

## **Heritage/Archaeology Audit - Allocated Sites**

On Day 4 of the Hearings, under Matter 5, the Inspector requested a note regarding Heritage Impact Assessment work and how it related to the development of site policies.

The Thanet district includes a wealth of archaeology from the Palaeolithic to Modern consisting of both burial and settlement archaeology. There is also a significant number of designated and non-designated Heritage Assets. The introductions to Policy SP34 and to Chapter 14 of the draft Plan set out the broad range of archaeological assets in Thanet. Other heritage assets include over 2,000 Listed Buildings, dating from different periods, and 27 conservation areas.

During the ongoing site selection process, the Council sought technical advice from a number of sources, including from Kent County Council Heritage & Conservation and the Council's Conservation Officer. The comments provided were based on the best information available at the time (some of the assessments pre-dated the online resources provided by Historic England and Kent Historic Environment Records that are available now), and significant, or potentially significant issues were reflected in site specific planning policy requirements as appropriate.

There is also a more general requirement in the General Housing Policy (SP12) for a Heritage Impact Assessment to be carried out at the masterplanning stage for all of the strategic sites to assess any cumulative impacts of the allocation and highway infrastructure. KCC have been consulted at every public consultation carried out as part of the Local Plan process and have not raised objections on archaeological or heritage issues to the Pre-Submission Reg 19 consultation.

Policies for some of the smaller sites have not included a specific requirement relating to archaeology or heritage assets. However KCC are consulted on planning applications as a matter of course, and provide details of any assessments or survey work that will be required.

Site	Heritage Asset Identification	Local Plan Policy Response
<p>SP13 - Manston Green</p>	<p>Archaeology: Significant amount particularly to the south of the site  Listed Buildings: Ozengell Grange Grade II, Barn Grade II*  Conservation Area: N/A</p> <p>Site contains significant, sensitive and widespread funerary remains dating from the Neolithic Period onwards in the southern area of site; multi use of Neolithic and Bronze Age ring ditches; Anglo Saxon burials associated with Scheduled Monument cemetery to the south of the railway line; Ozengell Grange a post medieval residence but may have medieval or earlier origins; several pillboxes within the site; possible Roman building in the northern area of site; many undated cropmarks and linear features.</p> <p>A full preliminary archaeological assessment will be needed to establish principle of development as any development could have a major impact on significant, sensitive and widespread archaeology.</p> <p>There is scope for development of the site surrounding Ozengell Grange &amp; barn but need to safeguard setting. (Sense of belonging to open agricultural landscape). There is a need to keep open setting to southeast as the complex previously extended south eastwards. Open setting might for example be provided by playing field use.</p> <p>Barn (separate ownership) is in poor condition needing repair. Housing development will increase risk as it will preclude prospect of future agricultural use of it. Future of barn needs to be</p>	<p>Requirement for built development to be focussed at the northern part of the site  Requirement for pre-design archaeological assessment  Requirement to address the setting of the listed buildings at Ozengell - the listed buildings are not within the allocation boundary but there is still a requirement to respect their setting</p>

	considered as an integral part of proposal.	
SP14 - Birchington	<p>Archaeology - Significant throughout site. Two Scheduled Ancient monuments (SAM 1004207 - Ring ditches, linear ditches and pits, SAM1005489 - ring ditches, curvilinear ditches and enclosures) within or close proximity to boundary.</p> <p>Listed Buildings - Gore End Barn Grade II, Upper Gore End Farmhouse Grade II</p> <p>Conservation Areas - N/A</p> <p>Avoid impact on major enclosure seen as cropmarks on west side and cropmarks to south which include a Scheduled Monument. Predetermination is needed over large areas but north may be slightly less sensitive.</p> <p>Cropmarks suggest prehistoric activity especially. A possible ring ditch is located towards the southern end. Evaluation needed.</p> <p>The site lies directly adjacent to Quex Park, which is a local listed parkland of historic importance. There would need to be early consideration of the setting of Quex Park boundary.</p> <p>Achievable housing numbers need to be adjusted to reflect the listed buildings on site and that they should be sympathetically converted and all historic walls and features retained; in addition, not all of the site should be developed into housing. This is because the site beyond the access track /path to Gore Court is so open in character such that its development would be a harmful intrusion into the countryside.</p>	<p>Requirement for pre-design archeological evaluation</p> <p>Requirement to preserve listed buildings on site and respect the setting of Quex Park</p>
SP15 -	Archaeology - Significant throughout site - SAM 1018875	Requirement for an archaeological evaluation

