continues into Sheppey Way a route that appears to have origins as early if not earlier than the village. The route connected Iwade to Watling Street to the south east and to the Isle of Sheppey, crossing the Swale Estuary, and the Abbey at Minster to the north east.
- 4.1.9 Historically the marshlands of North Kent have been sparsely populated; in the late 18th century the parish of Iwade consisted of only sixteen houses and a population of around sixty to seventy inhabitants. The majority of the parish was sheep pasture due to its low lying situation with the risk of potential inundation by the salt waters of the Swale and also its unattractive environment; Hasted commented that *‘Its low and moist situation close to so large a tract of marshes and the waters of the Swale, which are its northern boundary, render it hardly ever free from fogs and noisome vapours, and in summer in dry weather, the stench of the mud in the ponds and ditches, and the badness of the water, contribute so much to its unwholesomeness, that almost everyone is terrified from attempting to live in it, and it is consequently but very thinly inhabited.’*
- 4.1.10 A further interesting consequence of its marshland location was also noted by Hasted *‘the thatch on the roofs of buildings in this parish cannot be preserved long, the rooks*

and other birds continually carrying it away, which circumstance arises from the quantity of flies harbouring in it, owing to its situation, much more than in other places; and it is for the sake of these flies that the birds unthatch the buildings.'

- 4.1.11 As a result of the conditions in the marshland areas such as Iwade, the land was governed by absentee landlords and yeoman living in more attractive situations and there were very few manor houses (Everitt, 63). Hasted records only one manor located within the parish, and that only partly; Helmes or Holmes or Soames Manor was also located in the parish of Milton. The manor house, located outside the Study Area was commonly called the Moated House due to the large moat around it. It was owned by the family of Savage whose seat was at Bobbing and was possessed by Sir Thomas Savage in the 14th century. The manor continued in the possession of his descendants named Savage and Clifford until the 16th century when it was alienated to Thomas Thomson passing to his descendant Henry Royton-Chapel. It was sold to Thomas Best esq. of Chilston in 1795 and shortly after was sold again to a new owner, Joseph Rond Davies who was the present owner in 1798.

5 Archaeological Resources and Potential

5.1 Geology and Topography

- 5.1.1 The site is located on the northern outskirts of the historic core of Iwade Village, on a downland slope between the 15 and 10 metre contours. The landscape slopes down from the south west at an elevation of approximately 60 metres at Callum Hill toward the north east to the edges of the Ridham and Ferry Marshes and the River Swale and Isle of Sheppey beyond. To the north of the site the land rises again toward Raspberry Hill.
- 5.1.2 To the north west of the site, Chetney Marshes and Barksore Marshes border the edges of the River Medway separated by tidal creeks. The Coldharbour Marshes are located to the south east of the site, to the east of Iwade village.
- 5.1.3 The site straddles the base of a shallow, approximately east west aligned valley and is located within a large field to the north of Sanderling Way. It is bordered by farmland and open pasture to the north and west and slopes gradually down from the south west corner of the site at an elevation of approximately 12 metres to the north east corner of the site at an elevation of approximately 8 metres a.OD.
- 5.1.4 According to the 1:50,000 maps of the British Geological Survey (BGS), the bedrock geology of the site is Clay and Silt of the London Clay formation, a sedimentary bedrock formed 48 million to 56 million years ago in the Palaeogene period in a local environment previously dominated by deep seas. There are no superficial geological deposits recorded on the site.

5.2 Archaeological Introduction

- 5.2.1 Archaeology is well represented in the Study Area which mainly reflects the relatively recent redevelopment of large areas of former farmland around the village of Iwade from the late 1990's onward.
- 5.2.2 The archaeology represented by this and other redevelopment of the area include Mesolithic flints, Neolithic ditches pits and gullies, Bronze Age field systems, trackway, pits and a possible cremation, an Iron Age Hollow way and settlement enclosures. Features from the Roman period include a saltworking site and a number of isolated features; an enclosure represents the early medieval period while the medieval period is represented by metalworking, saltworking, field systems, enclosures drainage ditches and a dew pond. Post Medieval Archaeology includes drainage systems, metal detecting finds, a sheepwash and ditches and pits, with World War II represented by a well preserved Heavy Anti-Aircraft Battery site to the north.
- 5.2.3 Not all the areas subject to archaeological investigation within the Study Area have yielded archaeological remains; the most relevant to the site is a large area of land measuring approximately 5.3 ha immediately to the south of the southern boundary of the Site, now covered by Sanderling Way, Mallard Crescent and Dunlin Walk. This site was subject to archaeological evaluation in 2000 when 33 evaluation trenches comprising just over a 4% sample were excavated by Parsons Archaeology (KHER EKE11825; Parsons, 2000). The results yielded no significant archaeological finds or features; the natural geology was truncated by tree holes filled with a post medieval plough soil and overlaid by modern plough soil, two 19th century field boundary ditches were also encountered. A subsequent Watching Brief carried out during construction on the site confirmed the results of the evaluation (KHER EKE8807; Parsons 2002).
- 5.2.4 No archaeological investigations are recorded as having taken place on the site.

5.3 Non Designated Heritage Assets within the Study Area (Figure 3).

The numbers in bold below refer to their location on Figure 3.

Mesolithic

- 5.3.1 Mesolithic flints were found in tree throw hollows approximately 535 metres south west of the site during field work carried out between 2011 and 2012 **(1)**.

Neolithic

- 5.3.2 Middle Neolithic pits, a late Neolithic ditch terminus, a post hole and pit were found during evaluation and excavation approximately 820 metres south of the site **(2)**. The excavators suggest that the features indicate sporadic short term occupation.
- 5.3.3 A late Neolithic gully and ditch were excavated approximately 530 metres south west of the site in 2011 and 2012 **(3)**.

Bronze Age

- 5.3.4 A shallow flat bottomed pit containing four sherds of Deverel Rimbury type pottery, a flint flake and charcoal may represent the remains of a cremation burial of Bronze Age date located 510 metres south of the site **(4)**. The alternative possibility the feature may be a hearth was also discussed.
- 5.3.5 A Mid to Late Bronze Age field system has been excavated by Pre-Construct Archaeology 730 metres south of the site **(5)**. The field system consisted of a series of linear ditches representing an enclosed field and trackway. No settlement was identified although storage pits and hearths may indicate one nearby. Two of the pits contained deliberately placed vessels and two contained fragmentary remains of near complete vessels interpreted as 'ritual' in origin.
- 5.3.6 Two mid to Late Bronze Age pits were excavated 930 metres south of the site during fieldwork carried out between 2011 and 2012 **(6)**.
- 5.3.7 Ditches that could form part of a Bronze Age or Iron Age field system were identified during evaluation and excavation approximately 530 metres south west of the site in 2011 and 2012 **(7)**. Further similar features were found on the same site approximately 520 metres to the south west **(8)**.
- 5.3.8 Four hard hammer struck flints of probable late Bronze Age date were found during an archaeological evaluation at Plantation House, Ferry Road approximately 430 metres south of the site **(9)**.
- 5.3.9 A sherd of Bronze Age pottery was found approximately 880 metres north west of the site at the foot of a slight cliff during the North Kent Coast Rapid Coastal Zone Assessment Survey **(10)**.

Iron Age

- 5.3.10 An early Iron Age hollow way measuring 4.8 metres wide and 0.67 metres deep was excavated approximately 925 metres south of the site between 2011 and 2012 **(11)**.
- 5.3.11 A large enclosure dating to the middle Iron Age was excavated approximately 620 metres south of the site **(12)**. The enclosure measured approximately 2.3 metres wide and 65 metres long. It was associated with other ditches, a horseshoe shaped gully and a number of pits.
- 5.3.12 Approximately 810 metres south of the site, a Mid to Late Iron Age settlement was identified cutting an earlier Bronze Age field system **(13)** and see 5 above). The settlement, a farmstead consisting of an enclosure with three round houses, dated around 150-100BC with two additional roundhouses added between 75BC and 50 AD. A possible store or animal shed and a second enclosure, dug to the south east were also

added. The site appears to have continued into the Roman period as a livestock enclosure.

- 5.3.13 An archaeological evaluation and subsequent excavation carried out approximately 250 metres south of the site on land off The Street known as Area III, identified features of Late Prehistoric, Middle Bronze Age to Late Iron Age date (14). The features included two ditches representing the remains of a field system in the south eastern part of the site as well as a number of isolated pits and postholes.

Prehistoric

- 5.3.14 A later prehistoric flint blade was found in brickearth 340 metres south of the site during archaeological evaluation in 2009 (15).
- 5.3.15 A number of residual burnt flints and a possible struck flint of later prehistoric date were found during archaeological evaluation approximately 220 metres south west on the Hillreed Homes site in 2000 (16).

Roman

- 5.3.16 Approximately 900 metres north west of the site boundary a Roman saltworking site was identified during the North Kent Coast Rapid Coastal Zone Survey in 2001 (17). The site was identified by fragments of briquetage and coarse pottery eroding from the shoreline at Raspberry Hill, Bedlams Bottom.
- 5.3.17 An isolated posthole of Roman date was found approximately 530 metres south west of the site in 2012 (18). An undated cremation that could be of this period was also found on the same site (19).
- 5.3.18 An isolated ditch of Roman date was found approximately 580 metres south of the site (20).
- 5.3.19 Two sherds of Roman pottery were found during an excavation at Ferry Road approximately 435 metres south east of the site (21).

