



Milstead

Conservation Area

Character Appraisal & Management Plan

ADOPTED November 2021





Contents

FOREWORD	4
ADOPTION STATEMENT	5
1.0 INTRODUCTION	
1.1. Milstead Conservation Area.....	6
1.2. The Purpose of Conservation Areas.....	6
1.3. The Purpose and Status of this Character Appraisal.....	6
2.0. MILSTEAD CONSERVATION AREA	
2.1. Summary of Significance and Special Interest.....	8
2.2. Geographic character and Historical Development.....	9
2.3. Topography Geology and Landscape Setting.....	20
2.4. Character Appraisal.....	25
3.0. CONSERVATION AREAS MANAGEMENT STRATEGY	
3.1. Planning Policy and Guidance.....	53
3.2. Buildings at Risk.....	54
3.3. Condition and Forces for Change.....	54
3.4. Management Objectives and Approach.....	55
3.5. Conservation Area Objectives and Priorities for Management and Action.....	56
APPENDICES	
Appendix 1: Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest).....	63
Appendix 2: Proposed amendments to Milstead Conservation Area boundary.....	66
Appendix 3: Relevant legislation, national and local policy & strategies.....	69
Appendix 4: Select Bibliography and Document Extracts.....	73
Appendix 5: Acknowledgements.....	73



FOREWORD

“Historic buildings and places add to the quality of people’s lives and help to create a sense of place that we all identify with.

As a community and as a local authority, we have a responsibility to safeguard our historic assets for future generations and to make sure that they are not compromised by unsympathetic alterations or poor quality developments. Conservation area designation and subsequent management is one way in which this can be achieved.

Conservation areas are not intended to halt progress or to prevent change. Rather, they give the local community and the Borough Council the means to positively manage change and to protect what is special about the area from being harmed or lost altogether.

Swale Borough is fortunate in having such a rich and varied mix of built and natural heritage. The Borough Council wants to see it used positively as a catalyst to sustainable, sensitive regeneration and development, and to creating places where people want to live, work, and make the most of their leisure time. To that end, we have reviewed the Milstead Conservation Area and the results of that review are set out in this document, which the Borough Council is now seeking constructive feedback on.

This is one of a series of conservation area reviews which the Borough Council is committed to undertaking, following the adoption of the Swale Heritage Strategy 2020 - 2032.”



Councillor Mike Baldock,
Leader of the Council and
Swale Borough Council Heritage Champion



ADOPTION STATEMENT

Following public consultation between August 2021 and September 2021, the Borough Council's Cabinet considered the representations that were made in relation to the Milstead Conservation Area review at its meeting on the 27th October 2021. The officer recommendation that the Milstead Conservation Area should be formally re-designated as such and that the Character Appraisal and Management Strategy should be adopted for development management purposes was approved at the Borough Council's Cabinet Meeting on the 27th October 2021. This document is therefore now formally adopted for use by the Borough Council following the conclusion of the necessary 21-day notification period in the London Gazette and a local newspaper, and to Historic England and the Secretary of State for the Department for Digital, Culture, Media & Sport, from the 21st November 2022, or shortly thereafter.



1.0 INTRODUCTION

1.1. Milstead Conservation Area

Milstead Conservation Area was first designated on the 20th April 1973. Since this date, it has had no supporting Appraisal and the boundary has not been reviewed until this report.

It lies approximately 5 kilometres (3.5 miles) south of Sittingbourne town centre. The small nucleated village is comprised of a small group of buildings around the Church and manor house.

1.2 The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (s.69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990). It is the responsibility of individual Local Planning Authorities to designate and review Conservation Areas using local criteria to determine and assess their special qualities and local distinctiveness.

The aim of Conservation Area designation is to protect historic places and to assist in positively managing change, so that their significance is safeguarded and sustained. Areas may be designated for their architecture, historic layout, use of characteristic or local materials, style, or landscaping. In accordance with the four types of heritage values set out in the core Historic England guidance document (Conservation Principles: Policies & Guidance. Communal values – which are those derived from the meaning of a place for people who relate to it, or for whom it figures in their collective experience or memory – will be of particular relevance to this Conservation Area given the linkages between place names and remnants of bygone uses in the wider

Conservation Area status provides extra protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local authorities have extra control over householder development.
- Special provision is made to protect trees.
- When assessing planning applications, the Local Planning Authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and its setting.
- Policies in the Local Development Plan positively encourage development which preserves or enhances the character or appearance of Conservation Areas.

context of historical growth and development. Above all however, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.

Conservation Areas provide for additional Controls over owners and landowners activities.

1.3 The Purpose and Status of this Character Appraisal

A Conservation Area Character Appraisal is a written record and assessment of the special architectural or historic interest which gives rise to the character and appearance of a place. The appraisal is a factual and objective analysis which seeks

to identify the distinctiveness of a place by defining the attributes that contribute to its special character. **It should be noted, however, that the appraisal cannot be all-inclusive, and that the omission of any particular building, feature or space should not be taken to imply that it is not of interest.**

The appraisal is the vehicle for understanding both the significance of an area as a whole and the effect of any impacts which bear negatively on its significance. In some cases, significance may only be fully identified at such time as a feature or a building is subject to the rigorous assessment that an individual planning application necessitates.

Additionally, an appraisal can include management proposals to ensure the preservation or enhancement of an area by means of policies, action points, design guidance and site-specific design statements where appropriate. The objective of this plan would be to reinforce the positive character of a historic area as well as avoiding, minimising, and mitigating negative impacts identified as affecting the area.

An appraisal serves as a basis for both the formulation and evaluation of Development Plan policies, as a material consideration in the making of development management decisions by the Local Planning Authority, and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements, and individuals in design choices.

This Character Appraisal is supplementary to the Swale Borough Local Plan. It has been prepared in the context of the relevant national legislation and national and local planning policy and guidance provided by central government, Historic England, and the Borough Council itself, all of which are set out in Appendix 3 of this document.

The statutory duty of local planning authorities with regards to conservation areas are to provide the necessary background to, and framework for, a review of the Conservation Area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to pay special attention to the desirability of preserving or enhancing the character or appearance of the area (Section 72).

In light of the way that the production of Conservation Area Character Appraisal & Management Strategy documents (such as this one) are developed and prepared in the above stated context and are also subject to public scrutiny via a statutory public consultation period of a minimum of 21 days, following formal adoption by the Local Planning Authority, they then have sufficient weight or gravitas to form a significant material consideration in the development management process.

2.0. MILSTEAD CONSERVATION AREA

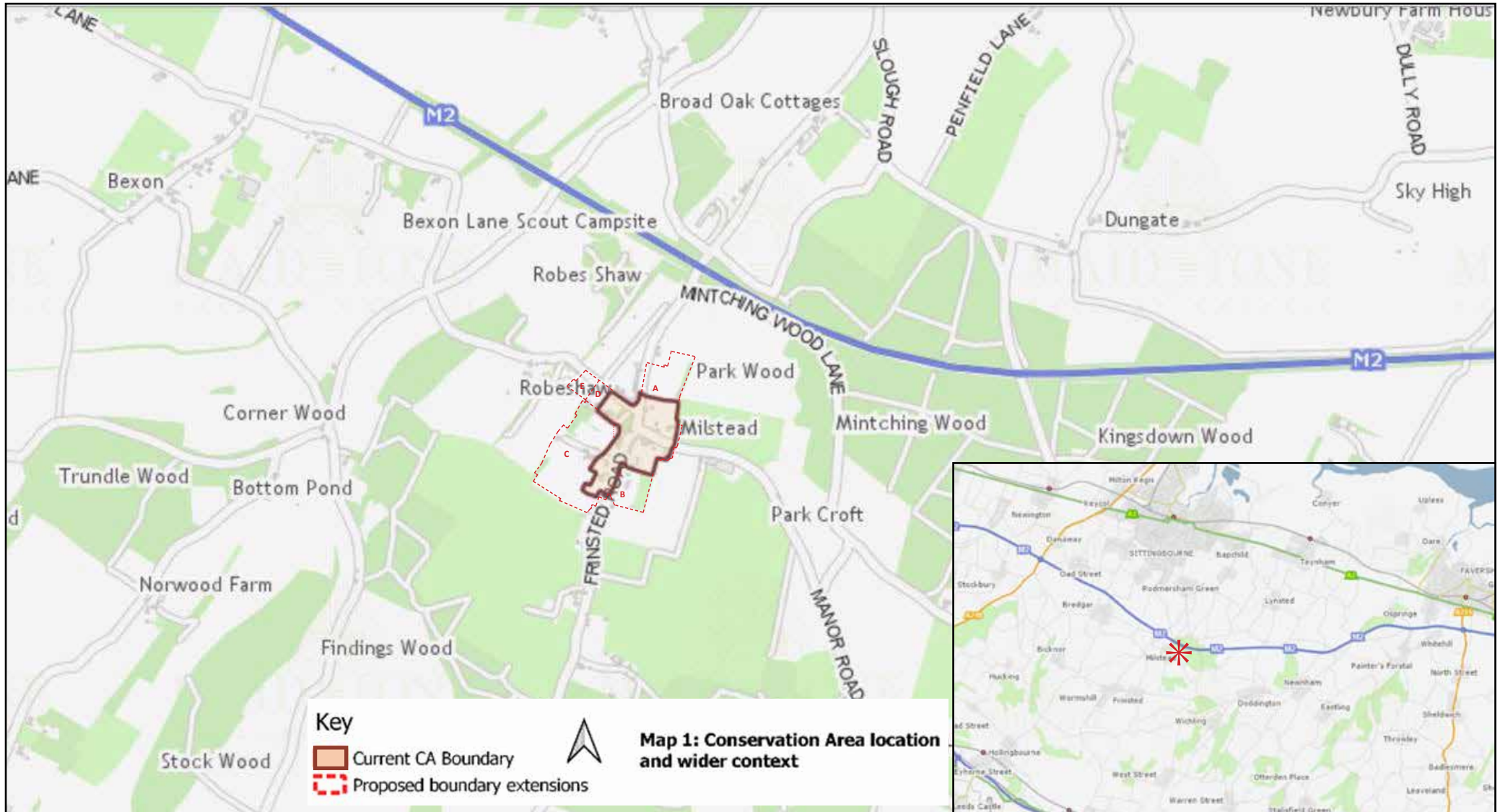
2.1 Summary of Significance and Special Interest

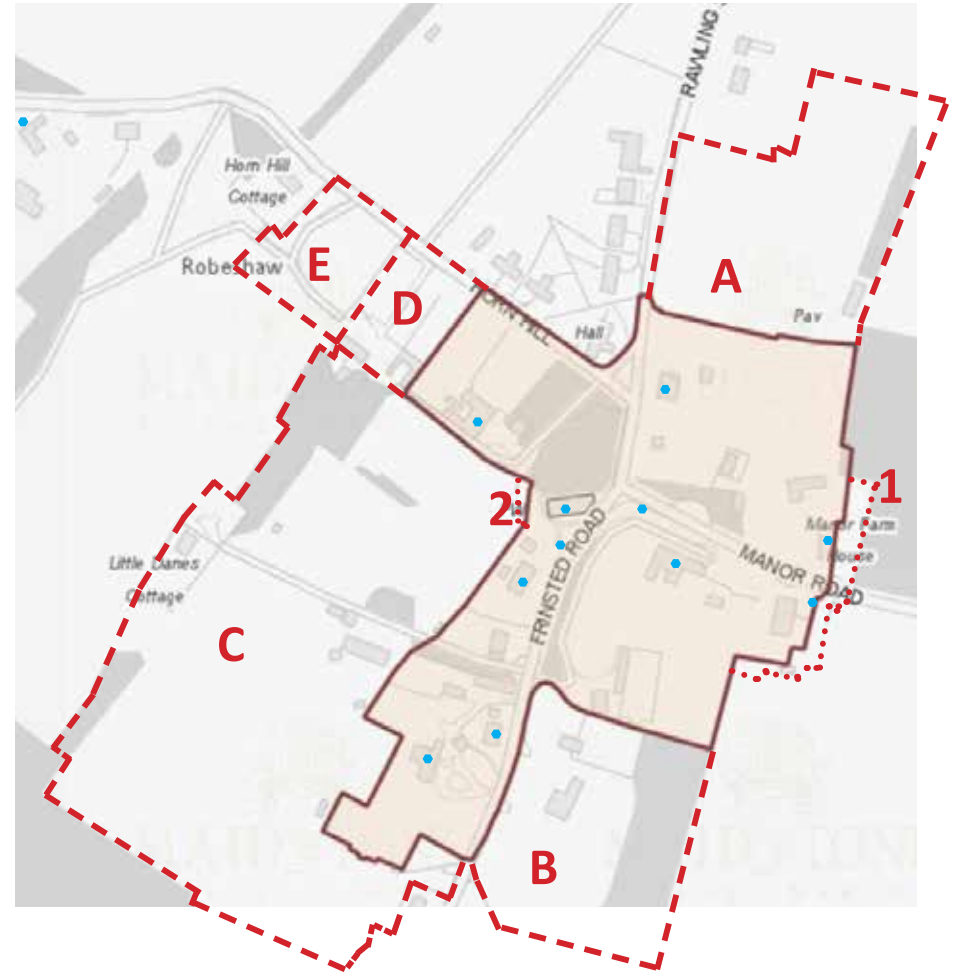
- Roman finds in the vicinity of the church suggests that there is potential for further Roman archaeology
- Archaeological potential for Saxon and Medieval archaeology
- Location of the village on a small ridge of land within an area of fields surrounded by a circle of ancient and semi-natural woodland 1 km in diameter
- 12th/early 13th century origins to the village with the establishment of a small nucleated village created by the clearance by assarting of ancient woodland
- Church with 12th century origins and surviving 12th century and 15th century fabric set within an oval graveyard
- Manor House with 13th century origins and surviving 16th century fabric
- Hoggeshaws, a distinctive Wealden hall house dating to 1450
- Group of nationally important vernacular buildings dating from the 16th to the 17th centuries (Rose Cottage, Manor Farmhouse, Wisteria Cottage and The Cottage)

- The Old Rectory built 1834 and associated grounds – a fine example of regency style, association with glebe lands to the west
- Locally important buildings Trotts Hall, The Coachhouse & Manor Cottage, Little Danes and the Cricket Pavilion with score box.
- Locally important built features including the church lychgate and the Bier House (storage building for the parish bier, i.e. corpse transporter - often in wagon form) and walls to the Manor on Frinsted Road
- Shared public realm along lanes/roads with a lack of pavements and modern street infrastructure
- Sense of enclosure with high brick walls, clipped yew hedges, mature trees and planting along Manor Road and southern end of Frinsted Road.
- Milstead Conservation Area is notable partly due to its lack of open space with important exceptions
- Historic fields on west side with pre 1840 mature wooded boundaries and surviving Shaws
- Historic links to the Tylden Family and their relationship with all the key historic buildings
- A long history of cricket since 1857





2.2 Geographic character and Historical Development

The Conservation Area lies within the dip slope of the North Downs whose landform forms a gently rolling chalk plateau. This dip slope is interspersed with relatively steep dry valleys mostly running SW-NE.





Key

-  Current CA Boundary
-  Proposed boundary adjustments
-  Proposed boundary extensions
-  Listed Buildings



Map 2: Conservation Area boundary with proposed alterations (1,2) and proposed extensions (A-E); Listed Buildings (List Entry No.)

Prehistoric and Roman Context

Swale as a whole is noted for its concentration of Palaeolithic evidence. The south-east research framework has undertaken an in-depth appraisal of the early Palaeolithic resource (Woban-Smith et al 2010 revised 2019), and Late Palaeolithic and Mesolithic Resource (Pope et.al 2011 last revised 2019).