Westgate	<p>(Dent-de-Lion medieval gatehouse), SAM 1005137 (Quex Park settlements) to the south  Listed Buildings - Dent-de-Lion Gatehouse- Grade II*  Conservation Areas - Westgate on Sea South Conservation Area adjacent to northern part of site</p> <p>The SAM 1018875 and Listed Building Grade II* Dent-de-Lion medieval gatehouse lies within the spur of developed land in the northern part. This upstanding gatehouse was part of a more extensive fortified medieval house. Significant, associated remains may survive at the southern end of the spur of land and the setting of the gatehouse would need to be carefully considered. In addition, this site contains several cropmarks representing ring ditches and small enclosures. A large enclosure system lies to the south. There is high potential for prehistoric and later remains. Early, probably pre-application, evaluation of the area close to the Dent de Lion would be appropriate and this may result in areas needing to be excluded from development.</p> <p>The Scheduled Monument 1005137(Quex Park Settlements), lies to the south. This monument comprises three enclosures of probable Iron Age date and a possible Roman villa complex. Remains associated with this SAM may extend northwards in to ST2. The site does contain cropmarks of an enclosure and there is high potential for prehistoric and Roman remains to survive within this site.</p>	Requirement to safeguard settings of the Scheduled Ancient Monument and listed Dent de Lion Gateway
SP16 - Westwood	<p>Archaeology - Some presence identified  Listed Buildings - Nash Court Farm - Grade II  Conservation Areas - N/A</p>	Requirement for pre-design archaeological assessment Requirement to preserve heritage farm buildings on the site

	<p>Evaluation needed at least in areas of cropmarks.  Area of undated enclosure cropmarks but Iron Age and Roman site known to south west and medieval farm complex identified to east.  Chalk Pit near Nash Farm</p>	
SP17	N/A - Allocated in 2006 Plan and built out/phased planning permissions	
SP18 - Land at Manston Court Road/Haine Road	<p>Archaeology - Some presence identified  Listed Buildings - Barn at Preston Farm - Grade II - outside of site boundary  Conservation Areas - N/A</p> <p>Archaeology identified mainly at the eastern side of the site  Post medieval features, cropmarks, potential barrows, double ring ditch, Roman settlement, Roman ditch  Western side of the site includes cropmarks, Roman building and enclosure, possible Roman pond</p>	<p>No specific policy requirement due to the addition of the General Housing Policy - SP12 which requires Strategic Sites to provide a Heritage Impact Assessment. However for consistency and clarity propose amendments to policy SP18 to require archaeological evaluation and respect setting of listed building</p>
HO2 - Land north and south of Shottendane Road	<p>Archaeology - Presence identified throughout site  Listed Buildings - Shottendane Farmhouse - Grade II, south eastern boundary to Cemetery - presence of several listed memorials and structures  Conservation Areas - N/A</p> <p>Several enclosures with internal features were found during an archaeological evaluation. The first was a rectangular enclosure, cut by a wide causeway entrance. Its internal features consisted of post holes, ditches and pits which contained late Bronze Age/early Iron Age pottery and midden material. The second was a small rectangular enclosure with a large storage pit containing a similar</p>	<p>Requirement for Heritage Impact Assessment to assess effects on St Johns Cemetery and sites/memorials within it</p> <p>As discussed on Hearing Day 4 (Matter 5, Issue 8, Q11) a clause should be added to the policy requiring development to respect the setting of the listed building at Shottendane Farm.</p>