Anglo Saxon

- 5.3.20 An Anglo Saxon to Early Medieval enclosure was excavated during fieldwork carried out 820 metres to the south of the site in 2011 and 2012 (22).

Medieval

- 5.3.21 Five bowl shaped features containing charcoal, slag and hammerscale, indicating medieval metalworking, were excavated during an archaeological evaluation approximately 510 metres south of the site in 1997 (23). Pottery, dating to 1150 - 1400 AD as well as daub fragments were also found within the features.
- 5.3.22 Ditches probably cut for drainage of heavy clay soils, a hearth and areas of scorched clay, an area of hardstanding and a dump of oyster shell were identified during an archaeological excavation and watching brief approximately 420 metres south of the site at Ferry Road in 1999 (24). Pottery found within the features dated to the mid-12th to 13th centuries (c. 1150-1300 AD).
- 5.3.23 A small quantity of pottery sherds dating between the late 12th to 16th century were found during an archaeological evaluation at Plantation House, Ferry Road approximately 430 metres south of the site (25).
- 5.3.24 Approximately 250 metres south of the site two large enclosures of 13th/14th century date were identified during evaluation and subsequent excavation of Area III off The Street in 2001 (26). The medieval enclosures cut earlier prehistoric features (see site 14 above). The earliest enclosure located in the northern part of the site was loosely defined by three ditches dating to the 13th century and contained a number of medieval pits. The second enclosure dating to the 13th/14th century was cut later and covered

the southern part of the site and was associated with two further linear features as well as number of short linear ditches of a similar date. Many pits were excavated within and east and west of both enclosures; their purpose is unclear.

- 5.3.25 A medieval pit containing Shelly Ware and a possible dew pond containing Tyler Hill pottery of mid-13th to 14th century date were found approximately 820 metres south of the site during archaeological evaluation in 2000 (27).
- 5.3.26 740 metres south west of the site boundary a medieval field system was excavated by Pre-Construct Archaeology (28). The field system comprised field boundaries, a track and driveway aligned north south and a small post built barn, sheepfold or temporary dwelling. The field system overlay earlier Iron Age and Bronze Age archaeology (See 5 and 13 above).
- 5.3.27 A medieval enclosure and field system as well as pits and postholes were found approximately 500 metres south west of the site during evaluation and excavation in 2011 and 2012 (29).
- 5.3.28 A saltmound of medieval/post medieval date is located approximately 570 metres north east of the site boundary (30).

Post Medieval

- 5.3.29 Two linear ditches, two pits and a posthole all dating to the 16th-17th century were excavated approximately 250 metres to the south of the site at Area III (31). The post medieval features represented the latest phase of archaeology which included Medieval and later Prehistoric features (See 14 and 26 above).
- 5.3.30 A post medieval silver coin dated to 1560/1 AD was found by metal detector approximately 890 metres south of the site (32). No further details are given.
- 5.3.31 Two 17th century cast copper alloy spherical bells were found during metal detecting approximately 680 metres south of the site (33).
- 5.3.32 The former site of a Grade II listed aisled timber barn of 17th century date is located 800 metres south of the site (34).
- 5.3.33 Cropmarks of two adjacent field drainage systems have been identified approximately 760 metres south east of the site boundary (35). The system consists of two main channels measuring 400 m and 250 metres long with feeder channels set at 45 to 80 degree angles from them. The drains were exposed during an archaeological evaluation carried out in 2003 by Pre Construct Archaeology.
- 5.3.34 The site of a sheepwash has been recorded 560 metres east of the site (36).

Post Medieval Farmsteads

- 5.3.35 In 2012 The Kent Farmsteads and Landscapes project was undertaken to map the historic character of farmsteads. This was achieved by comparing the Ordnance Survey 2nd edition maps which were published between 1890 and 1900 with modern maps and determining the degree of survival of the farmsteads shown. The 1890-1900 date was chosen because it marked the end of the period of traditional farmstead development. The results of the survey determined that the highest level of survival of farmsteads occurred within the Weald; and the North Kent Plain, Romney Marsh and the Thames Estuary had the highest level of alteration to farmstead layouts and their associated landscapes (Kent Downs 2012). Seven farmsteads are recorded in the Study Area as part of this survey and were established c.1540 and c. 1800 AD.
- 5.3.36 The earliest established farmstead, Coleshall Farm, is located 830 metres south of the site and was established around 1540 AD. It is a regular multiyard farmstead with a central detached farmhouse and has suffered more than 50% loss of its original form (37).

- 5.3.37 Five of the farmsteads date from around 1800AD and are located between 130 metres and 570 metres from the site boundary.
- 5.3.38 Approximately 440 metres north west of the site is the Farmstead south of Raspberry Hill which consisted of a loose courtyard plan farmstead with buildings to two sides of the yard, it has suffered more than 50% alteration of its original form (38).
- 5.3.39 An outfarm, now completely demolished, was located 330 metres south west of the site (39). An outfarm with a loose courtyard plan with buildings to three sides of the yard and remaining apparently unaltered is located 130 metres south of the site (40). An outfarm, now completely demolished was located approximately 570 metres south east of the site (41). An outfarm consisting of a field barn that has now been completely demolished was located 560 metres southeast of the site (42).
- 5.3.40 A dispersed mulityard plan farmstead in the village of Iwade is located 100 metres south east of the site and its date of origin is unknown. Only the listed barn remains (43).

Unknown Date

- 5.3.41 Approximately 670 metres south west of the site boundary cremation urns and burnt stones of unknown date were reported in a field called 'The Downs' during the late 19th century (44). The urns were reported to have been *'found all over the field about two feet below the surface when draining the land'*.
- 5.3.42 A sheepfold or shieling of unknown date is located approximately 580 metres east of the site boundary (45).
- 5.3.43 The site of a Saltern is located approximately 690 metres east of the site boundary (46).
- 5.3.44 An undated, possibly post medieval, field ditch was identified during archaeological evaluation 780 metres south east of the site in 2003 (47).
- 5.3.45 Cropmarks of ridge and furrow of unknown date are located approximately 760 metres north east of the site boundary (48). The cropmarks cover an area measuring approximately 370 by 420 metres and extend beyond the limits of the Study Area.

5.4 General Summary of the Archaeology in its Landscape Context

- 5.4.1 Prehistoric archaeology is well represented in the Study Area with sites ranging in date from the Mesolithic to the Late Iron Age.
- 5.4.2 Mesolithic archaeology is represented by a single site of worked flint of late Mesolithic date found within a tree throw and residual finds within later features over 500 metres to the south west of the site. Given the transient nature of the finds and its limited occurrence within the surrounding landscape it is anticipated that there is a **low potential** for archaeology of this date to be present on the site.
- 5.4.3 Neolithic archaeology is better represented within the landscape consisting of pits, a posthole, ditches and gullies dating to the Middle and Late Neolithic. These discoveries are limited to two sites located on the rising ground to the south and south west, 800 metres and 530 metres from the site boundary respectively. Given their location and distribution there is a **low potential** for archaeology of this date to be present on the site.
- 5.4.4 Bronze Age activity is moderately represented within the Study Area. Mid to late Bronze Age field systems have been identified to the south within which were a number of storage pits, two of which contained near complete vessels. Further ditches identified to the south west may represent additional evidence of field systems of a similar date. Other finds include a possible cremation burial or hearth 510 metres to the south and two pits 930 metres to the south and small quantities of flint 430 metres to the south. These features are all located on the rising ground to the south of the site. Given the

distribution of features of this date in the landscape there is a low to moderate potential for features of this date to be present on the site.