The resource for the early Palaeolithic is formed of areas where evidence has been recovered from natural geological deposits, most often lithics. These locations can also be sources of related biological and palaeo-environmental information. Some sites may represent single artefacts from a geological deposit that gathered material from a wide area whilst forming; perhaps including derived material from pre-existing older deposits. Others may contain dense accumulations of Palaeolithic material gently buried by steady accumulation of fine sediments, which have remained undisturbed since their burial. Residual Clay-with-flints deposits cap the high ground of the Chalk all around the Wealden Basin; and in some places, particularly north-east Kent, loessic deposits. (generally mapped as ‘brickearth’”) are also present. Northern and southern chalk dip slopes are dissected by numerous dry valleys, filled with varying thicknesses of slope wash, gravel and colluvial brickearth

There are within the North Downs dip slope in the region of Sittingbourne four key types of deposit (Woban Smith et Al 2010 ibid 25):

- Moderately common lower-level post-Anglian fluvial deposits
- Residual deposits of clay-with-flint
- Abundant Coombe/Head deposits
- Head/solifluction gravel

Milstead is associated with residual deposits of clay-with flint. These can contain Early Palaeolithic artefacts but these do not tend to be well stratified.

Regarding the Coombe/Head deposits to the west, north and east of the village. In general, these colluvial deposits occur at the base of slopes, on valley-sides, in dry valleys and in hollows in the landscape. Many outcrops are too minor to be represented in geological mapping, but these unmapped deposits also have great potential for important remains. In the area of Sittingbourne, the Coombe/ Head deposits are associated with Levalloisian material relating to the lower/middle Palaeolithic. The area between Rainham and Sittingbourne is rich in Head/ Gravel outcrops where it is likely that many outcrops remain unrecorded. The same Head deposits in river valley deposits can be resources of Late Pleistocene palaeo-environmental deposits (Pope et.al 2011: 6).

Regarding Mesolithic (c9600 to 4000 Cal BC) evidence, finds of core axes/adzes are common across the Chalk and particularly noticeable in Kent. It has been suggested that these forms were produced from flint ‘quarried’ from the chalk but were not generally carried very far by mobile hunter-gatherer groups (Jacobi 1978). Flint core axes/adzes are generally regarded as occurring in inverse proportion to microlithic forms; however, it must also be borne in mind that most such find spots relate to surface collection, and that microlithic pieces might be better represented within excavated collections, which are few and far between (Jacobi 1978, 18) (ibid.15).” There is therefore continued potential for dense accumulations of Mesolithic flintwork across the Chalk.

There is also a similar potential for Neolithic flint scatters.

The wider landscape was known to be settled by the middle Bronze Age. However evidence for Bronze Age and Iron Age archaeology within Milstead and the surrounding parishes is scarce. There is a smattering of undated ring ditches, enclosures and ditches identified from Aerial Photographs within 3 km of the Conservation Area. There is a general picture of widespread deposition, presumably deriving from human

agricultural activity, by the late Bronze Age, suggesting Bronze Age field systems and related settlement sites would have been present. The evidence for these could survive as cropmarks. In general, evidence for the Bronze Age and earlier Iron Age is lacking in the area.

Milstead is likely to follow the pattern of large-scale landscape colonisation in the late Iron Age as seen in Kent generally (Allen et.al.: 2013 revised 2019).

With the invasion of the Romans after AD43 it is widely accepted that a client kingdom was rapidly established which was probably absorbed into the Roman province by the end of the 1st century AD. The Watling Street, which is 5 km to the north of Milstead, quickly became a focus of Roman activity in the landscape focusing on the creeks and fleets which ran northwards down towards the Swale, and agricultural exploitation of the chalk dip slope to the south. Roman activity in the landscape has influenced the present day pattern of settlement and tracks/roads in the parishes.

Roman evidence relates to the discovery of a 2nd century AD cremation site in Milstead churchyard. This consisted of a cinerary urn and glass phial. More recently, a possible Roman tile and Roman brick fragments were discovered behind a wall monument in the interior of the parish church during repair works. This fits the wider known pattern of Roman settlement and exploitation of the landscape to the south of Watling Street following dry valleys onto the higher chalk downland.

TIMELINE OF KEY HISTORIC DATES AND EVENTS

(Based on Jordan 2001 Strolling through Milstead)

DATE	EVENT
c.1100	Milstede first known written mention
1278	Reference to 'Milcstede'
c.1280	First mention of Manor House owned by Thomas Abelyn
c.1294	Manor in possession of John Le Suvage
c.1280	Church living (advowson) and manor in same possession by reign of Edward I
c.1302	'Milsted' church mentioned in the Testa de Nevill
1313	Reference to Milnstede- 'a milking place or dairy farm'
1634	Milstead Manor passes into Tylden Family
1857	Milstead Cricket Club Founded in meadow by the school - first game June 22, 1858
1879	Cricket Club moved to Pond Meadow (Camp Meadow)
c.1890	Village Hall established in a beaters hut given to the family by the Tyldens
c.1945	Cricket Club moved to current location
c.1958	M2 motorway dissects village 1958 – the village side road was moved

Brief overview of historic development of the parish from the 5th century to the present day

Most archaeologists would now agree that the distinct cultural transitions witnessed during the 5th century were triggered by a substantial and sustained influx of Germanic migrants.

The parish of Milstead has been identified as being part of a 5th century 'Jutish estate', which had its palace at Milton. It should be noted that notions that these cultural differences relate to monolithic ethnic groups of 'Jutes' and 'Saxons' have been subsequently revised. In Kent, the cultural diversity which comes to define the grave assemblages of the 6th and 7th centuries is already apparent in the first-generation cemeteries of the 5th century. The persistent 'Jutish' strand is but one of a multiplicity of influences (also drawing upon Saxon, Frisian and Frankish impulses). This reflects the fluid cultural geography of the Anglo-Saxon world and the role that sustained contacts with the continental homelands had in shaping an evolving Kentish identity (Thomas 2013 in South East Research Framework).

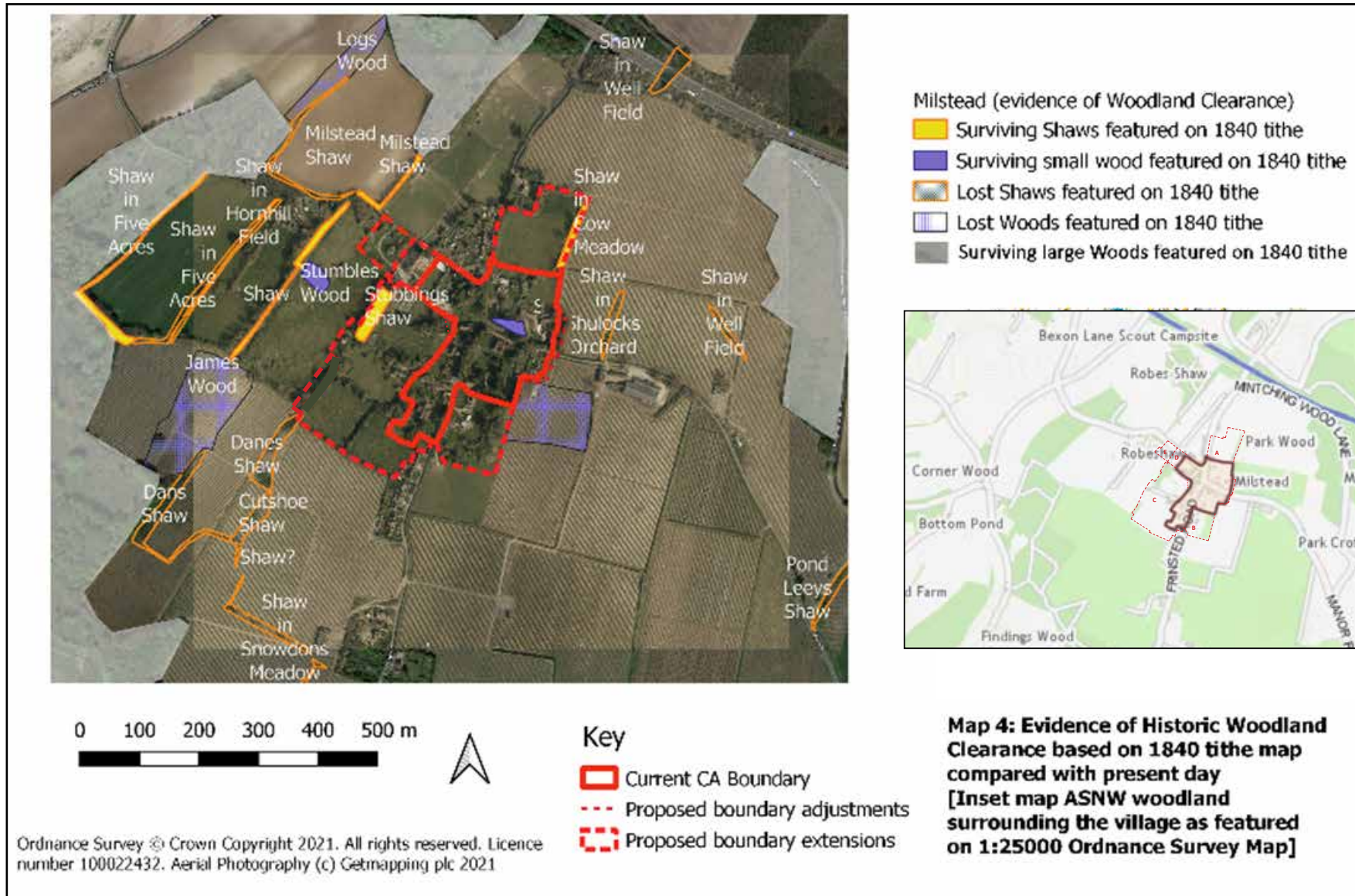
The Milton estate was a royal villa, an estate centre where the royal fyrd (food-rent) was collected, whose long-term development was intricately linked to the foundation of minster churches. Milton developed into fully-fledged or incipient urban centre during the Late Anglo-Saxon period. These core Anglo-Saxon lands subsequently passing to the Crown and then William the Conqueror at the Norman Conquest..

The Anglo-Saxon social system was based on farms and hamlets and became the basis for the Mediaeval pattern of settlement. Milstead parish may have originally been a focus for seasonal pannage, a possible derivation for its name being "middle place", but gradually between the 5th and 10th centuries became more regularly settled with a focus of settlement forming at the slight ridge of land where the village sits today.



Map Three: The 5th Century Anglo-Saxon estate centred on Milton

Milstead is not referenced in Domesday, and the first written record dates to the 1100s. Its written history can be more firmly traced from the second half of the 13th century. Despite this there are hints as to the origins of the village from the surviving landscape seen today and from historic mapping.



The historic mapping shows that the historic settlement of Milstead was created through a process of clearance of ancient woodland known as ‘assarting’.

Clearance or assarting considerably changed the woodland patterns of England. In its broadest sense it reflects the expansion of pasture and ploughland at the expense of woodland in the Medieval and early post Medieval period. Assarting took place on many scales and a variety of people were involved from small landholders to nobles and large landowners.

Taylor in his seminal study of English fields described the countryside associated with assarting:

“In spite of much later alteration, the modern pattern of irregularly shapes, fields often bounded by thick and botanically rich hedges perched on large banks, shows how and where medieval farmers encroached on the forests” (1975: 95).

Muir, in his discussion on fieldwork in landscape history, describes how the holders of assarts were often required to enclose them as fields; a ditch could mark the property boundary and a hedge would be planted just inside the ditch (2000: 23).

Some of the field- names associated with assarts readily identify the origins of the fields, like ridding, rod or sart. Muir (ibid:24) identifies that a type of landscape commonly associated with woodland clearance is “that characterised by shaws, attenuated belts of deciduous woodland that border many of the fields as seen in upland Sussex and Kent” These Shaws are often as much as two rods (33 feet in width) and include trees along with shrubs like hazel and field maple. Therefore there is good evidence available for the form and characteristics of likely assarts in Kent which is summarised below in Table One.

Historic assarts are therefore a distinctive and significant feature of parts of the Kentish Landscape. They provide a mosaic of distinctive fields with mature woodland boundaries associated with Shaws and woodland belts.

This is very much the pattern of landscape change which can be seen both within the village of Milstead and its conservation area and within its immediate surroundings.

This is followed by vernacular buildings from the 15th century onwards with one

Wealden style timber framed hall known as Hoggeshaws dating to the 15th century immediately to the west of the church and other examples of 16th and 17th century houses including the 16th century Manor House being built to the south of the church either side of Frinsted Road. There is one small 17th century house known as Rose Cottage, to the north of the church, which acts as an outlier.

The manor is known to have passed into the Tylden family, after the construction of the 16th century manor house, and their descendants retained it until 1949. The manor was a school in the mid-1930s until it returned to private hands in 1949.

The 1840 tithe map for the parish provides a snapshot of the development of the village at this time with the manor house and its associated formal gardens and the church at the centre of the village. The manor house was associated with substantial yards and productive gardens and orchards on its south and east side.

By this date, the rectory was the other substantial property in the village, to the west of the church built on glebe lands and again associated with formal and productive gardens and yards with cottages to the west. All of the properties in the villages were in the gift of the Tylden family who as well as the manor lands also held the right of Advowson (and could therefore determine who had the living related to the rectory and the associated glebe lands). Indeed, the living was on several occasions kept in the family. The right of Advowson was acquired by the Julian Family from the last surviving Tylden, it is thought in 1924, when the right to sell the advowson for cash was about to be abolished, and many holders of this right therefore sold it on before it became valueless.

Hoggeshaws, the building with the surviving fabric in the building, was used by the farm bailiff during the 19th century. Another important historical association is the relationship between The Cottage (a substantial house dating from the 17th century onwards) and the Manor. The Tylden family appears to have fluctuated their main residence between The Cottage and the Manor throughout the 19th century. In 1840 the manor was leased, and they resided in The Cottage but by the 1851 census they were resident back in the Manor and stayed there until at least 1861. In 1881 they were back in The Cottage with the Manor again leased.

Using the 1840 tithe as a guide, this lease of the manor included only the formal

gardens immediately surrounding it, and the land on the north side of Manor road including the wood, and orchard adjacent to the Manor Farmhouse. The Tyldens' retaining control of the working areas relating to the Manor House and the revenue which was gained from the surrounding land. The reasons for this pattern may have been personal preference The Cottage may have been easier to maintain in the current style; practical, for example being easier to heat; more tranquil as it was removed from the working yards and farm; and economic as leasing the Manor generated additional income.

In 1891 the Manor was leased by Henrietta Howard, the widow of the Rev. John Howard (formerly Dean of Lichfield), along with her unmarried daughter Emily Georgiana Howard. Both mother and daughter were keen amateur artists. There must have been a long-standing relationship between the Tyldens and Howards as Emily was undertaking sketches in the parish by 1879.

Table One: Evidence for enclosure in former wooded settings: characteristics of assarts in Kent

Evidence	Description
Field Names	<i>Sart, Stocks, stocking, stubbings, bushy, reed, ridding, rode, royd, ridland and ridding.</i>
Field Shapes	<i>Irregular</i>
Field Boundaries	<i>Ditches, and banked often thick hedges</i>
Landscape features commonly associated with woodland assarts	<i>Shaws and other woods bounding fields</i>

The village sits within an open area surrounded by a circle of ancient and semi-natural woodland 1 km in diameter. The woodland includes large areas such as Mintching Wood and Kingsdown Wood to the north east, Hogshaw Wood to the south as well as the smaller ribbon of woodland to the west called Bottom Pond woods. Closer to the village, the 1840s tithe map reveals a pattern of Shaws (or belts of woodland) adjacent to fields indicating the creation over time of a pattern of fields from a former area of larger woodland. On the western side of the village several of these Shaws survive including Horn Hill Shaw, a small area of wood known as Stumbles and Stubbings Shaw. Note the name Stubbings is a characteristic name associated with assarts. A later (post-war) Shaw serves to divide the fields southwest of the house known as Little Danes.

It should be noted that many of the shaw and woodland names referenced above are no longer in use today and are not referenced on modern Ordnance Survey mapping. Continued reference to these old place names is nevertheless useful as an aid to understanding the evolving landscape form of the village and the historic pattern of land ownership. Historically the settlement of Milstead can be first identified through the history of the church and the Manor House.

Regarding the church it can be traced to the reign of King John (1166 -1216) which fits with the surviving 12th century building fabric. Hasted gives this information.

The church of Milsted was given by King John to Wydon the clerk, who held it, as appears by the Testa de Nevill, in the next reign of king Henry III. Whether he was lord likewise of Milsted manor I have not found; but from the next reign of King Edward I. to the present time, this church seems to have had the same possessors, and as such, the advowson of it is now the property of Richard Tylden, esq. of Hoggeshaws .¹

Appendix 4 contains the full extract from Hasted's 1798 History and Topographical survey.