	<p>assemblage. The third was a rectangular enclosure with at least two storage pits, which yielded late Iron Age/Belgic sherds. The final enclosure was sub-rectangular: within this was found a post hole and prehistoric pottery. There was a ditch running through although it was not thought to be associated.</p> <p>Twenties Farm - A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element.</p> <p>Ring ditch in fields near Shottendane Farm. Identified from aerial photographs taken in 1986-7.</p> <p>Cropmark of a rectangular enclosure near Shottendane Farm, Margate. Chaff tempered and shell tempered pottery sherds have been found here after ploughing.</p> <p>Clay mill and brickworks near Shottendane Farm</p>	
HO3 - Land west of Old Haine Road	<p>Archaeology - Few features identified</p> <p>Listed Buildings - N/A</p> <p>Conservation Areas - N/A</p> <p>Northern part of site contains ring ditches, Roman cemetery remains found in one area</p>	Request for pre-design archaeological evaluation
HO4 - Land fronting Nash Road and Manston Road	<p>Archaeology - SAM 1018881 (Salmestone Grange), other archaeological features throughout site</p> <p>Listed Buildings - Salmestone Grange and Chapel - Grade II*</p> <p>Conservation Areas - N/A</p> <p>Avoid development of area adj to Salmestone Grange where medieval remains have been found and Scheduled Ancient Monument</p> <p>Closest to the site lies the Scheduled and Listed (Grade II*)</p>	<p>Requirement for pre-design archaeological assessment</p> <p>Requirement to safeguard setting of listed building Salmestone Grange and the SAM</p>

	<p>Salmestone Grange and Chapel and listed structures within St John's Cemetery, including the John Sanger Memorial (Grade II*). The Railway Convalescent Home (Grade II) lies to the north-west of the study site and the Parish Church of St John the Baptist (Grade I) lies just over 1km to the north in Margate town centre. The southern boundary of Margate Conservation Area lies about 100m to the north</p> <p>Some of the open space in the vicinity of Salmestone Grange does provide a setting that helps to explain it as the centre of a monastic agricultural estate and so should be preserved (NPPF 17 &amp; 132). Substantive archaeological remains associated with the grange are of equivalent significance to the scheduled monument and so should also be preserved (NPPF, 139). Therefore, we think that the area adjacent to the south east of Salmestone Grange and the school, where evidence of archaeological remains associated with the grange were discovered and views of countryside remain, should remain as open green space.</p>	
<p>HO6 - Land south of Brook Avenue, Garlinge</p>	<p>Archaeology - Ring ditch and enclosure cropmarks at southern boundary Listed Buildings - N/A Conservation Areas - N/A</p>	<p>Requirement for Archaeological evaluation</p>
<p>HO7 - Land at Haine Road &amp; Spratling</p>	<p>Archaeology - N/A Listed Buildings - N/A Conservation Areas - N/A</p>	<p>None required</p>

