

BUILT HERITAGE ES CHAPTER: VOLUME 2

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

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01: KENT HISTORIC ENVIRONMENT RECORD SEARCH JULY 2024 (MONUMENTS)

NON-TECHNICAL / EXECUTIVE SUMMARY

This Built Heritage ES Chapter: Volume 2 document has been prepared by Montagu Evans in relation to the Land South and East of Sittingbourne Kent planning application (ref. 21/503914/EIOUT). It supersedes the originally submitted ES Chapter and subsequent ES Clarifications document dated December 2024.

This document encompasses the built heritage assessment as well as a consolidated response to Regulation 25 requests set out in the Swale Borough Council ('SBC') May 2024 Environmental Statement Review prepared by LUC in association with Ardent Engineering and Yellow Sub Geo.

A separate ES Chapter: Volume 2 is provided for the Land West of Teynham, Kent planning application (ref. 21/503906/EIOUT).

CONSULTATION AND SCHEME AMENDMENTS

The application was first submitted in 2021 and was supported with an ES Chapter on Built Heritage receptors which was accompanied by a baseline study.

Throughout the course of the determination of the application, the design has undergone iterative development informed by the pre-and-post-application process and engagement with stakeholders.

Scheme amendments have been made to the proposals at successive times. These are summarised as follows:

1. September 2021 – Amendments to the proposals were progressed following consultation feedback from Historic England received during the determination of the application
2. October 2022 – Amendments were made in response to the comments received in relation to the application and a ES Addendum on Built Heritage matters was submitted in November 2022.

3. January 2023 – Historic England provided comments in relation to Church of St Nicholas (Grade I) and three Conservation Areas, the Tunstall CA, Rodmersham Green CA and the Rodmersham Church Street CA.
4. January 2024 – Scheme amendments were prepared in response to consultee comments
5. May 2024 – LUC provided a review of the EIA. SBC Heritage Services provided comments and an assessment with respect to the built heritage receptors.
6. August 2024 – revised parameter plans and supporting documents submitted to SBC to complete the application. This clarification document comprises one of those supporting documents.

AUGUST 2024 SCHEME AMENDMENTS

Since the submission of parameter plans in January 2024, revisions have been made in response to feedback from the Design Officer at SBC.

These changes comprise revisions to parameters relating to density and height to two residential parcels within the east of the Site.

The Built Heritage assessment provided in this report has considered whether the June 2024 changes to the parameter plans alter the findings of impacts to heritage receptors.

MITIGATION

The Application has been submitted in outline. At this stage it is assumed that all enhancements and mitigation are embedded in the Parameter Plans prepared by Milton Studios. Following a grant of consent, we understand that Reserved Matters Applications would come forward in due course, containing detail on issues such as design, access, landscaping. This future design work may change the operational effects over time.

Residual effects may reduce at the Reserved Matters stage through the mitigating effects of detailed design and the specific materials that are applied, the detailed landscaping treatment and building design.

THE PURPOSE OF THIS DOCUMENT

The Applicant has been requested to submit a 'refreshed ES' document which incorporates the amended ES Chapter as well as the response to SBC on Regulation 25 requests.

This document therefore supersedes the previously submitted ES Chapter and the Built Heritage Clarifications document.

CONTENTS OF THE REPORT

This ES Chapter: Volume 2 document provides a consolidated built heritage assessment of the amended scheme and a response to Regulation 25 requests for further information. It includes the following:

- An updated historic development baseline section. The submitted baseline assessment (Appendix 1 of the ES Chapter) treated the 'site' as a single entity incorporating both the Land West of Teynham Application (ref: 21/503906/EIOUT) site (the Application Site) as well as the Land South and East of Sittingbourne Kent application, (ref. 21/503914/EIOUT) site. This report provides a focussed assessment of the historic development of the Land South and East of Sittingbourne, Kent site;
- An updated baseline assessment. The submitted baseline assessment (Appendix 1 of the ES Chapter) treated the 'site' as a single entity incorporating both the Land West of Teynham Application (ref: 21/503906/EIOUT) site (the Application Site) as well as the Land South and East of Sittingbourne Kent application, (ref. 21/503914/EIOUT) site. This report provides an updated assessment for each receptor which focusses on the Land South and East of Sittingbourne Kent site (the Site);
- Results of the HER search conducted July 2024 have been reviewed and additional assets incorporated into the built heritage assessment
- A consolidated heritage assessment which includes all built heritage receptors and assesses against the latest scheme revisions (August 2024);
- A comparative summary table of the built heritage assessment (technical and non-technical) which includes comparison of consultees' assessments on the impact of the Proposed Development on built heritage receptors;
- A summary of consultation with relevant stakeholders;
- Technical and non-technical summaries.