This manor house was known as early as the reign of Edward I (1272-1307) when it

1 Edward Hasted, 'Parishes: Milsted', in The History and Topographical Survey of the County of Kent: Volume 6 (Canterbury, 1798), pp. 107-112. British History Online <http://www.british-history.ac.uk/survey-kent/vol6/pp107-112> [accessed 4 February 2021].

was owned by Thomas Abelyn. It was in the possession of John Le Suvage c. 1294 when he gained a grant of free-warren. During reign of Edward III, it is associated with the family name of Hoggeshaws (which gives it name to the Listed Building known as Hoggeshaw, and at various times in the past to the manor and village as a whole).

[See Map Five: Historical Development] Note: Historical Development relates to evidence for past land uses not current land use.

It can be deduced therefore that by the 12th/early 13th century we have the establishment of a small, nucleated village created by the clearance by assarting of ancient woodland located on a small spur of land. The earliest built fabric in the parish is associated with the Parish Church in the 12th century.

A Jane Austen connection:

It is understood locally that the well-known Late C18/early C19 English novelist Jane Austen regularly stayed at Milstead Parsonage and wrote in her letters “I dined with the Tyldens at Milstead Parsonage”.

It seems possible that the farmhouse elevated into a cottage where referenced in her book ‘Persuasion’, is the house known today as The Cottage (historically Milstead Cottage – built c.1600 with a Georgian extension).



Wealden Style Timber Framed Halls and their significance

The Wealden House is a distinctive medieval structural type, found most commonly in Kent and Sussex, for which the name ‘recessed-hall house’ is also used. It is characterised by having an open hall flanked by floored, jettied end-bays, all under a single roof. Because the wall plate is aligned with the front walls of the end bays, it ‘flies’ over the hall, where it is usually braced from the corner posts of the end bays, giving the distinctive ‘recessed’ hall appearance. The term ‘Wealden’ apparently came into use among members of the Vernacular Architecture Group in the 1950s, reflecting the concentration of examples in the Kentish Weald. As well as the classic form (illustrated), with a hipped roof and two-bay hall, varieties of Wealden houses exist; these include houses with one-bay halls, and with gabled rather than hipped roofs. Most important are the half-Wealdens, which have only one end bay. Vernacular Architecture Group (VAG) (2012) Wealden Houses Database [data-set]. York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1011977>



In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Milstead as follows:

MILSTEAD, a village and a parish in Milton district, Kent. The village stands 3½ miles S of Sittingbourne r. station, and has a post office under Sittingbourne. The parish comprises 1,216 acres. Real property, £1,626. Pop., 245. Houses, 43. The property is subdivided. The manor, with the Manor House, belongs to Rev. William Tylden. The living is a rectory in the diocese of Canterbury. Value, £250. * Patron, the Rev. H. Hilton. The church is mainly early English, includes transition Norman portions, and is in good condition. Charities, £25¹.

During the 19th century the population of Milstead parish remained very stable from 189 people in 1801 to 206 in 1901 indeed this pattern continued into the 20th century.

In 1831 there were 214 people living in 30 households. Amongst the 50 men aged 20 or over in occupation there were 5 landowners employing labourers and 30 agricultural labourers. Agricultural labourers therefore made up 60% of the workforce with 74% of working men involved in agriculture in some form.

In 1881, 256 people lived in the parish in 53 households. There were 61 men of working age of whom 50 (81%) worked in agriculture. Women of working age (71) either worked within their own households (63%) or were in domestic service (30%).

The 1881 census tells us that Richard Tylden, principal landowner, directly employed 18 men, 2 boys and their families.

At the turn of the 20th century, the parish and settlements remained rural in nature with activity focusing on arable production, pasture and fruit farming.

¹ GB Historical GIS / University of Portsmouth, History of Milstead, in Swale and Kent | Map and description, A Vision of Britain through Time.
URL: <http://www.visionofbritain.org.uk/place/6361>

A History of Cricket

The village has a proud history of Cricket with the Cricket Club founded in 1857. The club moved to its current ground in c.1945. The photo below shows a match. Manor Farmhouse can be seen in the background



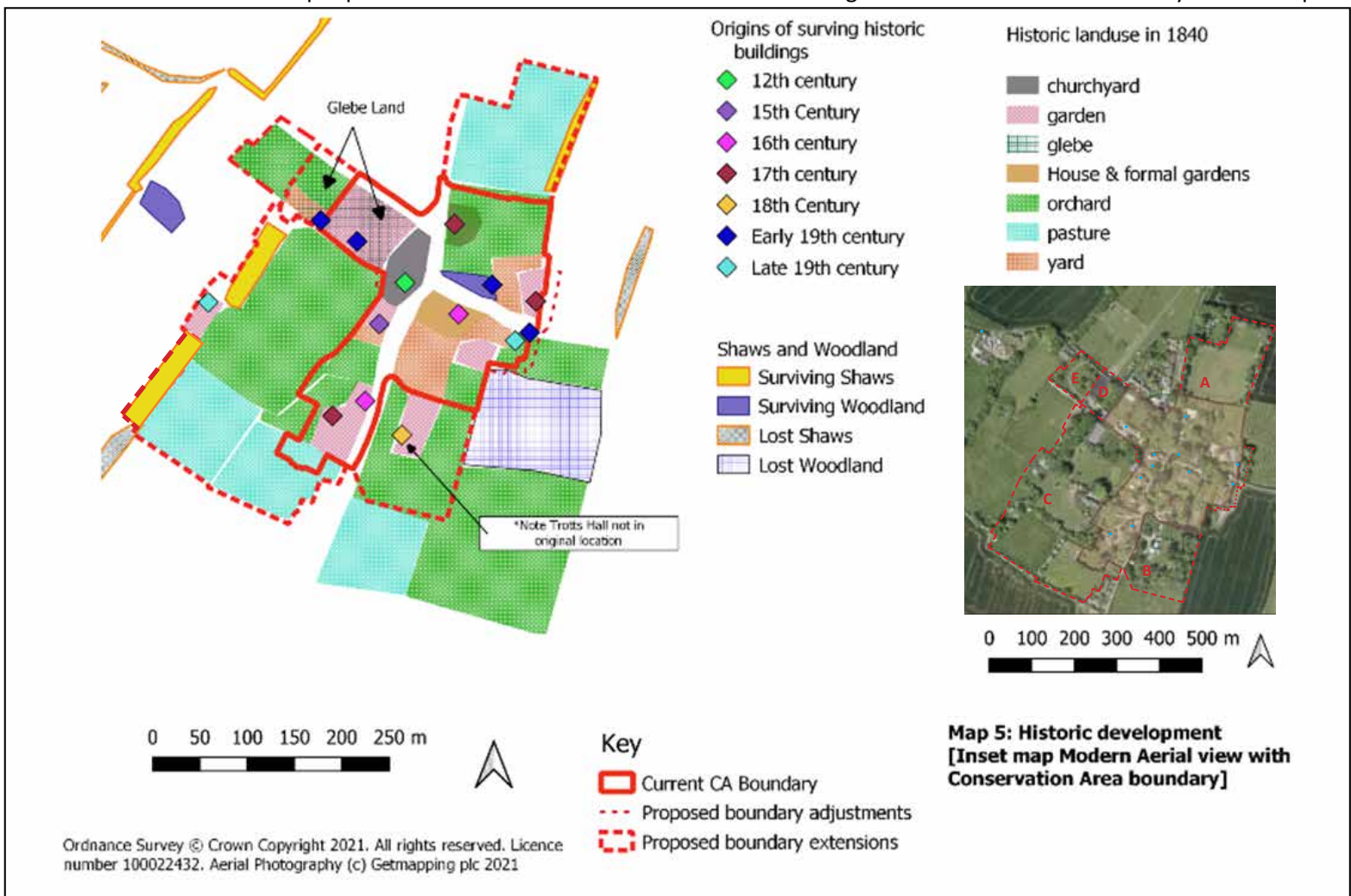
Old time cricket match --this match was actually in July 1951 and was a 19th century style cricket match between Milstead and Valeswood-- a North Kent club, played to celebrate the Festival of Britain and attended by Mr and Mrs William Finlay, President of the M.C.C (Marylebone Cricket Club) who planted a commemorative oak at the village hall (still there) and hoisted the first flag of the cricket club of Milstead (still in use)

Notable developments in the 20th century include the construction of M2 motorway which bisected the village in 1958, effectively divorcing the sub-hamlet focused on the Red Lion pub, Lion Farm and Rawlings Street Farm on Rawlings Street. This also led to the moving of one of the parish side roads.

It was from the 1970s onwards that the agricultural links between the residents and the land surrounding them were finally severed. The parish as a whole has doubled the number of people and households from 179 people in 61 households in 1961

to 283 people in 118 households in 2011. Within Milstead village this has occurred through the construction of small housing developments (typically 6 houses or less) and detached individual dwellings and bungalows.

As of 2011, most inhabitants do not work the land, with only 6% employed in agriculture and forestry. The village pub continues to trade on Rawlings Street, but with the closure of the shop/post office at Milstead in 1997, residents now need to travel to Sittingbourne and elsewhere for many of their requirements.



2.3 Topography Geology and Landscape Setting

The local topography matches this general pattern, the village sits on a slight north-south spur of land with the land rising gradually to the north of the village. On the western side the land slopes down to a dry valley which runs SW-NE.



Bedrock Geology at Milstead

The village sits within the Seaford Chalk Formation. This is sedimentary bedrock formed approximately 84 to 90 million years ago in the Cretaceous Period – this bedrock forms a large swathe of land on the lower dip slope of the Kent Downs. Milstead sits near the transition to the Lewes Nodular Chalk Formation to the south.

The centre of the village is on a spur of land associated with superficial deposits of clay-with-flints formed up to 23 million years ago. That ridge is surrounded to the north, east and west by head deposits of clay-silt, sand and gravel. The shallow valley to the west has been eroded to reveal the Seaford Chalk below as well as a narrow finger of the Lewes Nodular Chalk Formation beneath.



Local topography, bedrock and superficial geology at Milstead. Note the topography is vertically exaggerated by 3x.

Landscape Setting

Natural England, with assistance from Historic England, has mapped and described the landscape character of England which has been divided into 159 National Character Areas. The Milstead Conservation Area lies within area 119. North Downs.

Further valuable landscape character assessment work has been undertaken at the local level by the Borough Council resulting in the publication of the Swale Landscape Character and Biodiversity Appraisal (2011)

The Milstead Conservation Areas falls within the overarching Fruit Belt Landscape Character Area. The relevant Landscape Character Type (LCT) is Dry Valleys and Downs. Milstead lies on the junction of two local Landscape Character Areas: number 40 Rodmersham and Milstead Dry Valleys (to the west) and number 38 Milstead and Kingsdown Mixed Farmlands (to the east).

Below is an extract from the relevant LCT descriptions detailing the most pertinent information. <https://www.swale.gov.uk/local-planning-guidance/>

Extract from **38. Milstead and Kingsdown Mixed Farmlands**

Key Characteristics [those relevant to the CA are underlined]

- Gently undulating North Downs dip slope
- Soils largely clay-with-flints with small pockets of chalk, head
- Small to large-scale irregularly shape fields, open arable fields, small areas of fruit production with strong network of mature shelterbelts
- Traditional parkland estates
- Large tracts of ancient woodland, containing significant areas of sweet chestnut coppice
- Views enclosed by woodland, shelterbelts and hedgerow
- Narrow lanes, generally enclosed but occasionally open to adjacent arable fields
- Historic villages and country houses, scattered farmsteads and twentieth century cottages. Many vernacular style buildings
- Pugin's St Catherine's Church sits isolated in the open landscape

Landscape Description

South of the M2, the landscape is nationally designated as the Kent Downs Area of Outstanding Natural Beauty. This is an area of gently undulating land located to the south of the M2 approximately midway between Sittingbourne and Faversham.....

A large proportion of the landscape is woodland and much of this is, or was in the past, associated with large parkland estates. Woodlands, some ancient, are well maintained and contain mixed deciduous and coniferous species. Large areas are managed in the traditional Kentish manner for the rotational production of sweet chestnut poles.

This is an area of mixed farming, with isolated small-scale orchards, surrounded by well-maintained shelterbelts of poplar and alder. Elsewhere fields have generally been enlarged as a result of agricultural intensification. However, the historic fabric of the landscape, its woodlands and lanes have restricted to some degree field enlargement. As a result, the landscape contains a mixture of small, medium and large-scale irregularly shaped fields. Hedgerows have become fragmented and lost within arable fields. Standard oaks indicate former internal field boundaries and occasionally supplement lane side hedgerows, which in places are more intact. Settlement is limited to large country houses set in private parkland, large country houses without associated parkland, farmsteads, small hamlets and small historic villages. Many traditional buildings of mixed age and in local vernacular style are found here. Timber framed houses and barns; brick and weatherboard as well as flint churches are all present. Twentieth century dwellings are also present, but their extent is limited.

Condition Moderate

Milstead and Kingsdown Mixed Farmlands are in moderate condition. It is a coherent landscape of mixed land use, with a unique character that has been strongly influenced by the traditional function of large estates. Large tracts of ancient woodland are managed for the purposes for which they were originally established and thus assist in maintaining the fabric of the landscape. Some are

designated for their nature conservation value.

The built environment is generally in very good condition but some of the more modern residential properties have detracting features within their external environment, which impacts locally on the rural character. Large agricultural barns stand out in the open arable landscape. The M2 has little visual impact where it is crossed by minor roads and within woodland blocks.

Sensitivity Moderate

This is an area of moderate sensitivity. It is a very distinct landscape with large blocks of woodland and traditional parkland estates as well as small areas of fruit production. The historic villages and hamlets as well as the country houses all add to the unique character. The undulating landscape and enclosure provided by mature vegetation create a moderately visible landscape although there are some long views.

Extract from **40. Rodmersham and Milstead Dry Valley**

Key Characteristics

- Dry chalk valley, sloping steeply on either side to adjacent ridges
- Mixed geology of chalk overlain by drift deposits and clay-with-flints on the North Downs dip slope
- Many narrow lanes traverse the valley. The M2 motorway that divides the area north-south is generally well screened despite its elevated position

- Enlarged arable fields are enclosed by numerous small to medium scale woodlands, some used for the production of coppiced timber
- Occasional isolated areas of well managed orchard
- Several small villages with historic buildings at the centre and enclosed by 20th century infill
- An enclosed landscape with isolated long views from strategic high points
- Strong sense of remoteness in some areas, particularly given the close proximity to the urban boundary

Landscape Description

South of the M2, the landscape is nationally designated as the Kent Downs Area of Outstanding Natural Beauty. This is an area of dramatically sloping topography. It is essentially a dry chalk valley with slopes rising steeply on either side to form rounded ridgelines. Within the valley bottom chalk and head deposits extend along the valley floor. Overlying the chalk are the rich soils of the Bagshot, Thanet and Woolwich bed drift deposits. Further south the higher ground of the North Downs dip slope is typically clay-with-flints. Access is good, with the narrow lanes, cutting along the valley floor and ridges, and a network of more meandering lanes traversing the valley slopes. The M2 also cuts across the valley and its elevated position divides this character area north-south. Whilst the motorway is generally well screened by mature tree planting it is visually prominent where it straddles the valley bottom as a high bridge. Throughout the valley blocks of small to medium-scale woodland are found scattered across the slopes and valley floor. As a result, the scale of fields in the valley has generally been enlarged, despite the obvious topographic constraints. Internal field boundaries have been lost or hedgerows have become fragmented and over-

mature, but a sense of enclosure is maintained by the small blocks of woodland, that surround these arable fields. Along the lanes many mature hedgerows still enclose views. These hedgerows tend to be mature, intact and well managed or over-mature and unclipped. Settlement is generally small-scale with strong historic vernacular building styles to the core. These include occasional timber framed properties, flint churches, whitewashed weatherboard and brick built houses. However, whilst a number of cottages date from the mid-1800s, most development has taken place during the twentieth century in 'ribbon' form. Buildings are therefore mixed in style and size. Around these settlements, fields have become fragmented into smaller units to allow for horse grazing. The landscape is largely enclosed by topography and vegetation.