- 5.4.5 Iron Age activity appears to be mainly concentrated on the rising ground to the south of the site. The earliest activity of this period is an early Iron Age hollow way located 925 metres to the south. A settlement of Mid to Late Iron Age date was excavated 810 metres from the site and comprised a farmstead enclosure containing five roundhouses, a store or shed and a second enclosure. Closer to the site, 620 metres to the south a large middle Iron Age enclosure, other ditches, a horseshoe shaped gully and a number of pits were excavated. The remains of a field system and a number of isolated pits and postholes were identified 250 metres to the south. The distribution of features in the Study Area appear to indicate a mid to late Iron Age farmstead on the rising ground to the south with associated field systems and enclosures located on the lower slopes closer to the site. There is a **moderate potential** for archaeology of this date to be present on the site but given its lower elevation near the edges of the marsh this is likely to be field systems rather than settlement.
- 5.4.6 Roman archaeology seems relatively poorly represented within the Study Area, represented by isolated ditches and postholes and sherds of pottery between 400 and 500 metres from the site on the rising ground to the south east. A saltworking site was identified 900 metres to the north west of the site on the edges of the Study Area. It seems that the focus for Roman activity is concentrated outside the Study Area and there is a **low potential** for archaeology of this date to be present on the Site.
- 5.4.7 Despite well known Anglo Saxon activity beyond the Study Area at Sittingbourne, Minster on Sheppey and Milton, only one site, an enclosure, is recorded 820 metres to the south of the site. There is therefore a **low potential** for archaeology of this date to be present on the Site.
- 5.4.8 Medieval activity is well represented in the Study Area reflecting the establishment of farm enclosures and drainage of the heavy clay soils for agricultural use during the 12th to 13th century that continued to develop into the 14th century. The focus of activity appears to be loosely distributed either side of the main route through the village – The Street and the date of activity is mirrored by the construction of the parish Church of All Saints in the 13th century. Areas further from this main focus of activity seem to represent agricultural activity – field systems and associated structures and salt production. Given the location and distribution of finds within the Study Area there is a **low to moderate potential** for archaeology of this date to be present on the site and is more likely to be of an agricultural nature rather than domestic settlement.
- 5.4.9 Post Medieval Archaeology is well represented in the Study Area predominantly by the establishment of farmsteads within the landscape. Only three of the seven farms represent a farmstead, with the remainder representing outfarms or barns which reflects the isolated and difficult conditions on the edges of the marshes. Only one of these farms was established during the early Post Medieval Period – Coleshall Farm located over 800 metres to the south of the site; the remainder were all established by around 1800 AD. Other post medieval sites recorded in the Study Area include the discovery of two spherical bells and a silver coin by metal detector, 16th and 17th century linear ditches and pits and field drainage systems, the former site of a 17th century barn and a sheepwash. Based on the distribution of Post Medieval Archaeology in the landscape and the location of the site there is a **moderate to high potential** for features associated with later Post Medieval agriculture, particularly field boundaries and drainage systems to be present on the site.
- 5.4.10 In summary the site lies within an area of moderate to high archaeological potential on the edges of the marshes at an elevation of between 8-12 metres. There is low potential for archaeology of Mesolithic, Neolithic and Roman date to be present on the site. There is low to moderate potential for archaeology of Bronze Age and Medieval date

and moderate potential for archaeology of Iron Age date to be present on the site. There is a moderate to high potential for Post Medieval archaeology to be present on the site in the form of agricultural activity.

6 Land Development

6.1 Cartographic Evidence for the Development of the Site

6.1.1 Examination of available maps of the site and the Study Area has provided an indication of the development of the landscape around and on the site and the changes that have taken place predominantly between the late 18th and the 21st centuries.

6.1.2 *Ordnance Survey Field Surveyors drawing of Halstow, Kent, 1797. Scale 3' to 1 mile (Figure 4).*

This small scale map of the Study Area shows the site located in farmland north of the village of Iwade. Iwade is located in a fairly isolated position with the nearest settlement at Raspberry Hill to the north west and Coleshall Farm to the south neither of which are labelled. The surrounding landscape consists of small irregular shaped fields with straight boundaries which broadly follow the angle of the sloping topography beyond which are Barksore, Ferry, Ridham and Coldharbour Marshes to the west, north, north east and east.

The site itself is shown as part of three separate fields, two of which are depicted as orchard with the third as open field or pasture. A road leads from Iwade along the southern boundary of one of the orchards and continues as a footpath or trackway across the pasture in a north westerly direction toward Raspberry Hill. Apart from the orchards and trackway or footpath no other features are shown on the site.

6.1.3 *Iwade Tithe Map 1842. (Figure 5).*

The landscape surrounding the site is largely the same as that shown on the OS Field Surveyors drawing, although this map, produced for the Tithe Commutation Survey shows roads, domestic and non domestic buildings as well as fields and woodland and ponds.

The Iwade Tithe map shows the site covering the same fields as that of the previous map. The site covers three apportionments; 38, 39 and 46. Two of the fields continue in use as orchards although not illustrated as orchard, the tithe apportionments identify them as such and are named Pear Orchard (Appt. 38) and Apple Orchard (Appt. 39). Both orchards are owned by William Crayden and occupied by William Craydon. According to the Tithe apportionments William Crayden owned a number of properties within the village as well as some smaller fields and, rented large areas of pasture located around the village and on the marshes as well as other buildings and a yard.

The third apportionment, no. 46 is identified as 6 Acre Field and in use as pasture. The field is owned by Lord William George Harris and occupied by James Fullagar.

The Tithe map also shows two ponds on the northern boundaries of apportionments 39 and 46.

No other features are shown on the site.

Apportionment	Owner	Occupier	Name	Use	Size (A.R.P)
38	William Crayden	William Craydon	Pear Orchard	Orchard	6.3.11
39	William Crayden	William Craydon	Apple Orchard	Orchard	4.1.33
46	Lord William George Harris	James Fullagar	6 Acre Field	Pasture	6.0.17

Table 1. Detail of Tithe Apportionments covering the site. Iwade Parish.

6.1.4 *Ordnance Survey County Series First Edition 6 inch (1:10560) 1865 Sheet XXI and 25" Sheet XXI.5 1862 (Not Illustrated).*

Relatively little has changed in the landscape around the site. A few farmsteads appear to have been established in the land surrounding Iwade but the majority of the landscape is still open fields and is largely the same as shown on the Tithe Map.

The site itself is shown within four land parcels, 159, 161, 162 and 164. The northern boundary of the site is formed by the northern field boundaries of land parcels 164, 161 and 159. This boundary is shown as partly lined by trees. The same area of the site shown on previous maps is still covered by orchard; numbers 161 (formerly known as Appt. 39; Apple Orchard), 162 and 164 (both Appt. 38; Pear Orchard). Land parcel 159 is shown as open field presumably pasture as identified on the tithe map (Appt. 46; 6 Acre Field) and is still crossed by the footpath leading from Iwade toward Raspberry Hill shown on the OS surveyors drawing. Land parcels 162 and 164 extend to the south to meet the edges of the village settlement. A small pond is shown on the site crossing the boundary of parcel 159 and parcel 160 (Not part of the site) alongside two small rectangular enclosures which were not present on the previous map.

No other features are shown on the site.

- 6.1.5 *Ordnance Survey County Series Second Edition 1896 6 inch (1:10560) Sheet XXI. NW and 25" Sheet XXI.5 (Not illustrated).*

Little has changed from the previous map apart from the addition of a few dwellings within the village.

The site remains largely unchanged although the areas of orchard are now amalgamated into one large land parcel labelled 218. An irregular shaped feature, probably a pond is shown on the northern boundary of the orchard. The area of pasture remains apparently unchanged and is labelled as land parcel 246, the footpath still crosses it and the pond and rectangular enclosures are labelled as a sheep fold.

- 6.1.6 *Ordnance Survey County Series Third Edition 1906 6 inch (1:10560) Sheet XXI.NW and 1908 25" Sheet XXI.5 (Figure 6).*

Apart from the addition of a few structures within the village, Iwade remains relatively unchanged.

The site remains unchanged and retain the same land parcel numbers.

- 6.1.7 *Ordnance Survey Revision of 1939 published 1950 6 inch Sheet XXI.NW and 25" Revision of 1939 published 1946. Sheet XXI.5 (Figure 7).*

Significant numbers of dwellings have been constructed on School Lane on the southern edge of the village along with a new school building.

On the site the area of orchard has been extend taking in part of the pasture to the south and its boundary broadly follows the route of the footpath. Both land parcels retain their previous numbers. The two possible ponds are still shown, although the sheep fold is no longer present on the edge of the pasture. No other changes are shown on the site.

- 6.1.8 *Ordnance Survey Plan 1:2500 1962-1967. (Not Illustrated)*

No changes have taken place on the site.

- 6.1.9 *Ordnance Survey 1:10,000 map 1984-1991 (Not illustrated).*

The site remains divided into two along the same field boundaries as shown on previous maps but the orchard has been grubbed up and is now open fields.

- 6.1.10 *Ordnance Survey Digital Plan of the Site c. 2016 BDB Design Dwg. no 2805-01B (Figure 8).*

The southern boundary of the site is now established with the construction of extensive residential development including Sanderling Way and Dunlin Walk.

Both ponds remain on the boundary of the site and the footpath still crosses the site. A small rectangular structure is shown in the north east corner of the site. The site is now divided into two fields, a small rectangular field on the eastern side of the site and the remainder of the site as one large field. A large pond has been constructed in the North

East part of the site. No other features are shown on the site.

6.2 Cartographic Summary

- 6.2.1 The layout of the main roads and trackways around the site that connected the farmsteads and village of Iwade in the surrounding countryside were well established by at least the late 18th century. The site is located north of Sanderling Way, a residential development constructed within the last 20 years.
- 6.2.2 The site was originally formed by three fields, subdivided in the mid to late 19th century into four fields. The northern part of the site has been in use as orchard from as a minimum the late 18th century until at least the late 1960s. The Tithe map apportionments of 1842 seems to suggest that these were apple and pear orchards hence their names; Apple Orchard and Pear Orchard.
- 6.2.3 The south west corner of the site has remained as pasture crossed by a footpath from the late 18th century to the present day. A small area of former pasture to the north of this footpath was taken in as orchard sometime between the publication of the 1906 Ordnance Survey map and that of 1939.
- 6.2.4 Apart from occasionally altered internal boundaries the site has remained relatively unchanged with no features other than the footpath or ponds shown on the site. Sometime after 1990 a new pond was dug on the site in the north east part of the site.