1.0 INTRODUCTION

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

INTRODUCTION

- 1.1 Montagu Evans has been instructed by Quinn Estates (hereafter referred to as the 'Applicant') to provide consultancy services and produce this Built Heritage ES Chapter (Volume 2) in relation to the outline planning application (ref. 21/503914/EIOUT) for development at Land South and East of Sittingbourne Kent planning application ('the Site').
- 1.2 The Site is located in the administrative district of Swale Borough Council ('SBC,'the 'Council'). The Site is described within the accompanying ES Volume 1 Chapter 4: The Proposed Development and also within the Design and Access Statement ("DAS") prepared by Milton Studio.
- 1.3 **Figure 1.1** shows the boundary of the Site and an aerial view is provided at **Figure 1.2**.
- 1.4 The application will be submitted in outline and reserves all matters (with the exception of access) for later approval by the Council through the submission of Reserved Matters applications.

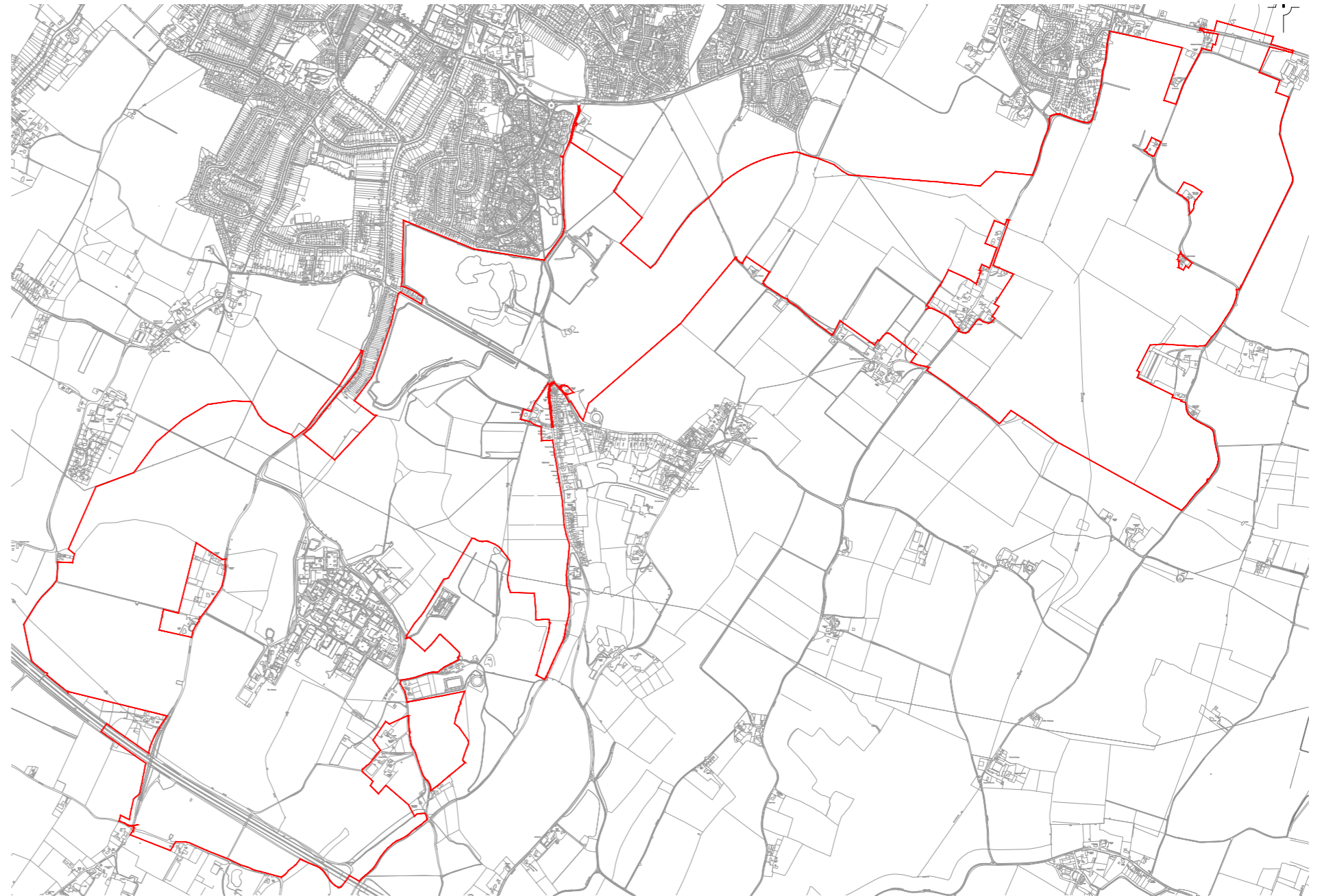


Figure 1.1 Site Plan

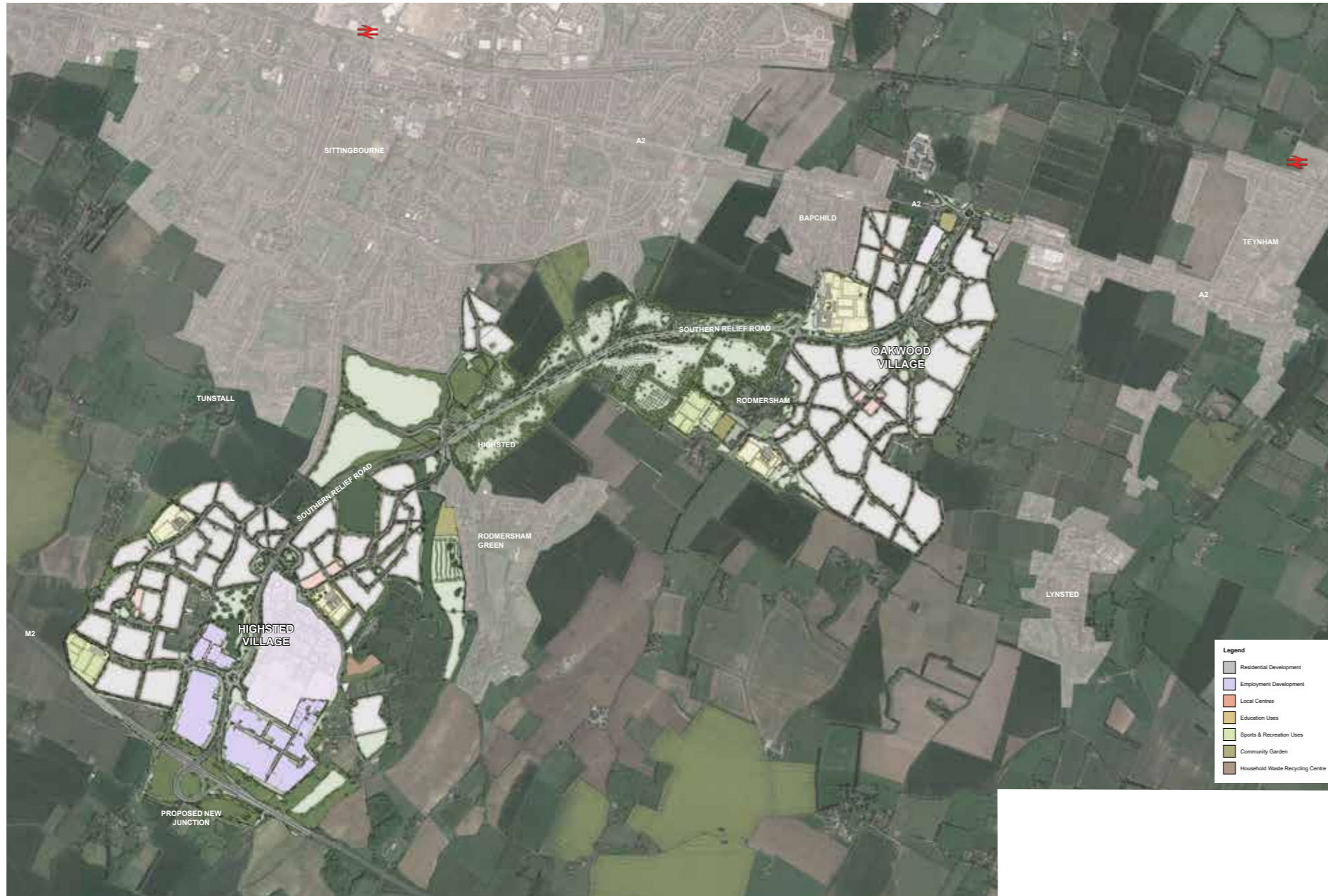


Figure 1.2 Aerial View and Concept Masterplan (source: Milton Studio)

THE SITE

- 1.5 The Site is situated close to and, in some instances, directly adjoining the built-up edge of Sittingbourne and housing areas served off Swanstree Avenue and Highsted Valley. It extends from the M2 motorway to the south of Kent Science Park, up to the A2 London Road near Bapchild, to the east of Sittingbourne.