Condition Moderate

The landscape is generally in moderate condition. Whilst some parts are apparently intact, numerous elements have had a degrading effect creating areas that are locally poor. Many hedgerows are in good condition and well managed, but where fragmented, they have been supplemented or replaced with chestnut pale or post and wire fencing.

The M2 motorway bridge is an unsympathetic feature within this otherwise rural landscape, which attracts fly tipping. ..integrity of the area is coherent. Woodland blocks, species rich hedgerows and orchards all provide habitats that are distinct and diverse. These have been fragmented and some areas lost as a result of agricultural intensification. However, the topography and location of woodland blocks means that many small isolated fields, which are valuable for biodiversity, remain. Settlements are in good condition and modern housing has had a moderate impact on the traditional character of the area, since properties tend to be set back from the road and are generally well screened.

Sensitivity Moderate

Overall, this is an area with moderate sensitivity overall, although there are localised parts with an exceptionally strong sense of remoteness given the proximity to the urban boundary. It is an enclosed landscape with isolated woodlands, fragmented hedgerows and traditional orchards. The rolling topography and vegetation retain the distinctiveness of the area and create a moderately visible landscape, more so at its exposed northern end following the loss of orchards

Finally, the Kent Downs AONB completed its own Landscape Character Assessment in 1995, This is currently in the process of being updated. However, based on the existing assessment, Milstead lies in LCA 1B Mid Kent Downs.

The summary characteristics of which are described below.

Kent Downs AONB Landscape Character Assessment Update

Mid Kent Downs Landscape Character Area 1B

- Underlying geology of Cretaceous upper chalk, with occasional exposures of middle chalk in valleys. Above the chalk is a thin sticky clay soil derived from weathered chalk, which contains many flints.
- Landform of gently rolling chalk plateaux forming dip slope. Interspersed with relatively steep dry valleys mostly running SW-NE. Surface water mostly confined to dew ponds, but important aquifers held within chalk.
- Large blocks of woodland, particularly on higher land and ridge tops.

Mostly deciduous (including extensive areas of chestnut coppice) plus some conifer planting.

- Land uses are predominantly arable farmland and woodland, with significant pockets of parkland and orchards.
- Fields are often large, reflecting late enclosure and historic use for sheepwalks. Smaller enclosure pattern around settlements, and a distinctive regular pattern with high hedges in orchard areas.
- Semi-natural habitats include woodland, shaws and chalk grassland.
- Landscape features including lanes, tracks, churches, villages and farms date back to the medieval period or earlier. Place names and road names tell part of the landscape story.
- Relatively sparsely settled, with a scattering of villages and hamlets, and isolated farms. Brick and flint buildings are common.
- A network of enclosed narrow lanes, often following dry valleys, with occasional main roads. M2 follows northern edge.
- A relatively large-scale landscape, with a sense of openness, particularly on the plateaux and ridge tops. In orchard areas the landscape has a clear, regular patchwork pattern, and seasonal changes in vegetation are very apparent.
- Despite its proximity to urban areas, much of the LCA has a strongly rural and peaceful feel, and a sense of isolation from the settlements nearby.
- The wooded slopes and summit of Perry Wood form a local landmark. From the edges of the area there are long views over the surrounding landscapes: the river valleys, the Medway/Swale Estuary, and the chalk scarp and vale.

2.4 Character Appraisal

Summary

“one of the loveliest villages in Kent, unsophisticated, compact and leafy, a little-known show piece clustering around its church set on a bank beneath a vast yew” from ‘Strolling through Milstead’ by L. Jordan.

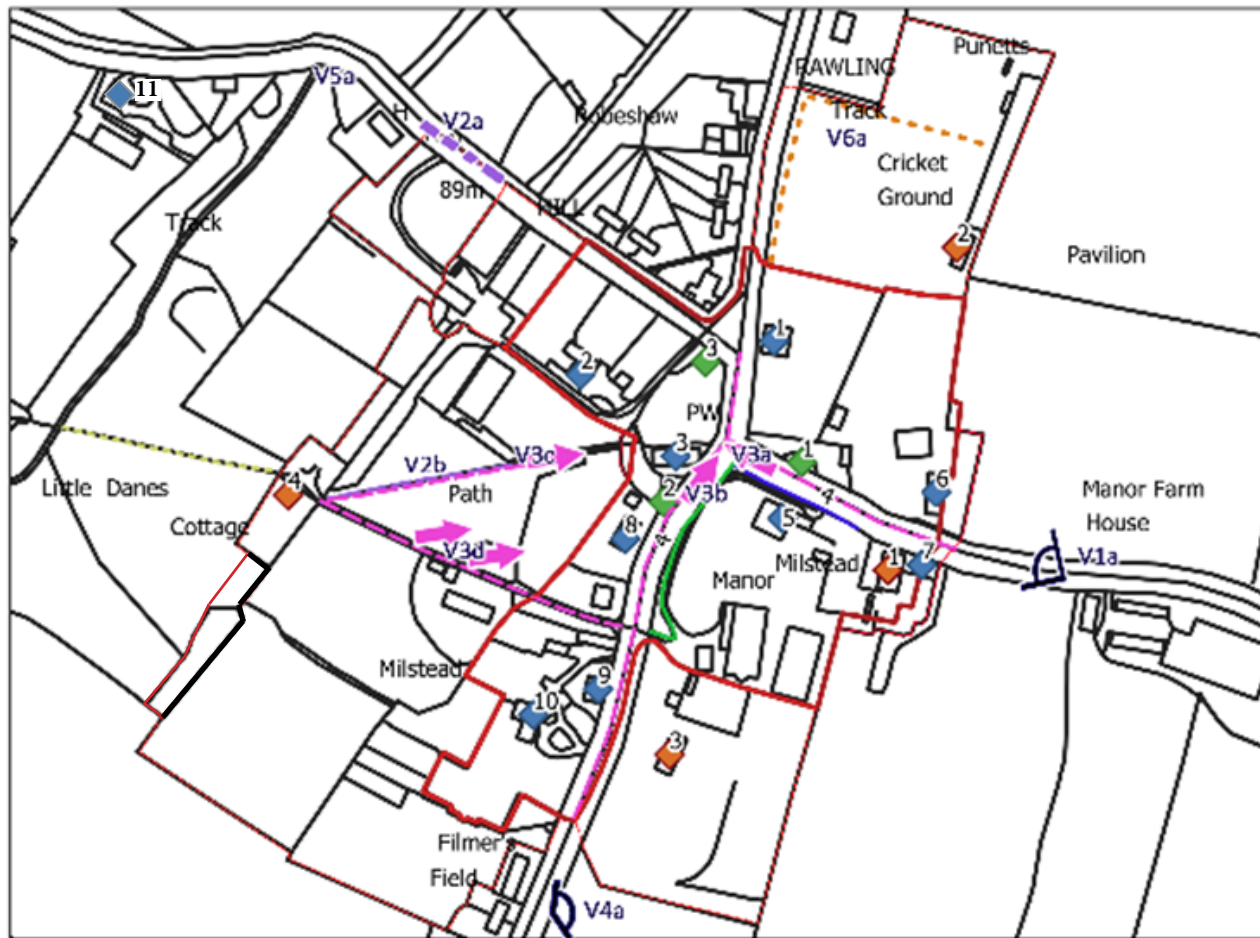
This conservation area contains the key elements of the traditional village scene: an historic church, an old ‘manor house’ behind, a staggered junction with a large Cedar Tree, picturesque timber-framed buildings and other cottages grouped along the village streets, a cricket pitch, and associated small historic fields. Each one of these elements makes an important contribution to the character of Milstead.

It has a rural countryside setting on all sides with many features of historic and architectural interest which relate to the significance of the Conservation Area. The dry valley to the west is a particularly important.

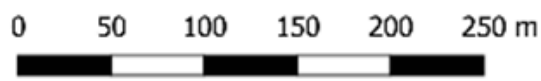
It has areas of notable archaeological potential relating to the Roman Period and the Saxon/Medieval period.

Key Positive Characteristics

- Landmark Deodar Cedar tree (over 200 years old) at junction of Rawling Street and Horn Hill, and other notable individual trees
- Church of St Mary and the Holy Cross (Grade II*) sitting on a bank with locally important built features including Lychgate and Bier House. The churchyard is an important open space in its own right
- 16th century Manor House (Grade II*) enclosed behind high brick walls (separately listed Grade II)
- Hoggeshaws - a 15th century timber framed hall
- Locally important carriage drive/pull in opposite entrance to the Manor House
- Locally important 19th century buildings known as The Coachhouse and Manor Cottage with listed 19th century Dovecot form ‘focal’ features on approach to the eastern side of the Conservation Area
- Views of the church and Hoggeshaws from Frinsted Road
- 17th century Grade II Listed houses – Rose Cottage, The Cottage, Manor Farmhouse and Wisteria Cottage
- Locally important 18th century Trotts Hall with its history of being moved from Sittingbourne in the 1970s
- Locally important Late 19th century cottage of Little Danes on eastern side of Conservation Area
- Older properties surrounded by plantings of trees and shrubs
- Old Rectory associated grounds and outbuildings and historic glebe lands to the west
- A mosaic of distinctive historic fields on the western side of the Conservation Area with surviving 1840s wooded boundaries, and surviving Shaws and woodland belts. Associated with evolving local dynamic views with Hoggeshaws and the Church acting as focal points
- Cricket field with distinctive thatched pavilion and scoreboard with dynamic local panoramic views
- Views in and out of the Conservation Area to the west from within the dry valley which forms an important component of its setting



- Conservation Area boundary
- Proposed boundary extensions
- Proposed boundary adjustments
- Historic Buildings**
- ◆ Listed Building
- ◆ Locally important building
- ◆ Built features of local importance
- historic buildings**
- Listed Building
- Built Features of local importance
- Views**
- 1. Fixed Views
- - - 2. Dynamic Views
- 3. Dynamic Views with focal point
- 4. Panoramas
- 5. Panoramas focal point
- 6. Dynamic panorama
- 7. Dynamic panorama with focal point (See page 45)



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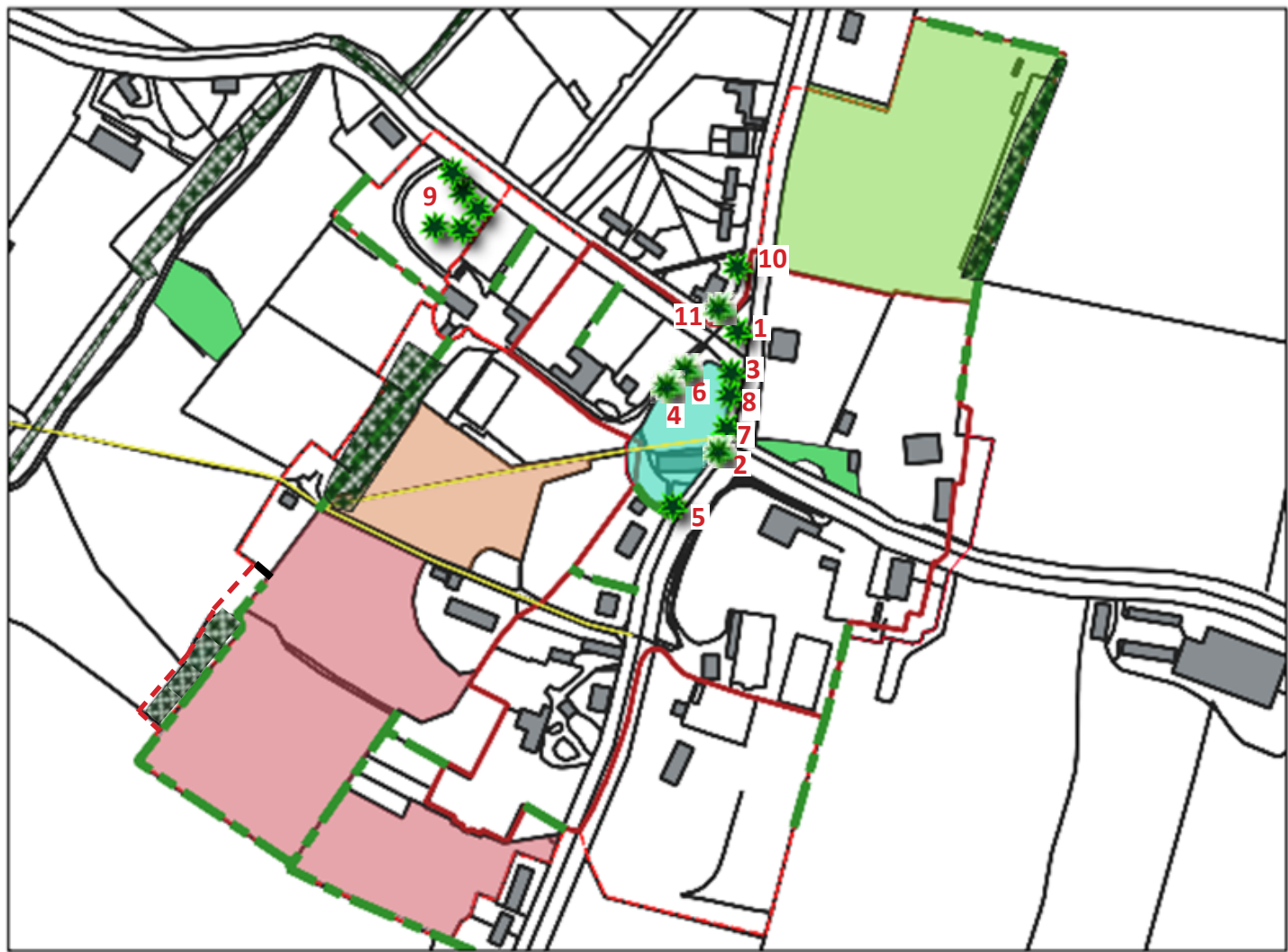
Map 7a: Key Characteristics - Historic Features and Views

Listed Buildings

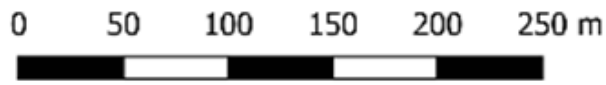
1. Rose Cottage
2. The Old Rectory
3. The Church
4. Manor Walls and Gates
5. The Manor
6. Manor Farmhouse
7. Dovecot
8. Hoggeshaws
9. Wisteria Cottage
10. The Cottage
11. Monument to 3rd Battalion (See Appendix 1 for list description)

Locally Important Buildings
Built Features of local Importance

1. The Coachhouse & Manor Cottage
2. Cricket Pavilion and Scorebox
3. Trotts Hall
4. Little Danes (See page 43)
1. Carriage Pull-in
2. Lychgate
3. Bier House
4. Manor Walls and Gates on Frinsted Road (See page 44)



- Conservation Area Boundary
- Proposed boundary adjustments
- Proposed boundary extensions
- Pre 1840 surviving boundaries within Conservation Area
- ✪ Significant trees
See page 39 for details of these significant trees
- Shaws and Woodland**
- Surviving shaws
- Surviving small woods
- Public Rights of Way**
- Footpath
- Important open spaces within Conservation Area**
- Cricket Pitch
- Open fields (accessible via footpath)
- Open fields (private)
- Churchyard



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Map 7b: Key Characteristics - Historic boundaries, significant trees, shaws and small woods, public rights of way and

Spatial analysis – Archaeological Interest

Milstead village and the surrounding parish have been subject to limited archaeological investigation, partly due to the lack of modern development in the parish. This means that any assessment of the archaeological resource can only draw on a limited amount of information. It is important to note therefore, that a lack of information for any given archaeological period should not be taken to mean a lack of potential.