7 The Site Inspection

7.1 The Site Inspection

- 7.1.1 A site inspection examined the condition of the site at the time the 2018 DBA was produced. The weather conditions during the inspection were overcast but generally bright. General illustrative photographs were taken around the site.
- 7.1.2 The site straddles both sides of the base of a shallow valley aligned broadly east west. The valley slopes generally down from the highest point at its south west corner at an elevation of approximately 12 metres down to the shallowest point at around 8 metres on the north east edge with views across the marshes toward the Kingsferry Bridge to Sheppey (Plate 1).
- 7.1.3 The site is currently divided into two fields, both pasture, the smallest covering the eastern edge of the site. This is currently in use to school and stable horses and includes temporary structures associated with this (Plate 2). The larger field is presumably used in rotation as pasture for the horses (Plate 3).
- 7.1.4 The main part of the site is currently one large field and is subdivided from east to west along its southern edge by Heras fencing indicating the site is private land. It is also crossed by a public footpath in the western corner which leads to the north west (Plate 4). This footpath is first shown on the Ordnance Surveyors Field Drawing dated 1797 and on subsequent Ordnance Survey maps.
- 7.1.5 The remnant of a field boundary consisting of overgrown hedging runs broadly parallel to the footpath marking the former subdivision of this field into orchard and pasture as shown on the Tithe and historic Ordnance Survey maps (Plate 5).
- 7.1.6 To the north and outside the northern boundary in the western and north western part of the site are two ponds, both are shown on the historic Ordnance Survey maps.
- 7.1.7 A large relatively modern pond has been constructed on the eastern part of the site, constructed at some point after 1990. An earth channel leading to the pond from the northern edge of the site has been excavated, presumably to assist with drainage (Plate 6 and 7).

7.2 Summary

- 7.2.1 The site straddles the base of a shallow valley broadly aligned east west and is currently grass pasture and used for the schooling and stabling of horses. A large pond occupies the north eastern part of the site.
- 7.2.2 The marshes and Kingsferry Bridge can be seen from the south western corner of the site.
- 7.2.3 No Heritage Assets were visible above ground during the site inspection.

8 Impact Assessment

8.1 Introduction

- 8.1.1 Evidence of the previous and present use of the Site has been gathered through analysis of historic mapping and topographical data. The impact of previous land use on potential archaeological remains has been assessed using two analytical categories: definitions of level of impact and impacts defined by the Study Area.

8.2 Definitions of Level of Impact

- 8.2.1 Areas of a site where any surviving archaeological remains can be assumed to have been destroyed through deep excavations such as for a building's basement or through aggregate extraction are assessed to have had a **total impact** on the archaeological resource.
- 8.2.2 Areas of a site where the reduction of ground levels into or below the surface of geological deposits by previous construction of buildings with foundations are assessed to have had a **high impact** on the archaeological resource.
- 8.2.3 Areas of a site where there have been irregular patterns of disturbance from previous land use, for example from the excavation of services, the location of temporary structures or use of a site as an orchard, allotments or long term agricultural use of a site where undisturbed archaeological deposits may survive in places, are assessed as having had a **medium impact** on the archaeological resource.
- 8.2.4 Areas of a site that appear to have been untouched by construction or where minimal landscaping, or agricultural cultivation such as use for pasture has taken place are deemed to have had a **low impact** on the archaeological resource.

8.3 Impacts Defined by the Study

- 8.3.1 The site straddles the base of an east west aligned shallow valley which drops down from the south west at an elevation of approximately 12 metres to 8 metres to the north east. The underlying geology of the site is London Clay. Cartographic sources indicate that the majority of the site has been used as fruit orchard over a period of at least a century and a half and this will have impacted significantly on the archaeological potential of the site. Archaeological investigation carried out immediately adjacent to the southern boundary of the site which also was part of the same orchard found large areas of tree holes cutting the natural geology filled with post medieval plough soil overlain by recent plough soil (See para. 5.2.3 above). The grubbing up and replanting of fruit trees within the orchard over such a long period is considered to have had a generally **medium to high impact** on the archaeological potential of the majority of the site.
- 8.3.2 Cartographic sources indicate the south western area of the Site has remained as pasture since the late 18th century. Use of this area of the site is deemed to have had a generally **low impact** on the archaeological potential of the Site.
- 8.3.3 The site investigation and modern maps identified that a new pond with a drainage channel has been constructed on the site and would have had a **high to total impact** on any archaeological deposits that may have been present.
- 8.3.4 In general the site has suffered a cumulative **medium to high impact** on its archaeological potential with **intermittent areas of total impact** where trees have been grubbed up and replanted. A small area of the site in the south west corner may have suffered a **low impact** on the archaeological potential where it has been historically used as pasture.

8.4 Potential Impact of the Development of the Site

- 8.4.1 A residential development comprising the construction of 65 units as well as access,

garages, parking, drainage, landscaping and planting is proposed on the Site (Figure 9). A new tree belt will be planted along the northern edge of the site dividing the proposed development from the open landscape beyond.

- 8.4.2 In general, the development of a site for residential development will have a high to total impact in areas where construction and the installation of services is to take place, through the excavation of foundations, service trenches, access routes, landscaping and the general movement of plant over exposed surfaces.

8.5 Potential Effects of Construction on the Archaeological Resource.

- 8.5.1 Taking the previous considerations into account, the potential effects of construction on the areas of development can be generally predicted. The highest potential for disturbance or loss of archaeological material would be during any reduction of the ground levels required in the development area through construction. Damaging effects of the development are likely to involve:

General: The most likely impact is predicted to come from manoeuvring plant on the exposed heavy and moist clay subsoils or archaeologically sensitive surfaces following any ground reduction that is carried out. Continual tracking over exposed surfaces could cause extensive damage to underlying archaeological deposits particularly in damp or wet conditions and have a **high impact** on the archaeological resource.

Removal of deposits to create construction terraces or platforms will have a **high/total impact** on archaeological remains that may exist in these areas unless the deposits are removed under archaeological control.

Excavation of foundations for new buildings will have a **high to total impact** on archaeological remains that may survive in these areas.

Excavation of new roads, access, services and drainage across the site will have a **high to total impact** on archaeological remains that may survive in these areas through operations such as reduction of ground surfaces to the level of archaeology and manoeuvring of plant across exposed subsoil or archaeological surfaces.

General landscaping may involve reduction of ground levels. The most likely impact is predicted to come from the manoeuvring of plant on exposed subsoil or archaeological surfaces. Continual tracking over exposed surfaces could cause extensive damage to vulnerable underlying archaeological deposits particularly in damp or wet conditions.

Long term attrition of the site through gardening, tree planting and localised improvements to residential properties will have a **medium** impact on any surviving archaeological remains on the site.

9 Summary and Discussion

- 9.1 The Desk Based Assessment has established that the site is located on the outskirts of the village of Iwade straddling the base of a shallow east west aligned valley at an elevation of between 8 to 12 metres above Ordnance Datum. The bedrock geology of the site is Clay and Silt of the London Clay Formation.
- 9.2 The DBA has identified 5 Designated Heritage Assets within the Study Area comprising 4 Listed Building Designations and a Scheduled Ancient Monument; none are located on the site.
- 9.3 Three of the Listed Buildings are located in the village of Iwade between 130 and 210 metres from the site boundary, with one located 900 metres to the south of the Site. The Listed Buildings within Iwade comprise the 13th century church of All Saints, Ivy Cottage, an 18th century red brick house and a traditional 18th century timber agricultural barn. The Traditional Barn is located 130 metres to the south east of the site and is the closest Listed Building to the Site. Coleshall Farmhouse, a 16th century timber house is the furthest from the Site boundary. The Listed Buildings within the Study Area, are unlikely to be affected by the proposed development due to their distance and separation from it.
- 9.4 Anti-Aircraft Defences: Iwade designated by s2 by War Office are a Scheduled Ancient Monument located 600 metres to the north of the Site on the edge of the Study Area. The proposed development is unlikely to have an adverse effect on the setting of the Scheduled Ancient Monument.
- 9.5 The Site lies within an area of moderate to high archaeological potential. Most of the archaeological data for the Study Area has been obtained in the last 20 years as housing development surrounding the historic core of Iwade has expanded considerably. Forty eight Non Designated Heritage Assets were identified within the Study Area ranging in date from the Mesolithic to Post Medieval periods. They mainly comprise pits, postholes, ditches and gullies representing field systems, enclosures and farmsteads of Bronze Age to Medieval and Post Medieval date.
- 9.6 None of the Non Designated or Designated Heritage Assets have been identified on the site. Based on the distribution and date of sites in the Study Area there is a low potential for archaeology of Mesolithic, Neolithic, and Roman date to be present on the site. There is low to moderate potential for archaeology of Bronze Age and Medieval date and moderate potential for archaeology of Iron Age to be present on the site. There is a moderate to high potential for Post Medieval archaeology to be present on the site in the form of agricultural activity. It is, however, possible that archaeological features of any of the periods represented in the Study Area may be present.
- 9.7 Cartographic analysis has established that within the Study Area, the network of trackways connecting the farmsteads and Iwade that developed into the present road system was well established by the late 18th century. Apart from occasionally changing internal boundaries the site has remained relatively unchanged with no features other than footpaths of ponds shown on the site. In the late 18th century the Site was originally formed by three fields later subdivided in the mid to late 19th century into four. The northern part of the site has been in use as orchard from the late 18th century until after the late 1960's. The south west corner of the Site has remained as pasture crossed by a footpath from the late 18th century to the present day. A small area of pasture north of this footpath was taken in as orchard between 1906 and 1939 and a large new pond was dug after 1990.
- 9.8 The results of the Site inspection support the results of the cartographic analysis; the site is currently under pasture part of which is in use for the stabling and schooling of horses. No Heritage Assets were identified above ground during the site visit.