- 1.6 To the north and north east of the Site and A2 / London Road is open farmland and areas of woodland / tree belts and Teynham village, Teynham Street and Conyer occupying low lying areas which extend northwards to The Swale and Isle of Sheppey. To the east of the Site are further areas of open farmland including arable and pasture fields, commercial fruit growing areas and orchards extending towards the town of Faversham, approximately 9 kilometres from the Site. The small villages of Lynsted (about 2.5 kilometres from the Site) and Lawson Street (about 4.5 kilometres from the Site) lie between the Site and Faversham.
- 1.7 To the south east and south of the Site and M2 motorway is open farmland and wooded areas. To the south west is Ruins Barn Road and an area of open farmland / countryside and dispersed development extending towards the villages of Tunstall and Borden. To the northwest and west lies Sittingbourne, with its town centre approximately 1.1 kilometres from the Site.
- 1.8 The Site forms an area of undulating farmland and areas of woodland on the dip slope the North Downs and North Kent Plain with a subtle undulating landform to the north of the M2 motorway and more open undulating ridge and valley landform to the north falling to the coastal plain.
- 1.9 The Site overlaps with the boundary of one conservation area (Rodmersham Church Street Conservation Area). The Site also contains a number of listed buildings and non-designated heritage assets identified on the Kent Historic Environment Record ('Kent HER'). There are also designated and non-designated heritage assets within the immediate and wider setting of the Site.

THE PROPOSED DEVELOPMENT