Roman finds in the vicinity of the church suggests that there is potential for further Roman archaeology,

Spatial Analysis: Historic, Artistic and Architectural interest

[Map 7a Key Characteristics – Built Heritage and Views]

[Map 7b Key Characteristics – Open Space and Trees]

Cricket Field *[Note this element is Proposed Extension A to the CA boundary]*

The northern part of the Conservation Area is approached from the north along Rawling Street. The first area within the Conservation Area is a large Cricket Ground on the eastern side of the road. Cricket has a long history in Milstead, and the cricket pitch was moved here c.1945. The pavilion and score box are attractive features on the eastern side of the pitch and are locally important features. The cricket pitch is an important open space within a village which in general feels enclosed. There

are, however, attractive views across the pitch looking south towards the grounds of Manor Farmhouse and Rose Cottage. The eastern boundary of the cricket pitch is bounded by scrubby woodland marking the line of a surviving Shaw. Historically the cricket field was a meadow belonging to the Manor House and leased with it when it was rented out during the 19th century. Its northern boundary therefore forms the edge of the small patchwork of fields which were associated with the properties within the village.



Junction of Rawling Street with Horn Hill



The three-sided junction between Rawling Street (running north/south) and Horn Hill (running away from Rawling Street at a 30-degree angle to the northeast) consists of a small triangular parcel of grass verge around a huge Deodar Cedar tree. The junction here is open and there is a feeling of space which then funnels in the more enclosed parts of the village to the west and south.

The cedar tree dominates the junction and is enclosed by a circular-form wooden slat bench, which commemorates 50th anniversary of V.E. Day.

The eastern side of the junction is bounded by Rose Cottage (Grade II Listed) a pleasantly proportioned and attractive 17th century white plastered house which sits within its own neat open square garden bounded by an unpainted wicket fence abutting directly onto the road.

The modern village hall sits on the northwest side of the crossroads outside the Conservation Area (see setting section below).

The southwest side of the crossroads comprises the wrought iron gated driveway leading to Old Rectory and the road is bounded by a 9-course high brick wall topped by wrought iron railings which again abuts directly onto the road. Mature trees are planted along the edge effectively screening the house and the grounds of the rectory from the road.



The rectory and glebe lands [north west along Horn Hill]

The Old Rectory dates to 1834 and is a large house featuring an attractive veranda and traceries (Grade II) which you can only get glimpsed views of from the road.



The original building with its symmetrical double fronted appearance is a fine example of a regency style. The rear of the building has been subject to greater alteration. The house sits to the rear (west side) of its plot in substantial attractive gardens with mature trees including copper beeches, oaks and a coronation maple.

At the front of the house is a formal garden with a smaller parterre garden on the western side. On the north western side is a formal lawn and modern swimming pool. Here the wrought iron fencing to the road becomes a high brick wall screening the whole western side of the property from view.

[Text below relates to Area D proposed Extension to CA Boundary]

Immediately to the west of the Rectory [see red square on maps on following pages] beyond the parterre is another set of buildings, the two parts of the property being separated by a wall running north south. The land within this western area was formerly a working yard related to the rectory but today this land has again become formal gardens. There is a building on the eastern side of the former yard (blue square on the map) which was formerly the office and domestic servant accommodation to the rectory and is shown on the 1840 tithe and referenced in the 19th century censuses. In addition, a second property [green square] lies on the footprint of an outbuilding on the westside of the former yard which appears on historic maps between 1840 and 1880. It is known as Glebe Cottage on the 1880s census and was built as additional accommodation for domestic servants serving the rectory. This was formerly adjacent to a pond, which may since have been filled in. These buildings and the associated land are not publicly accessible, so it was not possible to assess the age or appearance of the buildings present on the site today. Although one of the outbuildings, on the footprint of Glebe Cottage, can be seen beyond the paddock in the photo below.

The whole of the western side of the property is screened from the road by a high hedge and bank as the road slopes downwards into the small valley bottom.

[Text below relates to Area E proposed extension to CA boundary]

Further west adjacent to Horn Hill is a large open paddock with fruit trees with a drive providing access to the road. The paddock forms the western edge of the Conservation Area. This attractive area of land was historically an orchard, part of the Glebe land belonging to the rectory and remains part of the property today. There are views from the entrance gate to the rectory and its associated outbuildings.



Junction of Manor Road, Frinsted Road and Rawling Street

This forms the centre of the village with the junction of Rawling Street and Horn Hill. As elsewhere there are no pavements at the junction and the high brick walls, and mature trees create a sense of enclosure in the centre of the village which contrasts with the more open junction to the south.



Manor Road

Milstead Manor lies to the south of Manor Road, occupying a corner plot with Frinsted Road. The manor house is largely hidden behind the brick wall and high yew hedge which runs along Manor Road.

The high (individually listed) walls and gates to the Manor mean that only glimpses of this striking early Elizabethan Manor House are visible, which is exacerbated by the fact the front wrought iron gates to the manor are now infilled behind with a studded blank wood screen, the central clock tower and gables now being the only parts of the building readily visible.

Opposite the gates on the north side of Manor Road is a pull in featured on the 1840



tithe map and probably representing a 18th century/early 19th century pull in for carriages dropping family and visitors to the main entrance to the house. It consists of an area of gravel bounded by a curving low brick wall of mixed red and yellow brick with a brick arch featuring a stone relief of a lion's head with screening yews behind.



Behind this is an area of scrubby woodland identified on the 1840s census as a shrubbery and wood associated with the manor house.

Returning to the south side of Manor Road. The grounds of the manor feature spacious sweeping lawns and mature trees. The manor house is associated with outbuildings which are present on the 1840 tithe and 1880s map to the immediate south which could not be appraised for historic interest.

At the eastern end of the village on Manor Road the manor walls are lower and a pair of attractive locally important semi-detached brick-built cottages, known as The Coach House and Manor Cottage, stand which date to between 1840 and 1880. They are built of yellow stock brick with decorative red brick courses, sash windows and plain tiled roofs. These are set back from their plots and were formerly ancillary dwellings to the Manor. They are bounded by low brick walls, low hedges and unpainted wooden gates.

Standing within their front gardens marking the far eastern edge of the village is a Grade II Listed pigeon house or dove cot dating to 1823 and bearing the initials R.T. which stands for Richard Tylden. This is built of chequered red and blue brick with a plain tiled roof.

On the north side of Manor Road opposite The Coachhouse is Manor Farmhouse. This is an oak timbered frame house dating from the 16th century, set within sweeping lawns and gardens with at least two outbuildings converted to accommodation, one of which is on the footprint of a 19th century building, the original farmyards having gone. This is described in the local history book 'Strolling through Milstead' as making "an almost perfect picture in this quiet corner of Milstead." The farmhouse is screened entirely from the road by high evergreen hedges and only the driveway and one of the outbuildings is visible from the road.



The roof of the farmhouse and its more open southern grounds are visible from the cricket pitch from the north.

The Church of St Mary and the Holy Cross

On a bank on the westside of the junction between Frinsted Road and Manor Road lies the Grade II* Church of St Mary and the Holy Cross. This church has a 12th to 13th century chancel with a 15th century nave and west tower. The South Side Higham Chapel was demolished in 1672 and then rebuilt in 1873 (see image on back cover), at which point the north side Tylden Chapel was extended eastwards to provide a vestry. The Church is constructed of flint and plaster with plain tiled roofs. It is an obvious focal point in the village.

The historic watercolour image opposite shows the north side of the church following the construction of the 1873 extension to the Tylden Chapel.

The church is set in the southern part of the churchyard which wraps round the church and extends in an oval shape to the junction between Rawling Street and Horn Hill. The edge of the churchyard bank above the road is bounded by a low wooden unpainted fence and there are large mature chestnut trees all along its boundary and a significant sized yew. There are two tulip trees one of which was planted to commemorate Queen Victoria's jubilee in 1887.

The church is reached through an attractive Lych gate dated to 1902 and there is a Bier House (see image opposite) on the northern edge of the graveyards both of which are important local features. There is a War memorial adjacent to eastern front of the church (see front cover image). The earliest known tombstone dates to 1666. Hasted refers to an ancient tomb stone in the churchyard, near the south porch, having on it a cross botony, fuchee, carved in relief. A little tomb stone featuring an angel provides a delightful surprise partially hidden in the longer grass in the northern part of the churchyard (see back cover).

Kent resident, Mike Hinton, who has written an article entitled 'Some musings on the Tyldens of Milstead' has stated that 'The church of St Mary and the Holy Cross has a remarkable collection of memorials to members of the Tylden family that span four centuries from Richard Tylden of Hogshaws, who died in 1659, to Captain James Richard Tylden, the "last of his long line at Milstead Manor" who died in 1949. The Tylden Vault is a notable feature of the peaceful, leafy churchyard, and the names of those buried within are important to an understanding of the social history of the village.





John Piper's photograph of Hoggeshaws

Opposite the church on the east side of the road, the walls of the Manor house continue although these are only c.5 feet high, constructed initially in brick and then of flint with brick capping. Above this is an unattractive modern garden fence and large leylandii which even now they have been topped are unattractive and out of scale.

Next to the church is the oldest domestic building in the village called Hoggeshaws. This was photographed by the artist John Piper.

It was built in 1450 and retains a crown post. Once it was a single storey building with one open chimney known as a hall house or sometimes a Wealden Hall. This would have a simple arched entrance and jettied wings –which have subsequently been enclosed in the 16th century. Hoggeshaws was not modernised until 1700 when a brick chimney was added which allowed the subdivision of the upper floor.

It is, with the church, featured in early 'picturesque' postcards of Milstead and as can be seen this view is little changed today.

Hoggeshaws was the farm bailiff's residence during the 19th century latterly becoming the shop and post office at the end of that century.



Strolling through Milstead describes the property as “ideally situated next to the quiet church and opposite the close-studded Elizabethan Manor gives this magnificent Wealden hall house called Hoggeshaws an air of tranquillity and beauty”.

It sits back from the road surrounded by lawns on a slight bank edged with flint and enclosed with a unpainted picket fence. It has recently been renovated extremely sympathetically and is one of the finest buildings in Milstead.

Next door to Hoggeshaws is Julian House, a modern detached house built in 1958 and formerly the shop and post office which closed in 1997. Although of relatively modern construction, the use of traditional roof forms and construction materials combined with a leafy green frontage means that this modern infill development sits comfortably within the historic street scene.



There is then a track which leads to Little Danes.

Opposite the track on the west side of Frinsted Road is a brick walled driveway which leads to the rear of the manor house and includes buildings, which were in the 19th century within the yard to the rear of the Manor House. This includes a separate brick-built house/cottage. The entrance rises to high brick walls with brick gate piers to the drive which have stone ball finials which match that at the formal entrance on Manor Road.

On the west side of Frinsted Road south of the track which leads to Little Danes is Wisteria Cottage a Grade II 17th century cottage.

It is set back from the road behind a hedge and mature trees, but its distinctive sloping roof and brick chimney can be appreciated.



The next house is the Grade II Listed house known as The Cottage built in 1600 – with up to 15 separate additions. It includes a room which was the original kitchen



with an in-situ 17th century brick chimney and a former dairy now kitchen, with loft now a bedroom. As described in the historical background, The Cottage had a long association with the Tylden family and the Manor House and has a possible association with Jane Austen. Its extensive grounds sweep round behind the gardens to Wisteria Cottage. It can be viewed from the road beyond a white wooden gate but its boundary onto Frinsted Road is bounded by high hedges.



Below - The Cottage c.1920



[Text below relates to Area B proposed extension to CA boundary- - see Map 2, page 9]

Opposite The Cottage and Wisteria Cottage is the formal grand 18th century house known as Trotts Hall. It has an impressive sweeping brick wall entrance way with brick piers and wrought iron gates and its formal frontage faces on to Frinsted Road.



The house has a curious history as it was built in 1740 by a timber merchant who imported the timber to build the house from Scandinavia. The house was originally built in Bell Road Sittingbourne. In the 1970s it was due to be demolished in 1973 and Mr Rex Boucher, who was the owner of Milstead Manor, requested it be moved to Milstead brick by brick. it was dismantled and then rebuilt on the new site starting in 1976 after the original designation of the Conservation Area. The rear of the house was built up from old bricks acquired specifically for that purpose. After 40 years in this location the grounds are mature that a casual observer would assume the house has always been in this location and it lends an attractive element to the southern side of the Conservation Area. The building itself was formerly listed Grade II when in

Sittingbourne and the building externally at least has not lost any of its architectural integrity or importance. It is a building of local importance within Milstead.



Trotts Hall – during reconstruction (circa 1978). Built in 1740 by timber merchant Mr Trott with timber from Scandinavia in Bell Road. Land sold to Sainsbury supermarket in 1976, Mr Boucher from Milstead brought the house and moved it brick by brick on to his fruit orchard with help from Sir Edward Casson finishing it in 1978 (It took a year to get permission to move it from Swale Council !!)

Land to the west of Frinsted Road

(Text below relates to Area C proposed extension to CA boundary- see Map 2, page 9)

The land to the west of the Cottage, Hoggeshaws and the Church and to the south of the Rectory consists of a series of small, enclosed fields which were former historic orchards and meadows relating to these properties, and are still used as grazed fields. Several of the pre 1840 historic hedged boundaries survive intact.

Field to the northwest of the church looking north the Shaw is the group of tall trees



to the left of the image.

The western most boundary forms the western boundary of the Conservation Area and incorporates a surviving Shaw formerly known as Stubbings Shaw. This is surviving evidence of Medieval and Post Medieval assarting. It also forms demarcates a break in the topography on the small ridge of land on which Milstead sits the land sloping beyond the boundary downwards to the west into a shallow dry valley.

At the southern end of the surviving shaw the boundary kinks round the grounds of a cottage known as Little Danes. This locally important buildings is built of brick with a slate roof in late 1800s to replace a thatched cottage which was present on the 1840s Tithe Map.

This area of land is split in half by the east west track which runs from Frinsted Road to Little Danes. This track is of particular importance as it affords views of the rear of Hoggeshaws across the church looking north and as you continue westwards along the path north east. There is also a footpath which runs from the church to the southwest corner of the field at Little Danes with views into the rear of Hoggeshaw and the churchyard.



Field to the northwest of the church looking from the southwest corner northeast towards the Church and Hoggeshaws.

Boundary Treatment

The conservation area is notable for a lack of pavements, with the boundaries of



Field to the northwest of the church looking from the southwest corner northeast towards the Church and Hoggeshaws.

historic properties leading directly onto the carriageway. Manor Road and the northern part of Frinsted Road are notable for their sense of enclosure and high boundaries.

Boundaries of significance include:

- High brick walls surrounding the manor
- Brick walls with cast iron railings
- Cast iron gates with decorative features

- Mature clipped yew hedges
- Banks with flint nodule edging
- Unpainted picket fences and gates

Trees

All the older properties are surrounded by plantings of trees and shrubs.

Notable individual trees include:

1. Large Deodar Cedar Tree at centre of the crossroads
2. One Sweet Chestnut Trees associated with Church road boundary and churchyard
- 3 & 4. Two Tulip Trees in churchyard
5. Yew Tree in the Churchyard adjacent to the Lychgate
6. One sweet Gum Tree in the Churchyard
- 7 & 8. Two Sycamore Trees in the Churchyard
9. Surviving orchard trees in the paddock to the west of the Old Rectory
10. Memorial Oak Tree immediately north of village hall (planted to mark the village's celebration of the 1951 Festival of Britain)
11. Memorial Maple Tree adj. SE corner of village hall (planted by the children of Milstead in 1981 to commemorate the marriage of H.R.H. The Prince of Wales with Lady Diana Spencer)

Note: Except for trees 10 and 11, all of the above stated trees already do , or will benefit from Conservation Area protections/controls and their location can be seen on map 7b (page 26). Trees 10 and 11 could appropriately be made the subject of individual Tree Preservation Orders.

Surviving Shaws and Woods

They have important archaeological interest relating to the former Medieval exploitation of the landscape in the form of their morphology, land use and boundaries. They also have historical interest in the way their visible features can be used to communicate and explain their history. This is in particular the case where they survive with other Medieval land uses including ancient woodland, pre 1700 settlement and farms and grazed common land. They then provide a visible and tangible surviving historic landscape dating to the Medieval period which also has important aesthetic value in its appearance. This is what Rackham refers to as Ancient Countryside (1994). Surviving shaws in the Conservation Area includes

- on the eastern boundary of the cricket field
- on the western boundary of the Conservation Area to the northeast and southwest of Little Danes.

A surviving small area of shrubbery/woodland can be found on the north side of Manor Road adjacent to the carriage pull in.