- 9.9 Previous use of the site established by the map regression and site inspection has indicated that the site is likely to have suffered a cumulative medium to high impact on the archaeological potential of the site with intermittent areas of total impact where trees have been grubbed up and replanted. The results of archaeological investigation immediately adjacent to the southern boundary of the site support this assessment. A small part of the site in the south west corner may have suffered a low impact where it has been historically used only as pasture.
- 9.10 The results of the DBA indicate that a survey of archaeological records and archives is sufficient to give a general assessment of the archaeological potential of the proposed development site. Further mitigation of the impact of any development on the site could be covered by a planning condition as indicated by planning policy DM 34.3 as indicated in the Swale Borough Council Local Plan.

10 Acknowledgements

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The 2023 revision of the DBA was carried out by Ges Moody, from research and illustrations carried out by Emma Boast for Thanetarch Archaeological Services in 2018.

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<https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

HE – Historic England – The National Heritage List for England

KHER- Kent Historic and Environment Resource, Kent County Council.

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Maps

Ordnance Survey Field Surveyors drawing of Halstow, Kent, 1797. Scale 3' to 1 mile.

Iwade Tithe Map 1842.

Ordnance Survey First Edition County Series 1865 1:10560 Sheet XXI and 1862 1:2500 Sheet XXI.5

Ordnance Survey Second Edition County Series 1896 1:2500 Sheet XXI.5 and 1:10560 1896 Sheet XXI NW

Ordnance Survey Third Edition County Series 1906 1:2500 Sheet XXI.5 and 1:10560 XXI.NW

Ordnance Survey Revision of 1939 published 1946 1:2500 and 1:10560 published 1950 Sheets XXI.5 and XXI NW

Ordnance Survey Plan 1:2500 1962-7

Ordnance Survey 1:10000 map 1984-1991

Ordnance Survey Digital Plan of the Site c. 2016 BDB Design Dwg. No 2805-01B

Appendix 1

Gazetteer of Archaeological Sites

Site No.	KHER and other references	Period	Description
1	KHER TQ 86 NE 156; Wilkinson 2013	Mesolithic	Mesolithic flints were found in tree throws during field work carried out between 2011 and 2012.
2	KHER TQ 86 NE 150; Wilkinson 2013	Neolithic	Middle Neolithic pits, a late Neolithic ditch terminus, a post hole and pit were found during evaluation and excavation in 2011 and 2012.
3	KHER TQ 86 NE 145, Wilkinson 2012, 2013	Neolithic	A late Neolithic gully and ditch were excavated in 2011 and 2012.
4	KHER TQ 96 NW 111, Pratt 1997	Bronze Age	A shallow flat bottomed pit containing four sherds of Deverel Rimbury type pottery, a flint flake and charcoal may represent the remains of a cremation burial of Bronze Age date. The alternative possibility the feature may be a hearth was also mooted.
5	KHER TQ 86 NE 160, Bagwell 2001	Bronze Age	A Mid to Late Bronze Age field system was excavated by Pre-Construct Archaeology and consisted of a series of linear ditches representing and enclosed field and trackway. No settlement was identified although storage pits and hearths may indicate one nearby. Two of the pits contained deliberately placed vessels and two contained fragmentary remains of near complete vessels interpreted as 'ritual' in origin.
6	KHER TQ 86 NE 154, Wilkinson 2013	Bronze Age	Two mid to Late Bronze Age pits were excavated during fieldwork carried out between 2011 and 2012.
7	KHER TQ 86 NE 144, Wilkinson 2012, 2013	Bronze Age	Ditches that could form part of a Bronze Age or Iron Age field system were identified during evaluation and excavation in 2011 and 2012.
8	KHER TQ 86 NE 146, Wilkinson 2012, 2013	Bronze Age	Ditches that could form part of a Bronze Age or Iron Age field system were identified during evaluation and excavation in 2011 and 2012
9	KHER TQ 96 NW 113, Stevens 2003	Bronze Age	Four hard hammer struck flints of probable late Bronze Age date were found during an archaeological evaluation at Plantation House, Ferry Road.
10	KHER TQ 86 NE 1097	Bronze Age	A sherd of Bronze Age pottery was found at the foot of a slight cliff during the North Kent Coast Rapid Coastal Zone Assessment Survey.
11	KHER TQ 86 NE 155, Wilkinson 2012, 2013	Iron Age	An early Iron Age hollow way measuring 4.8 metres wide and 0.67 metres deep was excavated site between 2011 and 2012.
12	KHER TQ 86 NE 148, Wilkinson 2012, 2013	Iron Age	A large enclosure dating to the middle Iron Age was excavated. The enclosure measured approximately 2.3 metres wide and 65 metres long. It was associated with other ditches, a horseshoe shaped gully and a number of pits.
13	KHER TQ 96 NW 103, Bagwell 2001	Iron Age	A Mid to Late Iron Age settlement was identified cutting an earlier Bronze Age field system. The settlement, a farmstead consisting of an enclosure with three round houses dated around 150-100BC with two additional roundhouses added between 75BC and 50 AD. A possible store or animal shed and a second enclosure, dug to the south east were also added. The site appears to have continued into the Roman period as a livestock enclosure.
14	KHER TQ 96 NW 105, Boyer 2001, McDonald 2001	Iron Age	An archaeological evaluation and subsequent excavation carried out site on land off The Street known as Area III, identified features of Late Prehistoric, Middle Bronze Age to Late Iron Age date. The features included two ditches representing the remains of a field system in the south eastern part of the site as well as a number of isolated pits and postholes.
15	KHER TQ 96 NW 130, Martin 2009	Prehistoric	A later prehistoric flint blade was found in brickearth during archaeological evaluation in 2009.
16	KHER TQ 86 NE 136, Deeves 2000	Prehistoric	A number of residual burnt flints and a possible struck flint of later prehistoric date were found during archaeological evaluation on the Hillreed Homes site in 2000.
17	KHER TQ 86 NE 1141	Roman	A Roman saltworking site was identified during the North Kent Coast Rapid Coastal Zone Survey in 2001. The site was identified by fragments of briquetage and coarse pottery eroding from the shoreline at Raspberry Hill, Bedlams Bottom.

18	KHER TQ 86 NE 143, Wilkinson 2013	Roman	An isolated posthole of Roman date was found in 2012.
19	KHER TQ 86 NE 147, Wilkinson 2013	Roman	An undated cremation of possible Roman date was found in 2012
20	KHER TQ 86 NE 149, Wilkinson 2013	Roman	An isolated ditch of Roman date was found.
21	KHER TQ 96 NW 108, Ward 1999	Roman	Two sherds of Roman pottery were found during an excavation at Ferry Road.
22	KHER TQ 86 NE 151, Wilkinson 2012, 2013	Anglo Saxon	An Anglo Saxon to Early Medieval enclosure was excavated in 2011 and 2012.
23	KHER TQ 96 NW 110, Cotter et al, 2000	Medieval	Five bowl shaped features containing charcoal, slag and hammerscale, indicating medieval metalworking, were excavated during an archaeological evaluation in 1997. Pottery, dating to 1150 - 1400 AD as well as daub fragments were also found within the features.
24	KHER TQ 96 NW 109, Cotter et al 2000	Medieval	Ditches probably cut for drainage of heavy clay soils, a hearth and areas of scorched clay, an area of hardstanding and a dump of oyster shell were identified during an archaeological excavation and watching brief at Ferry Road in 1999. Pottery found within the features dated to the mid-12th to 13th centuries (c. 1150-1300 AD).
25	KHER TQ 96 NW 114, Stevens 2003	Medieval	A small quantity of pottery sherds dating between the late 12th to 16th century were found during an archaeological evaluation at Plantation House, Ferry Road.
26	KHER TQ 96 NW 106, Boyer 2001	Medieval	Two large enclosures of 13th/14th century date were identified during evaluation and subsequent excavation of Area III off The Street in 2001. The medieval enclosures cut earlier prehistoric features (see TQ 96 NW 105 above). The earliest enclosure located in the northern part of the site was loosely defined by three ditches dating to the 13th century and contained a number of medieval pits. The second enclosure dating to the 13th/14th century was cut later and covered the southern part of the site and was associated with two further linear features as well as number of short linear ditches of a similar date. Many pits were excavated within and east and west of both enclosures; their purpose is unclear.
27	KHER TQ 96 NW 118, Bagwell 2000	Medieval	A medieval pit containing Shelly Ware and a possible dew pond containing Tyler Hill pottery of mid-13th to 14th century date were found during archaeological evaluation in 2000.
28	KHER TQ 86 NE 161, Bagwell 2001).	Medieval	A medieval field system was excavated by Pre-Construct Archaeology. The field system comprised field boundaries, a track and driveway aligned north south and a small post built barn, sheepfold or temporary dwelling. The field system overlay earlier Iron Age and Bronze Age archaeology.
29	KHER TQ 86 NE 142, Wilkinson 2012, 2013	Medieval	A medieval enclosure and field system as well as pits and postholes were found during evaluation and excavation in 2011 and 2012.
30	KHER TQ 96 NW 1077	Medieval	A saltmound of medieval/post medieval date is located north east of the site boundary.
31	KHER TQ 96 NW 107, Boyer 2001, McDonald 2001	Post Medieval	Two linear ditches, two pits and a posthole all dating to the 16th-17th century were excavated to the south of the site at Area III. The post medieval features represented the latest phase of archaeology which included Medieval and later Prehistoric features.
32	KHER MKE103586	Post Medieval	A post medieval silver coin dated to 1560/1 AD was found by metal detector. No further details are given.
33	KHER MKE73586&73587	Post Medieval	Two 17th century cast copper alloy spherical bells were found during metal detecting.
34	KHER TQ 86 NE 1146	Post Medieval	The former site of a Grade II listed aisled timber barn of 17th century date is located south of the site.
35	KHER TQ 96 NW 47, Haslam 2003	Post Medieval	Cropmarks of two adjacent field drainage systems have been identified south east of the site boundary. The system consists of two main channels measuring 400 m and 250 metres long with feeder channels set at 45 to 80 degree angles from them. The drains were exposed during an archaeological evaluation carried out in 2003 by Pre Construct Archaeology.
36	KHER TQ 96 NW 94	Post Medieval	The site of a sheepwash has been recorded east of the site.