Street		
HO8 - Land south of Canterbur y Road East	<p>Archaeology - Causeway Camp identified to the south</p> <p>Listed Buildings - N/A</p> <p>Conservation Areas - N/A</p> <p>Archaeology to avoid and pre-determination evaluation needed. Close to Causewayed Camp.</p>	Requirement for Archeological Evaluation
HO9 - Land at Melbourne Avenue	<p>Archaeology - N/A</p> <p>Listed Buildings - N/A</p> <p>Conservation Areas - N/A</p>	None required
HO12 - Tothill Street, Minster	<p>Archaeology - Few features present on site</p> <p>Listed Buildings - N/A</p> <p>Conservation Areas - N/A</p> <p>High potential on land around Minster in Thanet. May be areas of less sensitivity but evaluation required.</p>	Requirement for archaeological pre-design evaluation
HO13 Land at Manor Road	<p>Archaeology - Few features present on site</p> <p>Listed Buildings - N/A</p> <p>Conservation Areas - Small part of northern boundary adjoins St Nicholas at Wade Conservation Area</p>	No specific policy requirement but relevant Heritage policies in the Local Plan and NPPF would apply.
HO14 - Walters Hall Farm	<p>Archaeology - None known on site, but archaeological features in the vicinity of the site.</p> <p>Listed Buildings - Walter Hall Farmhouse - Grade II, 62 Monkton Street Grade II</p> <p>Conservation Areas - N/A</p>	<p>Requirement for archaeological evaluation</p> <p>Requirement for setting of listed building to be respected</p>



	<p>The site surrounds Walters Hall Farm which is a 17th century red brick building and is Listed Grade II. Walters Hall Farmhouse is part of a post medieval farm complex and some of the original farm buildings may survive below ground to the east of the current farmhouse. When considering mitigation for redevelopment of this site, the setting of the listed farmhouse would need to be assessed and it would be preferable to incorporate setting mitigation with preservation of any buried remains of the former post medieval farm complex. The site also lies south of some cropmarks which may represent prehistoric activity. One of the cropmarks forms a possible Neolithic long barrow and associated activity may extend southwards</p>	
<p>HO15 - Land south side of A253, Cliffsend</p>	<p>Archaeology - Few features present on allocated site Listed Buildings - N/A Conservation Areas - N/A</p> <p>Undated quarry pit towards western boundary</p>	<p>Requirement for pre-design archaeological evaluation</p>
<p>HO16 - Land north of Cottington Road. Cliffsend</p>	<p>Archaeology - Some features present within the site Listed Buildings - N/A Conservation Areas - N/A</p> <p>Indications of possible Roman Villa within the site, bronze age pit and ditch, iron age sunken buildings. Cottington Hill generally rich in archaeology. Confirmation required by way of archaeological assessment.</p> <p>Special attention should be paid to protecting the setting of St Augustines Cross</p>	<p>Requirement for further archaeological assessment including fieldwork Requirement for targeted assessment on impact on St Augustines Cross</p>

<p>HO17 - Land south side of Cottington Road</p>	<p>Archaeology - Some features present within the site Listed Buildings - N/A Conservation Areas - N/A</p> <p>Prehistoric ditch, bronze age enclosures within site, iron age and medieval features adjoining southern boundary.</p> <p>Special attention should be paid to protecting the setting of St Augustines Cross</p>	<p>Requirement for further archaeological assessment including fieldwork Requirement for targeted assessment on impact on St Augustines Cross</p>
<p>SP07 - Eurokent</p>	<p>Archaeology - Some features present within the site Listed Buildings - Shed at Rose Farm - Grade II, Barn at Rose Farm - Grade II, Coachhouse at Rose Farm - Grade II, Haine Farmhouse - Grade II Conservation Areas - N/A</p>	<p>Requirement for archaeological assessment and the need to preserve and enhance the setting of heritage assets adjoining the site</p>