Public Realm

Views and glimpsed views of the main heritage assets are afforded from the four main country roads/lanes which meet at a staggered crossroads in the village. The sense of enclosure caused by high brick walls, yew hedges, mature boundary planting means that some areas of historic interest are neither publicly accessible or publicly viewable. This includes large parts of Manor Farmhouse, the Manor and The Old Rectory. The historic interest on the northern side of the Conservation Area, and the western side of Frinsted Road can be much more easily appreciated from the public realm. Historic interest can also be appreciated to the rear of the properties on the west side of Frinsted Road along the footpath which leads south west from the church and from trackway between Frinsted Road and Little Danes

Traffic and Movement

Except during the school run times and at certain times during the fruit harvesting period, traffic is notably absent from the village with pedestrians and cyclists having to share the carriageway with cars due to a lack of pavements. There are public footpaths from the Church to Little Danes and along the track from Frinsted Road to Little Danes both leading to countryside to the west.

Open spaces

Milstead Conservation Area is notable partly due to its lack of open space. The exception is the Cricket Field on the north side of the Conservation Area [proposed extension A], the field to the southeast of the church [Proposed extension C] and the churchyard.

Buildings and Building Materials; Features; Structures



Nationally Designated Heritage Summary (see appendix A for full details)

Rose Cottage Grade II (List No. 1119628) 17th century timber framed house faced



with plaster with a plain tiled roof.

Old Rectory Grade II (List No. 1325210) dated 1834 with painted brick walls with slate roof and wooden sash windows. It has a regency ironwork.

The Old Rectory (mid 1950s)



Manor House Grade II* (List No. 1343916) dating from the 16th to 18 century. Timber framed and close-studded on flint plinth. The central portion is underbuilt with red brick. It consists of two storeys with gables.

Garden wall and gateways to north of Milstead Manor Grade II (List No. 1069283) 17th and 18th century red brick wall with wrought iron gate with gate piers featuring stone ball-finials.



Dovecote 50 Yards East of Milstead Manor Grade II (list no. 1325223) Dated 1823 chequered red and blue brick and plain tiled roof.

Manor Farmhouse Grade II (list No. 1325217) – oak timbered frame house dating from the 17th century built of beams lath and plaster with a thatched roof.

Church of St Mary and the Holy Cross Grade II* (List no 1069286)- parish church with c12-c13 chancel and a c15 nave and west tower. Restored and enlarged in 1872 by William Butterfield. Constructed of flint and plaster with plain tiled roofs.

Hoggeshaws Grade II (List No. 1069285) Wealden Hall House 15th century timber framed on flint plinth and exposed with plaster infill some red brick infilling. Four framed bays, originally with 2 bay hall, the screens passage in the left end ½ bay, with later stack backing on to it. Aedicule on chimney dated 1700.

Wisteria Cottage Grade II (List No. 1107847) 17th century Timber framed and clad with painted brick and rough cast with plain tiled roof.

The Cottage Grade II (List No. 1343917) House dating from 17th century to early 19th



century. Chequered red and blue brick and white brick with plain tiled roof



Locally important buildings

- Pair of mid-19th century Cottages at eastern end of village on south side of Manor road adjacent to listed Dovecot
- Cricket Pavilion started in 1948 timber and brickwork with reed- thatched



roof and score box

- Trotts Hall – 18th century house with two storeys in red brick with an upped tiled roof and parapet. This former grade II listed house was moved brick-by-brick from its former location at Bell Road in Sittingbourne.
- Little Danes – Late 19th century cottage built in yellow stock brick with slate roof. Sashed windows with brick arches.

Building material, building forms and boundary treatments

15th to 17th centuries Vernacular Buildings

- Timber framed buildings with plaster infill or close studded on flint plinths
- Later brick cladding and chimneys
- Gables
- Plain Tiled roofs

19th century vernacular buildings

- Brick (red and yellow London stock) – chequered or linear patterns; some with white rendering.
- Sash windows
- French traceries and verandas
- Clay tile roofs

Boundaries

- High Brick and low red and yellow brick walls in brown/yellow; flint nodule



walls with brick caps



Built Features of Local Importance

- Carriage drive/pull in opposite entrance to Manor House on Manor Road (featured on 1840 Tithe Map)
- 1904 Lychgate to church
- Bier House at northern boundary of the churchyard

Views

The assessment of views was divided into three concentric zones:

- long distance: views from beyond the area
- middle distant to and from the immediate setting
- historic (local) core: views from within the Conservation Area.

The views have been categorised accordingly:



1. views, often framed vistas, from fixed positions to focal points (such as churches)

View 1a – Local view from outside of the Conservation Area on Manor Road looking down hill westwards towards the edge of the settlement boundary. The Listed Dovecot



with 19th century cottages behind provides a focal point to the approach.

2. Dynamic views (experienced and evolving along a route, such as a street)



View 2a – Local view from the edge of the Conservation Area looking south east from the valley below Horn Hill looking up to the ridge on which Milstead village sits. The paddock to the south of the Rectory is in view along with the buildings on the west side of the Rectory all of which were historically part of the village Glebe lands.

View 2b – Evolving local view within the Conservation Area along the footpath looking southwest from the church with views towards the ridge line and the surviving Shaw



which runs along it travelling in the direction of Little Danes.

3. Dynamic views with a focal point

View 3a – Enclosed local dynamic view travelling westwards along Manor Road. The



high brick wall and mature trees funnel focus towards the churchyard with the Old Rectory framed behind. Glimpsed views are also afforded of the roof and gables of



the Manor House on the southern side. Note travel in the other direction eastwards also has an enclosed character but views are not focused towards an end point.

View 3b – Local dynamic view along Frinsted Road travelling northward. Hoggeshaws



and the Church act as focal points in the views and slowly reveal the classic picturesque view of Hoggeshaws with the Church which was featured on old postcards and has undergone remarkably little change.

View 3c – Evolving local dynamic view within the Conservation Area along the footpath looking northeast with the church and Hoggeshaws providing focal points.



View 3d – Evolving local dynamic views travelling both east and west along the track which links Frinsted Road to Little Danes across the historic fields with the Church and Hoggeshaws providing focal points.

4. Panoramas

View 4a – Long distant panoramic views looking eastwards across the southern setting of the Conservation Area and including into the grounds off Trotts Hall to the north. These views are located 60 metres south of the Conservation Area on Frinsted Road opposite the small modern development. Note expansive long distant views are not a typical feature of the Conservation Area



View 4b – 180 degree middle distant views looking westwards from Little Danes out of the Conservation Area across and along the dry valley immediately to its west. This is a significant component of the setting of the Conservation Area as discussed in section on setting below.

Above 4b looking north and below looking south



5. **Panoramas featuring a focal point or points**

View 5a – View from Horn Hill just south of East Cottage and West Cottage looking south along the dry valley to the immediate west of the Conservation Area. The shaw along the skyline demarcates the boundary of the Conservation Area and Little Danes acts as a focal point.

6. Dynamic panoramas

View 6a – The Cricket pitch on the north side of the Conservation Area affords dynamic local view looking southwards towards the grounds and roofs of the listed buildings of Rose Cottage and Manor Farmhouse as well as the cricket pavilion and scoreboard with Shaw behind.



7. Dynamic panoramas featuring a focal point or points

View 7a - middle distance views from outside of the Conservation Area looking eastwards along the public footpath which climbs the dry valley side and enters the Conservation Area adjacent to Little Danes. This property also acts a focal point and 'gateway' into the Conservation Area.



Setting

This description identifies the main attributes of the setting of the Conservation Area and then identifies which of these components contributes to the significance and special interest of the Conservation Area.

The Immediate north of the Conservation Area forming the triangle of land between Rawling Street and Horns Hill, and area to the north of the cricket field

Village Hall based on original beaters hut but re-clad and much extended. The Wooden Sign mounted on the hall dating to 1993 representing the village interests, the history of the hall and the Oak tree planted for Festival of Britain 1951 adjacent to the village hall.

Behind the village hall are eight houses built in 1950 with prefabricated slab walls and tiled roofs, called Robeshaw (nos. 1-8). These were re-clad in brick in 1988. Adjacent to these are two small semi-detached retirement bungalows built in 1978, and a larger, slightly earlier detached bungalow. As a group they currently contribute little to the character and appearance of the immediate setting to conservation area, but they nevertheless provide a good standard of residential amenity. Additional frontage hedge and tree planting in some cases, would enable these mid C20 properties to contribute more positively to the setting. There is a modern detached house to the immediate north of the cricket field whose well treed gardens does not detract from the Conservation Area. The land to the north and west of the Cricket Field remains as fields including arable and commercial orchard production. Beyond this to the north is the M2.

Rawling gateway to the village

The set of historic buildings on Rawling Street are now divorced from the village by the M2 but still retain important historic links and interest even if they are now physically separated. Features of interest include Rawling Street Farmhouse rebuilt c1950 present in 18th century, The Red Lion and the Listed building at Lion Farm House which is a significant Wealden hall house originally thatched now with traditional kent peg tiled roof.

Horns Hill west of the Conservation Area

The first feature encountered on leaving the village within the hollow of the dry valley is Horn Hill Cottage - a wooden flat pack bungalow bought at the Ideal Home Show Exhibition in the mid -1920s. This bungalow was re-clad in brick c 1960, lies on the edge of the Conservation Area and is a neutral feature in the landscape.

More components of the setting include:

- The shallow valley to the west of the Conservation Area which has a park like quality with clumps and shelter belts of trees set in meadows including surviving historic Shaws and small woodlands. This is an essential component of the setting of the Conservation Area.
- Up Horn Hill there are two semi-detached houses built in 1913, and called East Cottage and West Cottage. These are attractive buildings which add to the character of the area.
- Just beyond these on the roadside is a simple red brick monument to the 3rd Battalion of the Gloucestershire Regiment 1916-1917-1918, purportedly built of bricks taken from the left hand wing of the Manor House (Grade II Listed). It is listed for its historic interest and design. Behind this to the south is Camp Field. This was where the 3rd battalion was camped in World War One.

Adjacent to the field is a Girl Guide centre completed in May 1991.

East of the Conservation Area along Manor Road and up Milstead Hill

There are a group of modern farm buildings which are rented. The low, dark-clad Dutch barn type buildings, rural in their character, sit comfortably in the landscape with their set back, lawned frontage and mix of tree and hedgerow helping them to assimilate into the wider landscape setting to the conservation area reasonably well. The later, larger buildings at the same site are however more industrial in character and their impact on the character of the rural lane is exacerbated by the wide concrete frontage apron with inadequate tree and/or hedgerow planting to mitigate.

Land to the east of the Conservation Area

The fields to the east of the Conservation Area consists of medium to large sized fields with some pasture but most in commercial orchard production.

South of the Conservation Area along Frinsted Road

Immediately to the south of the Conservation Area on the westside of the Conservation Area is a small ribbon development of 1950s and 1960s houses which as with the post war development to the north of the Conservation Area, currently contribute little to the setting, although again providing good standards of residential amenity. However, on the southern end of the row are a pair of semi-detached cottages called Fairview built by J. Tylden in 1911 for farm workers which are attractive in their own right (the symmetrical, Tudor style frontage dominated by tall brick chimney to a steep, half-hipped roof rendering them particularly distinctive. They have a direct historic link to the manor and manor lands within the Conservation Area. Again, some of these mid C20 properties sit quite comfortably in the wider landscape with their simple low-key green frontages, but a few would benefit from changes rendering the frontages less suburban in nature.

500 metres south of the Conservation Area are a group of attractive historic

properties forming an historic outlier to the main village on or near to the Frinsted parish boundary. These include on the west side of Frinsted Road:

- Finches Farm - a Grade II 16th century timber framed farmhouse, restored in 1955 when lath and plaster was removed from the beam structure and replaced with red brick.

On the east side of Frinsted Road:

- Orchard Cottage – a 17th century timber frame cottage clad in red brick on ground floor and plastered above.
- Frinsted and Milstead Church of England Primary School – built in 1848 of brick and local flint with red tiled roof. Originally the school and semi-detached head teachers house, now all part of school. On the parish boundary.
- Clare House which is listed for its 18th century fabric but may have earlier 16th and 17th century features.

Land to the southwest of the Conservation Area

Here, historic fields have been amalgamated in the 20th century and there is large scale commercial orchard production.

Assessment of Condition and Identification of Negative key characteristics

Key Negative Characteristics

- Group of modern farm buildings adjacent to the Conservation Area on Milstead Hill. Their raised position means that they are more prominent than might otherwise be the case.
- Western boundary to the manor with wooden fence panels and large overgrown Leylandi



Modern farm buildings just beyond the eastern edge of the Conservation Area



Western boundary to the manor

3.0. CONSERVATION AREAS MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic interest of an area with a view to putting in place a framework to sustain its character for this and future generations.

Conservation is not about preventing change; the Milstead Conservation Area is part of a living community and change is needed to sustain and meet their future needs. It is about positively managing change so that what we cherish today can be properly looked after and passed on to future generations in good condition. Conservation Area designation brings with it certain statutory controls and restrictions which are described below. It also affords the opportunity for others, such as the Parish Council, local amenity groups, Kent County Council, Kent Highways, individual householders, and local businesses to take part in positively managing the area.

It also can help identify opportunities where conservation can help to deliver wider social, cultural, economic, and environmental benefits and where there may be opportunities to draw on the contribution made by the historic environment to the character of a place.

This strategy is intended to encourage active involvement in the future management of the Conservation Areas.

3.1. Planning Policy and Guidance

See further Detail in Appendix 3.

Current Statutes and National Planning Policies

Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Section 66 in relation to Historic Buildings

National Planning Policy Framework and supporting guidance

Historic England Guidance

Historic England produce Good Practice Advice (GPA) and Advice Notes (HEAN).

Swale Borough Council Development Plan - Local Plan Policies - Bearing Fruits 2031

Core Objective 4. Conserve and enhance our historic and natural assets as the means to drive regeneration, tourism, and environmental quality and to reverse declines in their condition.

PolicyCP8: Conserving and enhancing the historic environment

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

1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;
2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM 32-DM 36;
3. Respond to the integrity, form and character of settlements and historic landscapes;
4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;
5. Respond positively to the conservation area appraisals and management

strategies prepared by the Council;

6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future;

and 7. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

Other relevant policies include:

- ST1 Delivering sustainable development in Swale
- CP4: Requiring good design
- CP7: Conserving and enhancing the natural environment
- DM14: General development criteria
- DM16: Alterations and extensions
- DM32: Development involving listed buildings
- DM33: Development affecting a Conservation Area
- DM34: Development affecting scheduled monuments and archaeological sites

Note the next Local Plan will cover the period 2022-2038

Adopted Supplementary Planning Guidance

The following Planning Guidance has been adopted by Swale Borough Council supplementary to the Swale Borough Local Plan, 2008:

- Conservation Areas
- Listed Buildings
- Kent Design

Swale Heritage Strategy 2020 -2032

This strategy provides a framework for the designation, conservation, management and physical and economic regeneration of Swale's Historic Buildings and Areas, including designated historic parks and gardens. From analysis of evidence on Swale's heritage and some early engagement with local stakeholders, a high level vision and set of five associated priorities have been identified.

3.2. Buildings at Risk

There are no designated heritage assets within the Milstead Conservation Area on Historic England's Heritage at Risk Register or on the Swale Heritage at Risk Register.

No local heritage assets and features at risk have been identified in the management and action plan for the conservation area (section 6.5). However if any of the identified locally significant features or buildings become at risk in the future these may be added to the local Heritage at Risk Registers if their significance is threatened by their condition. In such instances, the Council will notify respective owners and where possible, work with them to investigate opportunities for external funding to support efforts to conserve heritage assets included on the respective registers.

3.3. Condition and Forces for Change

Milstead Conservation Area is in very good condition.

3.4. Management Objectives and Approach

Householder Alterations

Many minor householder alterations to unlisted buildings can be undertaken without the need for planning permission but the cumulative impact of ill-considered change to historic and/or traditional properties can have a harmful effect on the character and appearance of the Conservation Area.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors, or roof coverings) and traditional boundary treatments will be

Forces for Change

- Potential future pressure from increased traffic and large vehicles
- Changes to land use surrounding the Conservation Area

encouraged by the Council and may be requested in relation to planning applications for extensions and/or alterations, where appropriate.