37	KHER MKE88677	Post Medieval - 1540	Coleshall Farm was established around 1540 AD. It is a regular multiyard farmstead with a central detached farmhouse and has suffered more than 50% loss of its original form.
38	KHER MKE85277	Post Medieval - 1800	The Farmstead south of Raspberry Hill consisted of a loose courtyard plan farmstead with buildings to two sides of the yard, it has suffered more than 50% alteration of its original form.
39	KHER MKE85319	Post Medieval - 1800	An outfarm, now completely demolished was located south west of the site.
40	KHER MKE85359	Post Medieval - 1800	An outfarm with a loose courtyard plan with buildings to three sides of the yard and remains apparently unaltered south of the site.
41	KHER MKE85361	Post Medieval - 1800	An outfarm, now completely demolished was located south east of the site.
42	KHER MKE85360	Post Medieval - 1800	An outfarm consisting of a field barn has now been completely demolished.
43	KHER MKE85358	Post Medieval - unknown	A dispersed multyard plan farmstead in the village of Iwade south east of the site. Only the listed barn remains.
44	KHER TQ 86 NE 28	Unknown Date	South west of the site boundary cremation urns and burnt stones of unknown date were reported in a field called 'The Downs' during the late 19th century. The urns were reported to have been 'found all over the field about two feet below the surface when draining the land'.
45	KHER TQ 96 NW 89	Unknown Date	A sheepfold or shieling of unknown date is located east of the site boundary.
46	KHER TQ 96 NW 91	Unknown Date	The site of a Saltern is located east of the site boundary.
47	KHER TQ 96 NW 117, Haslam 2003	Unknown Date	An undated, possibly post medieval, field ditch was identified during archaeological evaluation in 2003.
48	KHER TQ 96 NW 69	Unknown Date	Cropmarks of ridge and furrow of unknown date are located approximately north east of the site boundary. The cropmarks cover an area measuring approximately 370 by 420 metres and extend beyond the limits of the Study Area.



Figure 1. Site Location Map. Site shown in pink, Study Area shown in red. Scale 1:25,000. Contains Ordnance Survey data Crown Copyright and database right 2018.

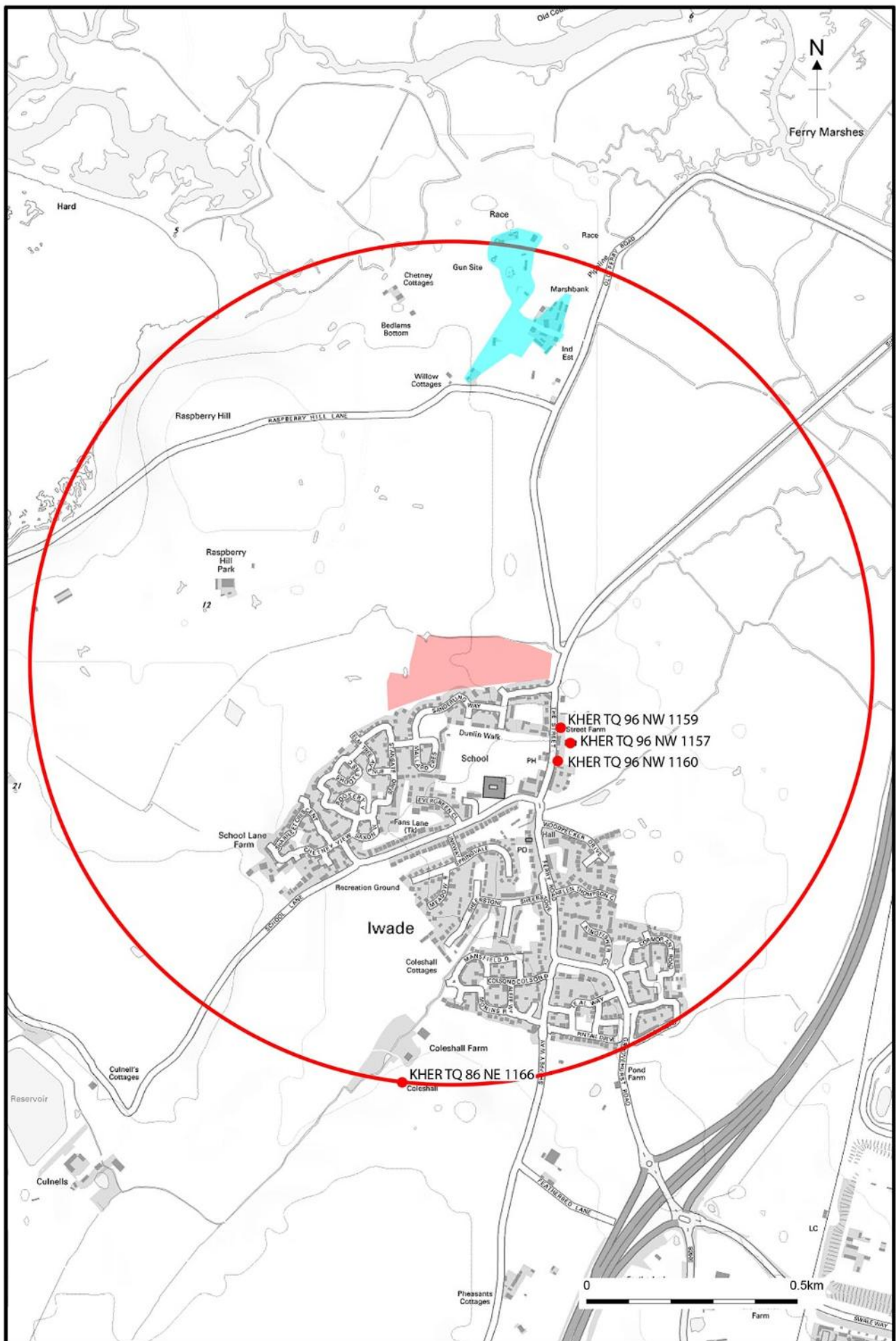


Figure 2. Designated Heritage Assets within the Study Area. Site shown in pink, Listed Buildings in red, Scheduled Ancient Monument in cyan.
 Scale 1:12,500. Contains Ordnance Survey data crown Copyright and database right 2018.