**Sites allocated of 10 units or more within the urban area**

<b>Site</b>	<b>Heritage Asset Identification</b>	<b>Local Plan Policy Response</b>
SHLAA 024 Queens Arms Yard, Margate 24 dwellings	Margate Conservation Area 4 listed buildings to the east of the site, 1 listed building to the west	Allocation represents a significant opportunity to improve appearance of Conservation Area, and re-establish historic street frontages as part of the regeneration of Margate Old Town. Detailed design covered by general policies. Previous consent included no archaeological conditions.
SHLAA 025 Cottage Car Park, New Street, Margate 32 dwellings	Margate Conservation Area Several listed buildings to the north and west of the site	Allocation represents a significant opportunity to improve appearance of Conservation Area, and re-establish historic street frontages as part of the regeneration of Margate Old Town. Detailed design covered by general policies.
SHLAA 26 Margate Town Centre (south of New Street), Margate 27 dwellings	Margate Conservation Area One listed building to north of site, one listed building to east of site, 2 listed buildings to south of site	Allocation represents a significant opportunity to improve appearance of Conservation Area, and re-establish historic street frontages as part of the regeneration of Margate Old Town. Detailed design covered by general policies.
SHLAA 027 Adjacent to 9 Minnis Road, Birchington 11 dwellings	None known. No results shown on online historic records.	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 028 End of Seafield Road	Background potential for archaeology, but no records shown on online historic	Covered by general heritage policies if issues arise following detailed site surveys.

16 dwellings	<p>records. May require programme of archaeological work to be conditioned.</p> <p>One listed building on northern edge of site, 4 listed buildings at eastern boundary.</p>	
<p>SHLAA 030</p> <p>Adjacent to 21 Royal Road &amp; 9 Townley Street</p> <p>18 dwellings</p>	<p>Ramsgate Conservation Area</p> <p>3 listed buildings at eastern boundary.</p> <p>May require programme of archaeological work to be conditioned.</p>	<p>Allocation represents a significant opportunity to improve appearance of Conservation Area, and to restore the historic street frontages in this location. Detailed design covered by general heritage policies.</p>
<p>SHLAA 033</p> <p>Gas works, Boundary Road, Ramsgate</p> <p>96 dwellings</p>	<p>Grade II listed offices with railed area, depot and adjoining walls and gate within site boundary.</p>	<p>Covered by NPPF Heritage Policies and general heritage and design policies.</p>
<p>SHLAA 034</p> <p>Land at Wilderness Hill and Dane Road</p> <p>14 dwellings</p>	<p>None known - none identified through previous planning applications and no records shown on online historic records.</p>	<p>Covered by general heritage policies if issues arise</p>
<p>SHLAA 035</p> <p>79-85 High Street, Ramsgate</p> <p>10 dwellings</p>	<p>Ramsgate Conservation Area</p> <p>Some listed buildings in the vicinity.</p> <p>No archaeology records shown on online historic records.</p>	<p>Allocation of the site represents an opportunity to restore the historic street frontage in this location. Detailed design covered by general heritage policies.</p>
<p>SHLAA 036</p> <p>Gas Holder Station, Addington Street, Margate</p> <p>22 dwellings</p>	<p>Potential for Anglo-Saxon remains - inhumation cemetery; post medieval industrial heritage interest in gasworks with one tower identifiable on 1st Ed OS map.</p>	<p>Covered by general heritage policies if issues arise following detailed site surveys.</p>

SHLAA 038 WW Martin, Dane Park Road, Ramsgate 14 dwellings	None known. No records shown on online historic records	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 039 10 Cliff Street, Ramsgate 11 dwellings	Ramsgate Conservation Area	Allocation of the site represents an opportunity to restore the historic street frontage in this location and improve the appearance of the Conservation Area. Covered by general heritage policies.
SHLAA 040 Complete Car Sales, Willsons Road, Ramsgate 10 dwellings	None known. No records shown on online historic records	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 044 Highfield Road, Ramsgate 25 dwellings	None known. No records shown on online historic records	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 050 Land at Victoria Road & Dane Road, Margate 35 dwellingsD	Part of site adjacent to Margate Conservation Area	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 051 Haine Farm, Haine Road, Ramsgate 35 dwellings	Linear and pit feature cropmarks at southern end of site	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 052 Land off Northwood Road, Ramsgate 45 dwellings	Loose courtyard plan farmstead towards southern end of site	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 053	None known. No records shown on online	Covered by general heritage policies if issues arise