The Council will seek to ensure that householder alterations which require planning permission positively enhance the special character and appearance of the Conservation Area.

Public Realm/Street Management

The public realm makes a positive contribution to the character of Milstead Conservation Areas. However, in rural conservation areas it is especially necessary to guard against standard highway ‘improvements’ which do not respect the special character of the Conservation Area. The Conservation Area is notable for its shared road space and lack of pavements and this needs to be safeguarded.

Trees, orchards, and green space are all significant features of the Conservation Area. Positive management of highway trees and highway hedgerows will be an important aspect of maintaining the special character of the Conservation Area.

Highway maintenance and improvements will be carried out in accordance with Kent County Highways ‘Highway Works and Heritage Assets: The Kent Protocol for Highway Works in Relation to Designated Heritage Assets’ second edition, 2011, which contains specific provision for works in Conservation Areas.

The Borough Council and County Council will seek to ensure that the public realm of this Conservation Area is sensitively managed.

New Development Opportunities

Any new buildings or renewal of existing sites need to consider the management priorities set out below. Development or alterations within the settings of the

Conservation Area should conserve the historic character of the village. New development opportunities or renewal of existing agricultural buildings are more likely to be seen outside of the Conservation Area and these should likewise be handled with reference to the special interest of the area.

Trees and Planting

Trees and hedgerows play a vital role in the special character of Milstead Conservation Area.

The retention and active management of trees and hedgerows should be encouraged. Opportunities for new planting should be considered. Planting which contributes to the form and structure of the local environment in and around Rodmersham Green should normally be comprised of native species, although other species now assimilated into the Kentish rural scene may also be appropriate.

Six weeks’ notice must be given to the Borough Council in writing before any works are undertaken to trees within conservation areas.

Statutory undertakers such as utility companies are exempt from the above stated notification requirement but are obliged to carry out any hedgerow and tree removal or cutting back work in accordance with a previously approved utilities vegetation management plan. Notwithstanding the content of any such approved plan, it is also the case that all pruning works are to be undertaken to current best practice under British Standards 3998:2010 Tree Works – Recommendations.

Opportunities for enhancing landscape and ecology:

- An audit of trees, hedgerows, green spaces and orchards may be undertaken to establish whether there is any scope for better management or for further planting.
- Positive management may occasionally involve the removal of trees to preserve, restore or open up significant views.

3.5. Conservation Area Objectives and Priorities for Management and Action

Overarching Objectives: The Council will seek to ensure that the significance of Milstead Conservation Area is sustained and enhanced through:

1. The preservation and enhancement of the area's special interest, character, or appearance.
2. The preservation or enhancement of the setting of the conservation area and other designated heritage assets.
3. The safeguarding and better revealing the significance of any buried or largely hidden heritage.
4. Protection and enhancement of landmarks, views, and vistas within and without the conservation area.
5. Protection of the landscape around the Conservation Area and the important role this plays in providing it with an attractive and contextually appropriate rural setting, which focuses on the heritage interest which informs the significance of the Conservation Area.
6. Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
7. Safeguarding the network of public rights of way.
8. Safeguarding significant spaces.
9. Safeguarding significant trees, orchards, and woods.
10. Promotion of high quality design in new development which responds positively to context and the distinct characteristics of the conservation area.

Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)	Objectives	Specific Management Guidelines	Other Actions
Roman finds in the vicinity of the church suggests that there is potential for further Roman archaeology (A)	Ob1 Ob3	Conserve and recognise archaeological sensitive/potential	
Archaeological potential for Saxon and Medieval archaeology (A)	Ob1 Ob3	Conserve and recognise archaeological sensitive/potential	
Location of the village on a small ridge of land within an area of fields surrounded by a circle of ancient and semi-natural woodland 1 km in diameter (PC)	Ob1 Ob5		Celebrate the link between the village and its wider landscape through the development of a self-guided walking trail(s)
12 th /early 13 th century origins to the village with the establishment of a small nucleated village created by the clearance by assarting of ancient woodland(PC)	Ob1		Celebrate the link between the village and its wider landscape through the development of a self-guided walking trail(s)
Church with 12 th century origins and surviving 12 th century and 15 th century fabric set within an oval graveyard sitting on a bank with locally important built features including Lychgate and Coffin rest/shelter. The churchyard is an important open space in its own right(PC)	Ob1 Ob 6 Ob 8	maintenance of churchyard as important open space	Potential candidates for local listing
Hoggeshaws a distinctive 15 th century Wealden hall house (PC)	Ob1		
Views of the church and Hoggeshaws from Frinsted Road (PC)	Ob1 Ob4	Ensure the classic picture postcard view is maintained	

Special Interest & Positive Characteristics (PC)



Negative Characteristics (NC)



Archaeological Potential/Significance (A)



Forces for Change (FC)



Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)	Objectives	Specific Management Guidelines	Other Actions
Manor House with 13 th century origins and surviving 16 th century fabric Grade II* enclosed behind high brick walls (Grade II) (PC)			
Locally important carriage drive/pull in opposite entrance to Manor House (PC)	Ob1 Ob 6		Potential candidates for local listing Article 4 directions
Locally important built features and walls to Manor on Frinsted Road. (PC)	Ob1 Ob 6		Potential candidates for local listing Article 4 directions
Western boundary to the manor with wooden fence panels and large overgrown Leylandii (NC)			Encourage replacement of wooden fence and leylandii with clipped yew hedge as on Manor Road.
Locally important 19 th century buildings known as The Coachhouse and Manor Cottage with Listed 19 th century Dovecot form 'focal' features on approach to eastern side of the Conservation Area (PC)	Ob1 Ob 6		Potential candidates for local listing Article 4 directions
Group of nationally important vernacular buildings dating from the 16 th to the 17 th centuries (Rose Cottage, Manor Farmhouse, Wisteria Cottage and The Cottage). (PC)	Ob1		

Special Interest & Positive Characteristics (PC)



Negative Characteristics (NC)



Archaeological Potential/Significance (A)



Forces for Change (FC)



Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)	Objectives	Specific Management Guidelines	Other Actions
The Old Rectory built 1834 and associated grounds – a fine example of regency style, associated grounds and buildings and historic glebe lands to the west (PC)	Ob1	Conserve character of paddock to the west hand side and fruit trees	
Locally important 18 th century Trotts Hall and its history of being moved from Sittingbourne in the 1970s. (PC)	Ob1 Ob 6		Potential candidates for local listing or even re listing as a nationally designated heritage asset Article 4 directions
Older properties surrounded by plantings of trees and shrubs(PC) Notable individual Trees (PC)	Ob1 Ob 9	Encourage householders to maintain and plant appropriate trees and shrubs	Protect notable individual trees with TPOs
Shared public realm along lanes/roads with a lack of pavements and modern street infrastructure (PC)	Ob1 Ob7	Ensure a shared street space is maintained for all users, which limits the use of modern street furniture	
Potential future pressure from increased traffic and large vehicles (FC)			
Cedar tree and junction of Rawling Street and Horn Hill (PC)	Ob1 Ob 9	Maintain this junction, in it's simple non-highway engineered form.	TPO for Cedar Tree

Special Interest & Positive Characteristics (PC)



Negative Characteritics (NC)



Archaeological Potential/Significance (A)



Forces for Change (FC)



Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)	Objectives	Specific Management Guidelines	Other Actions
<p>Sense of enclosure with high brick walls, clipped yew hedges, mature trees and planting along Manor Road and southern end of Frinsted Road. (PC)</p> <p>Milstead Conservation Area is notable partly due to its lack of open space with important exceptions(PC)</p>		<p>Maintain this sense of enclosure through appropriate planting</p>	
<p>A mosaic of distinctive historic fields on the western side of the Conservation Area with surviving pre 1840s wooded hedgerow boundaries, and surviving Shaws and woodland belts. Important open spaces both private and publically accessible. Associated with evolving local dynamic views with Hoggeshaws and the Church acting as focal points. (PC)</p>	<p>Ob1 Ob4 Ob7 Ob 8</p>	<p>Maintain Shaw on western edge of Conservation Area, ensure all 1840s</p> <p>Maintain surviving pre 1840s hedgerows Protect open spaced and the local dynamic views</p>	
<p>A long history of cricket since 1857(PC)</p> <p>Cricket field with distinctive thatched pavilion and scoreboard, surviving Shaw with dynamic local panoramic views. (PC)</p>	<p>Ob1 Ob4 Ob 8</p>	<p>Maintain Shaw on eastern edge of Cricket Field as wooded belt</p>	<p>Potential candidates for local listing</p>
<p>Views in an out of the Conservation Area to the west from within the dry valley which forms an important component of its setting (PC)</p>	<p>Ob1 Ob2 Ob4 Ob5</p>	<p>Preserve these views and protect the distinctive character of the valley</p>	

Special Interest & Positive Characteristics (PC)



Negative Characteristics (NC)



Archaeological Potential/Significance (A)



Forces for Change (FC)



Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)	Objectives	Specific Management Guidelines	Other Actions
Historic links to the Tylden Family and their relationship with all the key historic buildings (PC)	Ob1		Celebrate the link between the buildings through development of a self-guided walking trail
Changes to land use surrounding the Conservation Area (FC)	Ob 2 Ob 9	Maintain Shaws and small woods in the wider landscape and surviving pre 1880s hedgerows	
Group of modern farm buildings adjacent to the Conservation Area on Milstead Hill. Their raised position means that they are more prominent than might otherwise be the case. (NC)	Ob 2 Ob 10	Ensure any future development and change at this location is in scale and keeping with the Conservation Area	

Special Interest & Positive Characteristics (PC)



Negative Characteristics (NC)



Archaeological Potential/Significance (A)



Forces for Change (FC)



Appendices

Appendix 1: Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list is compiled and published by the Secretary of State for Culture Media and Sport and is altered and amended from time to time. The list descriptions below were current in March 2016 but for more up to date information please visit the National Heritage List for England at www.historicengland.org.uk/listing/thelist. The omission of a building from this list should not necessarily be taken to indicate that it is not listed.

Features which are not specifically mentioned in the list description are not exempt from statutory protection which extends to the building, to any object or structure fixed to the building and to any structure within the curtilage of the building pre-dating the 1st July 1948.

NOTE: The number in bracket correspondes to Map 7a on page26

Rose Cottage (1)

Grade:II List Entry Number:1119628 Date first listed:21-Mar-1985

Statutory Address:ROSE COTTAGE

House. C17. Timber framed and faced with plaster with plain tiled roof. Two storeys and hipped roof with gablets and central stack. Two wood casements on each floor and central boarded door with gabled hood. Catslide outshot, and 1 storeyed hipped extension to rear left.

Old Rectory (2)

Grade:IIList Entry Number:1325210 Date first listed:21-Mar-1985

Statutory Address:OLD RECTORY, RAWLING STREET

House. 1834. Painted brick and slate roof. Two storeys and hipped roof, with projecting hipped wings, and 3 stacks to rear. Four glazing bar sashes on first floor with shutters, 1 each on ground floor of wings with gauged heads and blind hoods. Two traceried French doors to centre, under a wrought iron veranda on 4 trellised piers with pierced floriate frieze. Later C19 service wing to rear.

Church of St Mary and the Holy Cross (3)

Grade: II* List Entry Number: 1069286 Date first listed: 24-Jan-1967

Statutory Address: Church of St Mary and the Holy Cross, Frinsted Road, Milstead

GV II* Parish church. C12-C13 chancel, C15 nave and west tower. Restored and enlarged 1872 by William Butterfield. Flint and plaster with plain tiled roofs. West tower, aisleless nave, chancel with south and north chapels, south porch.

Two stage tower with string course and cornice to battlements and north-west octagonal vice. Double chamfered west doorway, with two light C15 Perpendicular windows and belfry lights. Nave on plinth with two light Perpendicular windows north and south. C19 half-timber and weatherboard south porch, with C15 double hinged door (i.e. half-leaf or entire door opens) in double hollow chamfered surround. Three eastern chapels all C11 exterior though lancers in chancel are original.

Interior: short nave with hollow chamfered tower arch surround with attached shafts and octagonal capitals, with chamfered arch. Roof of three crown posts the easternmost shortened to raise over chancel arch, on flat, heavily moulded ties. Chancel arch with double hollow chamfer on octagonal responds with corbels on inner face (for a lost rood screen probably). Chancel, originally two bays, with chapels added to north and south c.1200. Two bay arcade to north, with round pier, square moulded abacus chamfered at the corners, with debased upright acanthus leaves in pairs, fillet rolls on arches, and corbel tables on responds. This is all identical to and by the same hand as work in Bapchild, Doddington, Frinsted and Murston (see Bapchild: Church of St Lawrence).

Chancel extended eastwards two bays in later C13 - the original quoins visible

internally. Paired lancets north and south, the reveals of the two westerly taken down to floor level, with drip moulds. Renewed windows, C19 wagon roof. Mutilated capitals to south arch with the paired upright leaf motif and nook shafts all that survives of pre-Butterfield date in south chapel. The north chapel is also entirely Butterfield (Newman (1976) suggests R.C. Hussey c.1855).

Fittings: sedile and piscina ensuite in chancel with double chamfered surround. Painted tryptych reredos, altar rails, glass add date from 1870s, as do two wrought iron lamp stands, 7 feet high with gilded details. In the nave, the pulpit, lectern, benches, wrought iron screen to tower and octagonal font are all likewise presumably by Butterfield.

Monuments: marble and cast iron wall plaques to various C19 members to the Tylden family in the north chapel, two of note, Elizabeth Tylden d.1839, tablet with bust; William and Richard Tylden d.1854 and 1855, by R.C. Hussey. Two tabernacles crocketed with attached marble shafts, integrated with double lancet windows with moulded surrounds and attached shafts above the monument. Smaller, plainer copy to left to Charlotte Tylden d.1858.

Garden wall and gateways to north of Milstead Manor (4)

Grade: II List Entry Number: 1069283 Date first listed: 24-Jan-1967

Statutory Address: GARDEN WALL AND GATEWAYS TO NORTH OF MILSTEAD MANOR, MANOR ROAD

Wall. C17 and C18. Red brick. Extends from east end of Manor Road approximately 35 yards to east at circa 3 foot height, swept up to gate piers with stone ball-finials and wrought iron gate with ornamental overthrow; then extends 40 yards east at circa 7 foot height with dentil cornice and tiled coping, including another simple wrought iron gate to the Manor gardens.

Milstead Manor (5)

Grade: II* List Entry Number: 1343916 Date first listed:27-Aug-1952

Statutory Address: MILSTEAD MANOR, MANOR ROAD

Manor house. C16 to C18. Timber framed and close-studded on flint plinth, the central portion underbuilt with red brick, the left end bay entirely faced with red brick in header bond; plain tiled roof. Two storeys, with gables at ends to left and right, that to right jettied that to left underbuilt with brick, and central 2 storey brick and timber framed gabled porch, all with moulded bargeboards and pendants. Stack to left, and clock turret to right with ogee-cap. Irregular fenestration of segmental oriels on brackets on first floor in left and right gables with wood case-ments in central porch, and blocked mullion window to right. Segmental bay window to end left, and 3 wood casements on ground floor. Plank and stud door in moulded surround in porch, with chamfered round-headed brick outer doorway. Right return front continuous jettied. Three timber- framed return wings to rear. Interior: now with (incorrect) open hall. C17 panelling in Dining Room, and 2-stage wood panelled fire surround with baluster-columns with bead ornament.

Manor Farmhouse (6)

Grade:II List Entry Number:1325217 Date first listed:24-Jan-1967

Statutory Address:MANOR FARMHOUSE, MANOR ROAD

Farmhouse. C17. Timber framed and exposed with plaster infill and part underbuilt with red brick to left, with thatched roof. Lobby entry plan. Two storeys on brick plinth and hipped roof with stacks to end left and to centre; the roof steps down to right with stack to rear right. Four windows on each floor, C20 wood oriels on brackets, and central plank and stud door with hipped hood.

Dovecote 50 Yards East of Milstead Manor (7)

Grade:II List Entry Number:1325223 Date first listed:21-Mar-1985

Statutory Address:DOVECOTE 50 YARDS EAST OF MILSTEAD MANOR, MANOR ROAD

Dovecot. Dated 1823. Chequered red and blue brick and plain tiled roof. Square plan.