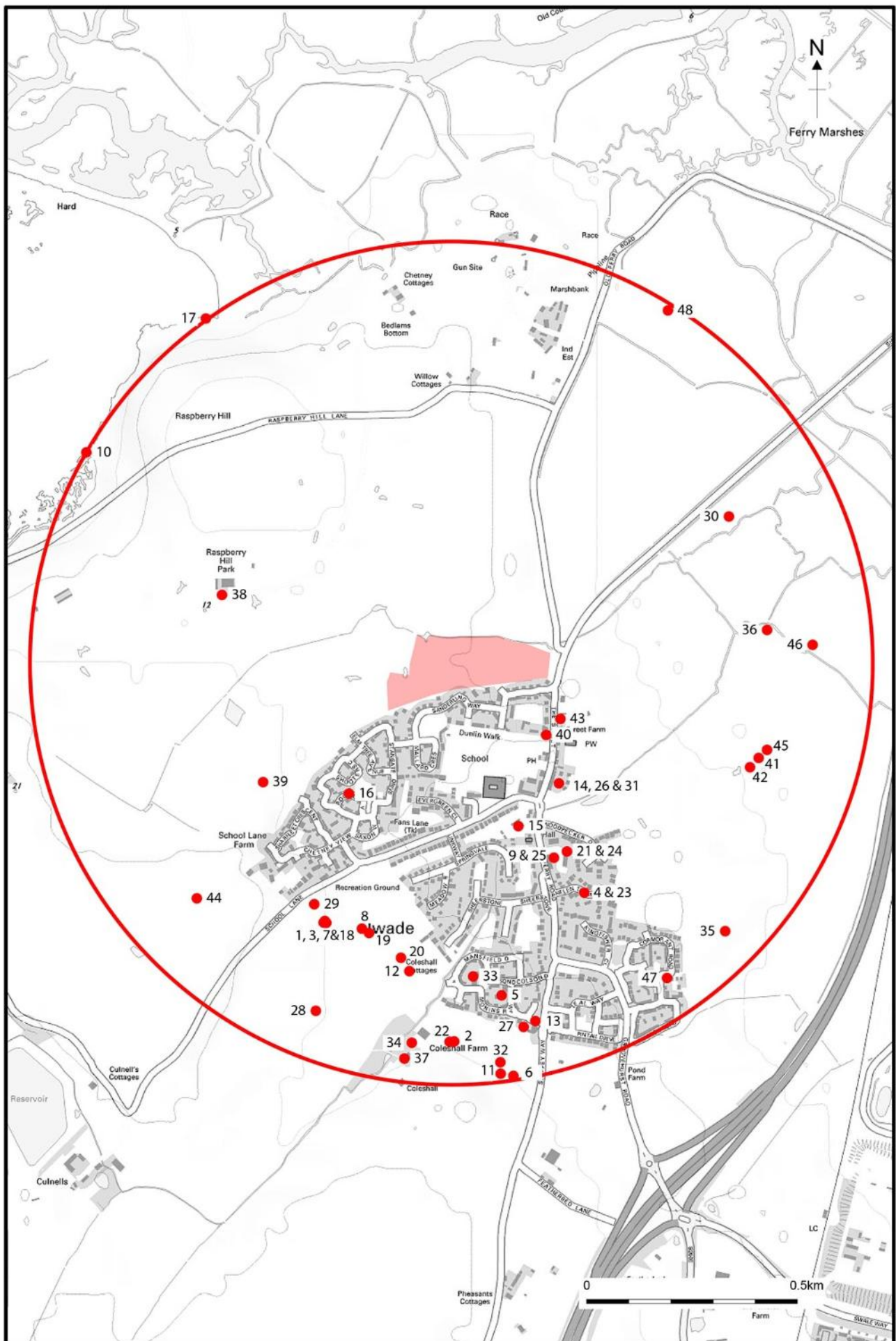


Figure 3. Non Designated Heritage Assets within the Study Area. Site shown in pink.
 Scale 1:12,500. Contains Ordnance Survey data crown Copyright and database right 2018.



Figure 4. Extract from Ordnance Survey Field Surveyor's drawing of Halstow dated 1797. Not to Scale.

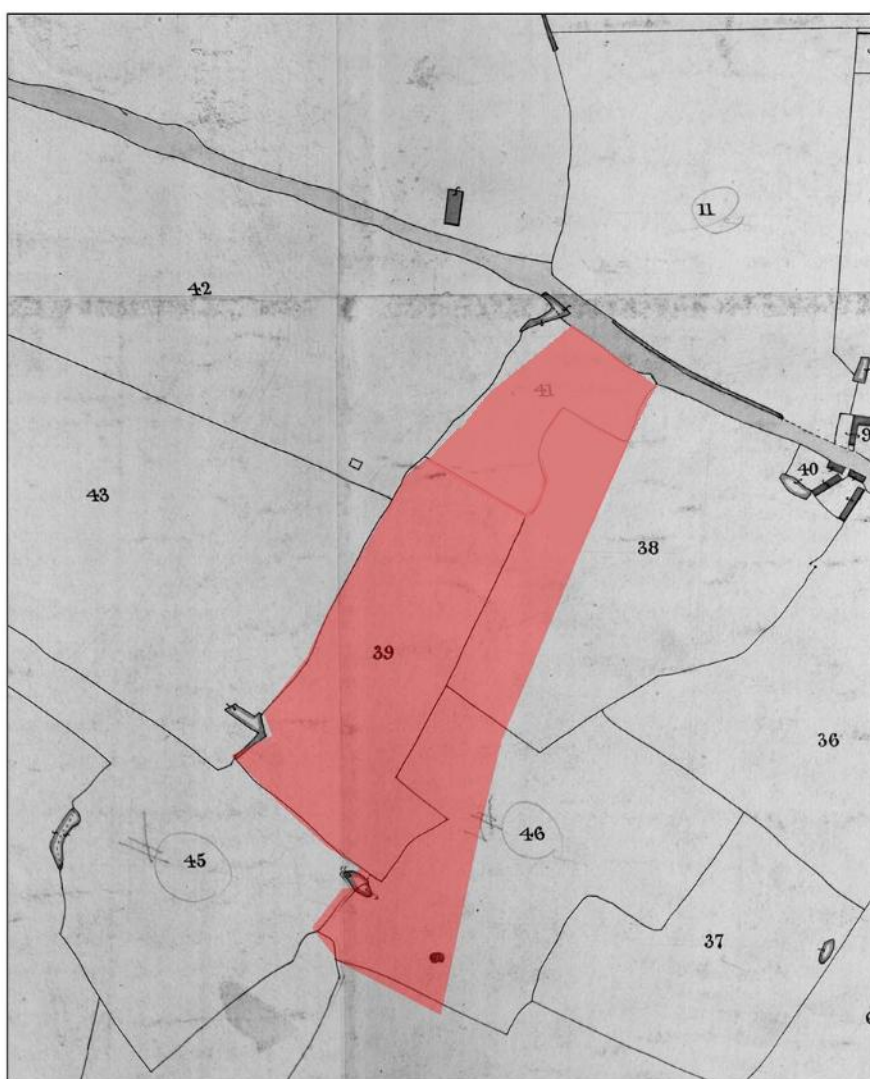


Figure 5. Extract from Iwade Tithe Map dated 1842. Not to Scale.

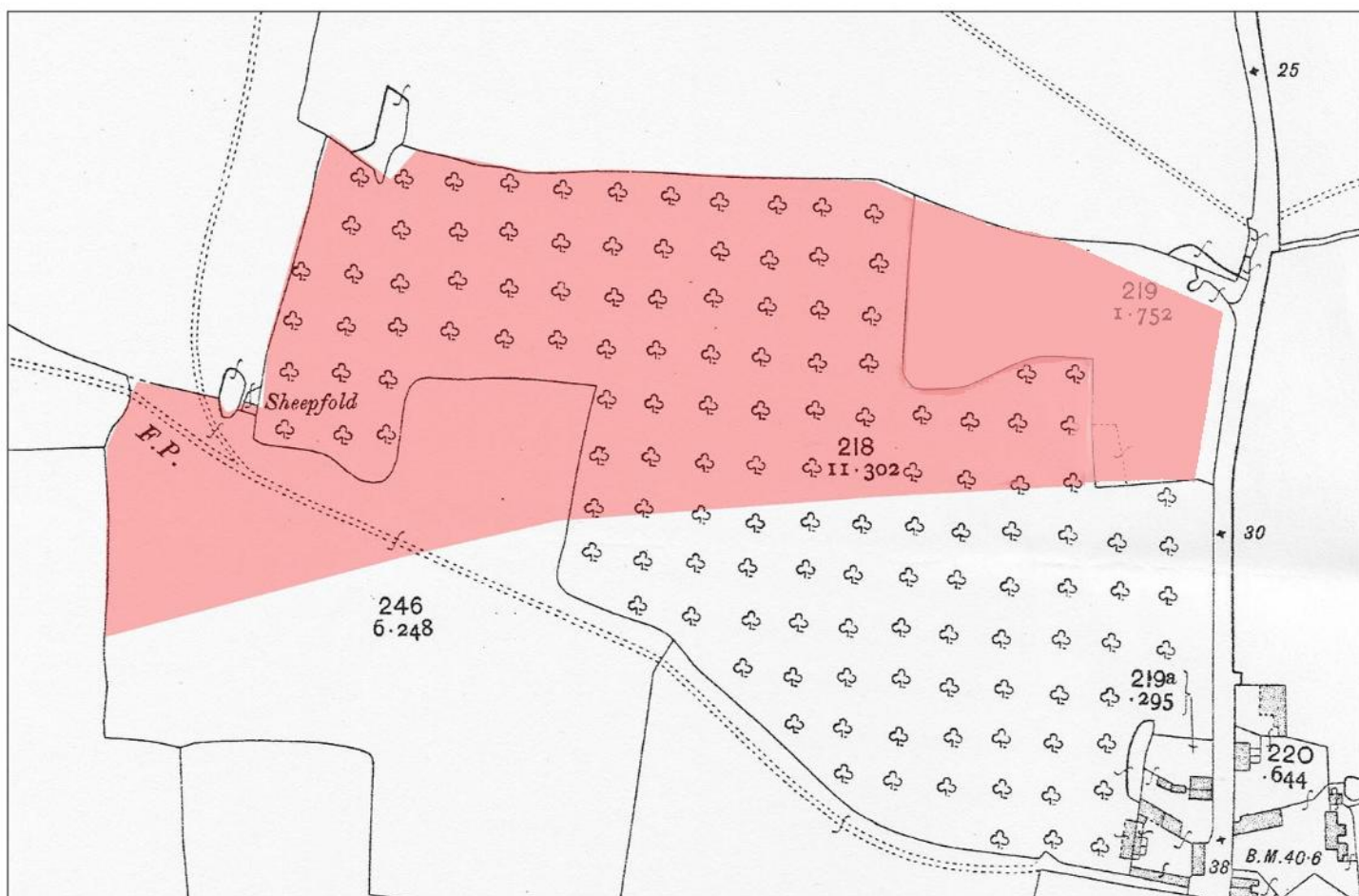


Figure 6. Extract from Ordnance Survey County Series 1908 1:2500 map. Not to Scale.