Dane Valley Arms, Dane Valley Road, Margate 13 dwellings	historic records	following detailed site surveys.
SHLAA 054 Builders Yard, The Avenue, Margate 10 dwellings	None known. No records shown on online historic records	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 057 Land at Waterside Drive, Westgate 12 dwellings	Westgate on Sea East Conservation Area.  Roman remains found on the site in the past. Previous applications have included prog works condition, but perhaps warrants evaluation condition.	Allocation represents an opportunity to improve appearance of the Conservation Area. Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 058 Suffolk Avenue, Westgate 14 dwellings	Wider area rich in Romano-British and prehistoric remains. previously developed site. Programme of archaeological work condition likely.	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 059 r/o Cecilia Road, Ramsgate 23 dwellings	Background potential – programme of archaeology work through condition	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 060 Margate Delivery Office, 12-18 Addington Street, Margate 10 dwellings	Prehistoric remains known c.50m to the north and c.130m to the east	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 061	Nothing known. No records shown on	Covered by general heritage policies if issues arise

Industrial Units, Marlborough Road, Margate 10 dwellings	online historic records	following detailed site surveys.
SHLAA 063 Gap House School, 1 Southcliff Parade, Broadstairs 10 dwellings	Iron Age and Romano British remains found on site and in surrounding area; part of WWII barbed wire defence system stretches across part of western area of site	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 064 Foreland School, Lanthorne Road, Broadstairs 14 dwellings	Prehistoric and Roman remains known to the north west.	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 065 Thanet Reach southern part, Broadstairs 80 dwellings	Early Neolithic pits within site boundary. Bronze Age and Iron Age activity located immediately north of site with multi-period field systems known around	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 067 Part of Pysons Road, Broadstairs 26 dwellings	Area of general prehistoric, Roman and Early medieval potential	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 070 Lanthorne Court, Broadstairs 56 dwellings	Romano-British occupation site, but developed site.	Covered by general heritage policies if issues arise following detailed site surveys.
SHLAA 071 Former Club Union Convalescent Home, Reading Street, Broadstairs 24 dwellings	Area of general archaeological potential associated with prehistoric, Roman and Anglo Saxon activity.	Covered by NPPF Heritage Policies and general heritage policies.

	<p>Old convent farm within site.  2 listed buildings adjacent to boundary.  Southern boundary adjacent to Reading Street Conservation Area</p>	
<p>SHLAA 084  Adj to 60 Harold Road and r/o 40-56 Harold Road, Cliftonville  14 dwellings</p>	<p>No records shown on online historic records.</p>	<p>Covered by general heritage policies if issues arise following detailed site surveys.</p>
<p>SHLAA 085  Adj to 14 Harold Road  10 dwellings</p>	<p>No records shown on online historic records.</p>	<p>Covered by general heritage policies if issues arise following detailed site surveys.</p>
<p>SHLAA087  Part of allotment gardens, Manston Road  80 dwellings</p>	<p>No records shown on online historic records, but some archaeological remains on adjacent development site.</p>	<p>Covered by general heritage policies if issues arise following detailed site surveys.</p>
<p>SHLAA 079  Builders Yard south of 116-124 Monkton Street</p>	<p>No records shown on online historic records,</p>	<p>Covered by general heritage policies if issues arise following detailed site surveys.</p>
<p>SHLAA075  Foxborough Lane (south side) Minster</p>	<p>Site lies within area of prehistoric Roman activity. There are numerous cropmarks in surrounding fields and Minser Roman Villa lies c320m to the south east. Minster Abbey complex lies to the south but medieval remains are recorded in the surrounding area too. No records shown on online historic records on the site itself.</p>	<p>Covered by general heritage policies if issues arise following detailed site surveys.</p>
<p>SHLAA076</p>	<p>Listed buildings to western edge of site,</p>	<p>Covered by general heritage policies if issues arise</p>



Land at the Length, St Nicholas at Wade	second world war trench at eastern boundary and Grade II listed chalk garden to eastern edge of site.	following detailed site surveys.
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