One storey, hipped roof with lantern, with painted board doors in east and west fronts. Stone plaque over west door with inscription: R.T. 1823

[Hoggeshaws \(8\)](#)

Grade: II List Entry Number: 1069285 Date first listed: 27-Aug-1952

Date of most recent amendment: 21-Mar-1985

Statutory Address: HOGGESHAWS, RAWLING STREET

Wealden hall house, now house. C15 and 1700. Timber framed on flint plinth and exposed with plaster infill, the end left and end right bays underbuilt with red brick on red brick plinth, with plain tiled roof. Four framed bays, originally with 2 bay hall, the screens passage in the left end ½ bay, with later stack backing on to it. Two storeys, recessed central 2 bays with flying wall plate carried on-curved braces, and hipped roof with gablets and stack to centre left. Four wood casements on first floor, 3 on ground floor with central board door under eaves dropping. Arched doorway to screens passage survives to left. Left return front of brick, with plinth and plat band and 4 windows originally brick mullioned. Aedicule on chimney dated 1700.

[Wisteria Cottage \(9\)](#)

Grade:II List Entry Number:1107847Date first listed:21-Mar-1985

Statutory Address:WISTERIA COTTAGE, RAWLING STREET

House. CI?. Timber framed and clad with painted brick and rough cast with plain tiled roof. Two storeys and hipped roof with central stack. Two wood casements to each floor and central plank and stud door in gabled porch. Catslide outshot to right.

[The Cottage \(10\)](#)

Grade:II List Entry Number:1343917Date first listed:24-Jan-1967

Date of most recent amendment:21-Mar-1985

Statutory Address:THE COTTAGE, RAWLING STREET

House. C17 to early C19. Chequered red and blue brick and white brick with plain tiled roof. Lobby entry plan. Two storeys on plinth and roof hipped to right, gabled to left, with 2 hipped dormers and stacks to end left and centre right. C19 addition to left of 2 glazing bar sashes on each floor to original building of 5 wood casements on first floor and four on ground floor, all with leaded lights. C20 door of 6 raised and fielded panels to centre right (centre of C17 building) with rectangular fanlight and gabled porch. C20 extension to right of red brick and tile hanging; 2 storeys with irregular fenestration.

[War Memorial to the Third Battalion of the Gloucestershire Regiment \(11\)](#)

Grade: II List Entry Number: 1468921 Date first listed: 24-Jun-2020

Statutory Address: Horn Hill, Milstead, Sittingbourne, Kent, ME9 OSD

A First World War memorial to the Third Battalion of the Gloucestershire Regiment.

Appendix 2: Proposed amendments to Milstead Conservation Area boundary

As part of the review of Milstead Conservation Area, consideration has been given to whether the current boundaries accurately reflect the area which is considered to have special architectural or historic interest.

In large part, the area covered by the Conservation Area is considered to be appropriate in that it still possesses special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Boundary Adjustments

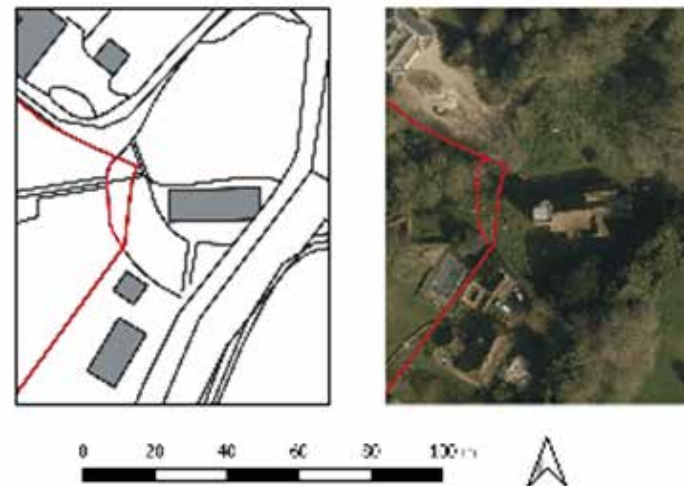
Even if the proposed boundary extensions are not adopted it is highly recommended that two slight adjustments to the boundary are undertaken:

Adjustment 1 – Land to the east of the Coachhouse and Manor Cottage

The boundaries of the gardens have changed since the original designation and the Conservation Area boundary



Adjustment 2 – Inclusion of small extension to the Churchyard. Since the original designation the footprint of the churchyard has been slightly extended to the west and a new boundary planted. Note if Extension C is adopted then this adjustment would become unnecessary.



Boundary Extensions

There are five areas where it is proposed to extend the boundary of the Conservation Area to incorporate new areas. Maps for each area are provided and the rationale for each extension given.

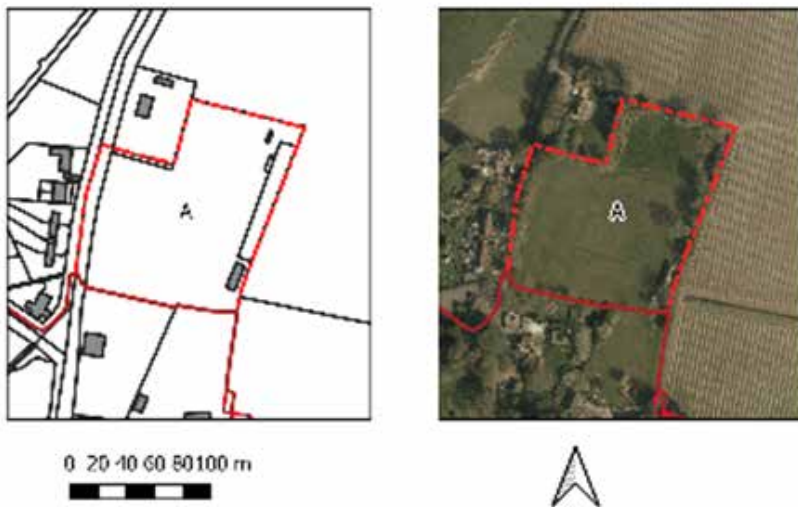
Area A Cricket pitch on the northern side of the boundary

The proposal is to move the current Conservation Area boundary north to include the Cricket Pitch and semi-wooded bank to the east. The rationale for this inclusion is as follows:

- Cricket has a long history in Milstead, and the cricket pitch was moved here c.1945. The Club was founded in 1857.
- The pavilion and score box are locally important features.

- The cricket pitch is an important open space within a village which in general feels enclosed.
- Views across the pitch looking towards the grounds of Manor Farmhouse and Rose Cottage. The eastern boundary of the cricket pitch is bounded by scrubby woodland marking the line of a surviving Shaw.
- Historically the cricket field was a meadow belonging to the Manor House and leased with it when it was rented out during the 19th century. There is therefore an historical association between the field and the Manor.

Area B Land to the south surrounding Trotts Hall



Opposite The Cottage and Wisteria Cottage is the formal grand 18th century house known as Trotts Hall. It has an impressive sweeping brick wall entrance way with brick piers and wrought iron gates and its formal frontage faces on to Frinsted Road. The house has a curious history as it was built in 1740 Bell Road Sittingbourne. In the 1970s it was due to be demolished in 1973 and it was dismantled and then rebuilt

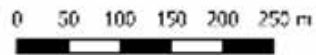
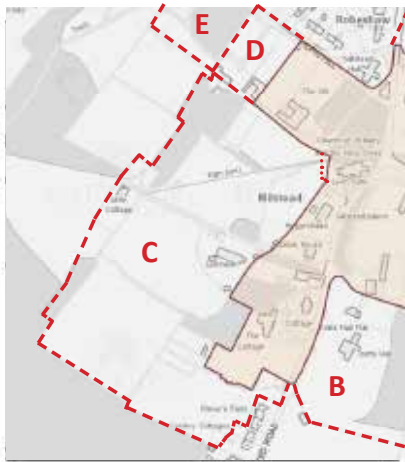
on the new site starting in 1976. The rear of the house was built up from old bricks acquired specifically for that purpose. The rationale for inclusion is that:

- After 40 years in this location the grounds are mature that a casual observer would assume the house has always been in this location and it lends an attractive element to the southern side of the Conservation Area.
- The building itself was formerly listed Grade II when in Sittingbourne and the building externally at least has not lost any of its architectural integrity or importance.
- It is a building of local importance within Milstead.

Area C

The land to the west of The Cottage, Hoggeshaws and the Church and to the south of the Rectory consists of a series of small, enclosed fields which were former historic orchards and meadows relating to these properties, and are still used as grazed fields. The rationale for inclusion is that:

- Several of the pre 1840 historic hedged boundaries survive intact.
- The westernmost boundary incorporates a surviving historic Shaw formerly known as Stubbings Shaw, as well as a later, post-war Shaw.
- The new western boundary s demarcates a break in the topography on the small ridge of land on which Milstead sits.
- Incorporates the late 19th century cottage known as Little Danes is a locally important building.
- Incorporation of local panoramic views of the rear of Hoggeshaw, the churchyard and the church.



Areas D

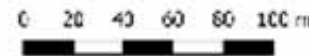
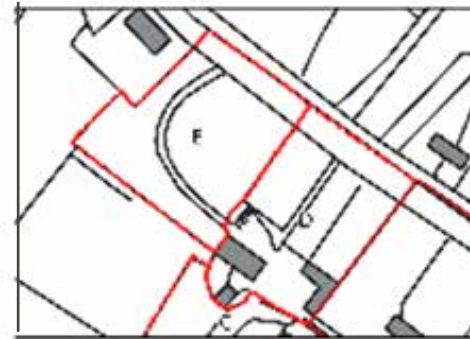
Immediately to the west of the Rectory the land within this western area was formerly a working yard related to the rectory but today this land has again become formal gardens. The rationale for its inclusion:

- Historically part of the property belonging to the Rectory and associated Glebe Land
- building on the eastern side of the former yard which was formerly the office and domestic servant accommodation to the rectory and is shown on the 1840 title and referenced in the 19th century censuses.
- a second property lies on the footprint of an outbuilding on the westside of the former yard The whole of the western side of the property is screened from the road by a high hedge and bank as the road slopes downwards into the small valley bottom.

Area E

Further west adjacent to Horns Hill is a large open paddock with fruit trees with a drive providing access to the road. The rationale for inclusion is:

- this attractive area of land was historically an orchard, part of the Glebe land belonging to the rectory and remains part of the property today.
- There are views from the road to the rectory and its associated outbuildings and surviving Orchard Trees.



Appendix 3: Relevant legislation, national and local policy & strategies

Planning (Listed Buildings and Conservation Areas) Act 1990

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

- Section 66 General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- Section 69 Designation of conservation areas.

(1) Every local planning authority—

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and

(b) shall designate those areas as conservation areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.(4)The designation of any area as a conservation area shall be a local land charge.

- Section 71 Formulation and publication of proposals for preservation and enhancement of conservation areas.

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

- Section 72 General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection.

(2) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

<https://www.gov.uk/guidance/national-planning-policy-framework>

The National Planning Policy Framework (NPPF) sets out the government's planning policies, and how they are expected to be applied. This was last updated in July 2021.

The NPPF covers the historic environment primarily in paragraphs 189- 208 (Chapter 16).

National Planning Practice Guidance (NPPG)

<https://www.gov.uk/government/collections/planning-practice-guidance>

The NPPG includes particular guidance on matters relating to protecting the historic environment in the section: Historic Environment.

Guidance and Advice from Historic England

<https://historicengland.org.uk/advice/planning/planning-system/>

- Historic England Good Practice Advice in Planning Notes (GPAs).

These provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.

- GPA1 - The Historic Environment in Local Plans
- GPA2 - Managing Significance in Decision-Taking in the Historic Environment
- GPA3 - The Setting-of Heritage Assets

- **Historic England Advice Notes (HEANs)**

These include detailed, practical advice on how to implement national planning policy and guidance.

- Historic England Advice Note 1(2nd. Ed.) - Conservation Areas Appraisal, Designation and Management
- Historic England Advice Note 2 - Making Changes to Heritage Assets
- Historic England Advice Note 9 - The Adaptive Reuse of Traditional Farm Buildings
- Historic England Advice Note 10 - Listed Buildings and Curtilage
- Historic England Advice Note 12 - Statements of Heritage Significance

Swale Borough Council Heritage Strategy 2020

<https://www.swale.gov.uk/swale-heritage-strategy/>

The Council has developed a borough-wide heritage strategy to help it, along with key stakeholders and other interested parties, to protect and manage the historic environment in Swale in a positive and sustainable way, on a suitably informed basis.

A key element of the strategy is the setting out of the Council's overall vision and set of priorities, which it is hoped will align with the vision and priorities of local communities and local amenity societies as far as possible, in order that the strategy can be widely supported.

The strategy sets out a series of proposals in the associated initial 3-year action plan which are aimed at enabling the positive and sustainable management of different

elements of the borough's historic environment for the foreseeable future. Priority is given to those parts of the borough's historic environment which are already suffering from, and at risk from negative change, and/or which face significant development pressure, threatening their special character. The proposed set of actions will involve joint project working with amenity societies and/or volunteers from the community wherever this is possible.

Adopted Local Plan Bearing Fruits 2031: The Swale Borough Local Plan 2017)

<http://services.swale.gov.uk/media/files/localplan/adoptedlocalplanfinalwebversion.pdf>

Relevant objectives and policies within the local plan include:

- **Policy ST 1 Delivering sustainable development in Swale**

To deliver sustainable development in Swale, all development proposals will, as appropriate:.....

8. Achieve good design through reflecting the best of an area's defining characteristics;
9. Promote healthy communities through:..... e. maintaining the individual character, integrity, identities and settings of settlements;
12. Conserve and enhance the historic environment by applying national and local planning policy through the identification, assessment and integration of development with the importance, form and character of heritage assets (inc. historic landscapes).

- **Policy CP 4 Requiring good design**

All development proposals will be of a high quality design that is appropriate to its surroundings. Development proposals will, as appropriate:...

2. Enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness and strengthening sense of place;
5. Retain and enhance features which contribute to local character and distinctiveness;.....
8. Be appropriate to the context in respect of materials, scale, height and massing;
9. Make best use of texture, colour, pattern, and durability of materials;
10. Use densities determined by the context and the defining characteristics of the area;
11. Ensure the long-term maintenance and management of buildings, spaces, features and social infrastructure;.....

- **Policy DM 32 Development involving listed buildings**

Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that:

1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.
2. 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.

- **Policy DM 33 Development affecting a conservation area**

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

1. Respond positively to its conservation area appraisals where these have been prepared;
2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstate those that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.

- **Policy DM 34 Scheduled Monuments and archaeological sites**

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.

Swale Borough Council Supplementary Planning Guidance

<https://www.swale.gov.uk/local-planning-guidance/>

- Swale Borough Council Planning and Development Guidelines No 2: Listed Buildings – A Guide for Owners and Occupiers
- Swale Borough Council No 3: The Conservation of Traditional Farm Buildings.
- Swale Borough Council Planning and Development Guidelines No 8: Conservation Areas

Appendix 4: Select Bibliography and Document Extracts

Muir R. 2000 The NEW Reading the Landscape. Fieldwork in Landscape History

The Southeast Archaeological Research Framework can be accessed at <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

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Appendix 5: Acknowledgements

Thanks go in particular to Simon Mason and his colleagues from the Heritage Conservation Team at Kent County Council for their assistance. The online version of the Kent Historic Environment Record can be accessed at <https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/Default.aspx>

Thanks go to Alison Black, to Parish Councillor Victoria Berkeley and Parish Council Clerk Lena Jordan in particular for passing on their extensive local knowledge of the area, which has helped hugely in the drafting of this document.

Thanks go to the Conservation & Design and Planning Policy teams at Swale Borough Council for providing baseline data, checking, editing and formatting this public document, and having put in place the public consultation arrangements to take the review work through to adoption.

This Conservation Area Appraisal and Management Plan was prepared by Emma Rouse, Wyvern Heritage and Landscape, on behalf of Swale Borough Council.

www.wyvernheritage.co.uk



FOR FURTHER INFORMATION CONTACT:

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<https://www.swale.gov.uk/heritage-and-landscape/>



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Prepared by Wyvern Heritage and Landscape



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