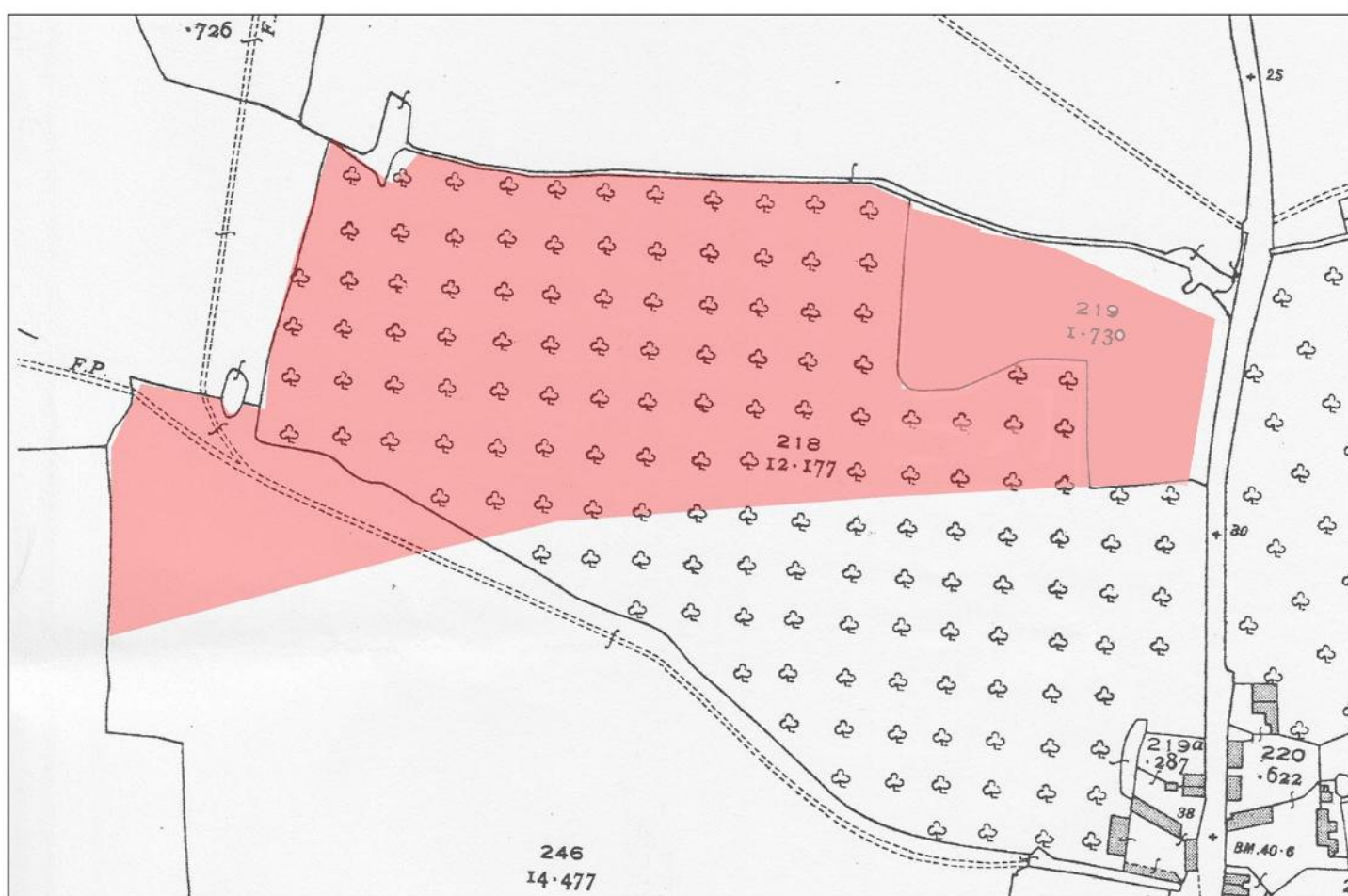


Figure 7. Extract from Ordnance Survey County Series Revision of 1939 1:2500. Not to Scale.

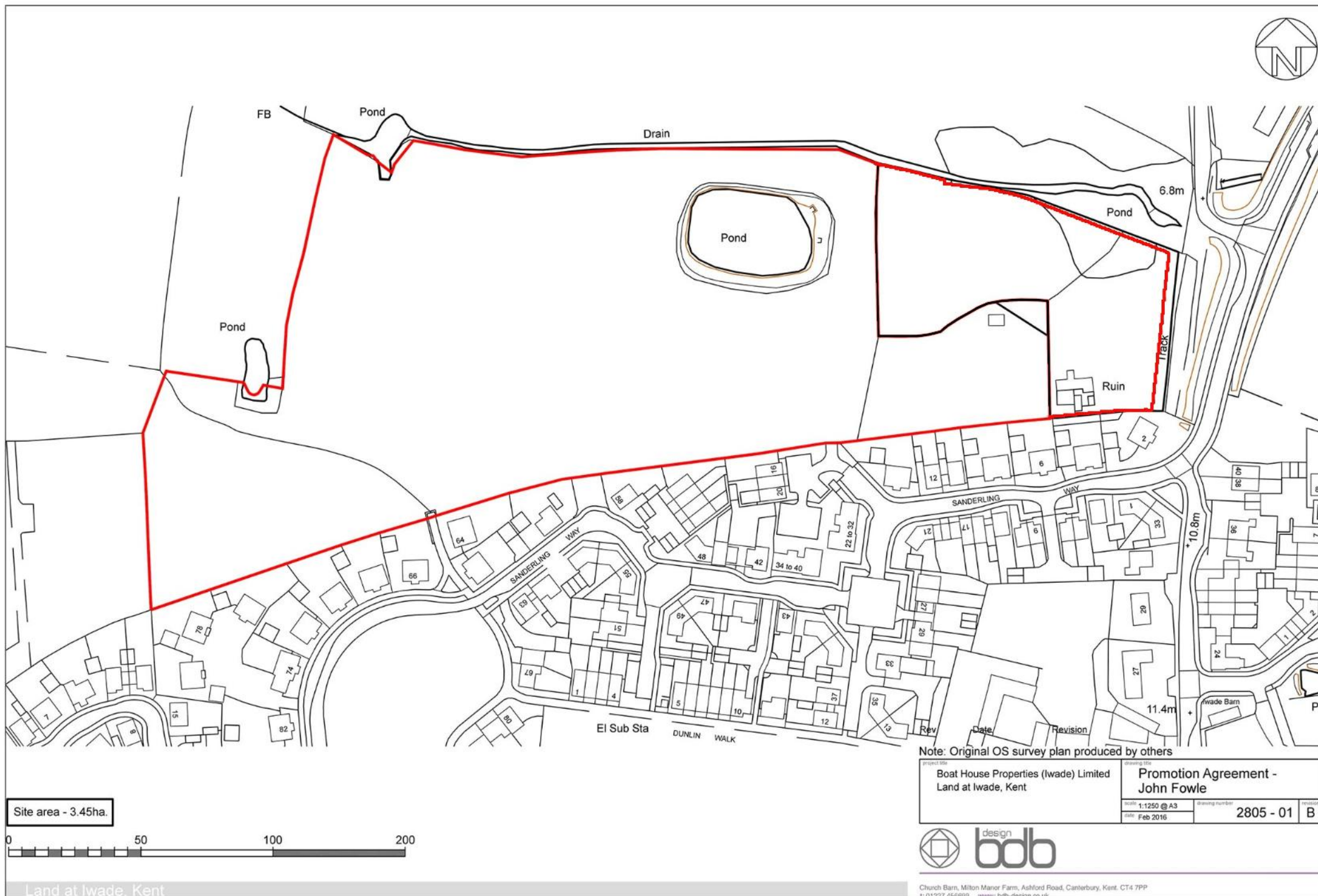


Figure 8. Ordnance Survey Digital Plan of Site c. 2016. Not to Scale.





Plate 1. View across Site from south west corner showing Heras fence and marshes and Kingsferry Bridge beyond. View facing north east.



Plate 3. Main area of Site, pond visible on the left. View facing south east.



Plate 2. Small field on eastern side of Site. View facing north east.



Plate 4. Public Footpath (right). View facing north west.



Plate 5. Remnant of field boundary in centre ground viewed from north east corner of Site. View facing south west.



Plate 7. Earth cut channel leading to pond from northern boundary of Site. View facing north east.



Plate 6. The pond. View facing south.