- 1.10 This Application forms the southern part of the wider Highsted Park development which the applicant is seeking to bring forward. Highsted Park is a proposal for a mixed-use development that incorporates strategic infrastructure and air quality improvements for the residents and businesses of Sittingbourne, Swale and the wider South-East, through the delivery of both the Northern and Southern Relief Roads.
- 1.11 As such, the proposals have also been developed in line with Swale Borough Council's New Garden Communities Prospectus which was submitted by Quinn Estates in August 2018. Planning policy at a regional and local level is seeking transformative change in Sittingbourne and the Site forms part of this wider context.
- 1.12 Following amendments to the Proposed Development, the revised description of development is listed below:
- "(Southern Site) Outline Planning Application for the phased development of up to 577.48 hectares of land at 'Highsted Park, Land to the South and East of Sittingbourne, Kent', comprising:*
- up to 7,150 residential dwellings including sheltered / extra care accommodation (Use Class C2 and Use Class C3);*
 - up to 170,000 sq m / 34 hectares of commercial, business and service / employment floorspace (Use Class B2, Use Class B8 and Use Class E), and including up to 2,800 sq m of hotel (Use Class C1) floorspace;*
 - up to 15,000 sq m / 1.5 hectares for a household waste recycling centre;*
 - mixed use local centre and neighbourhood facilities including commercial, business and employment floorspace (Use Class E), non-residential institutions (Use Class F1) and local community uses (Use Class F2) floorspace, and Public Houses (Sui Generis);*
 - learning institutions including primary and secondary schools (Use Class F1(a));*
 - open space, green infrastructure, woodland, and community and sports provision (Use Class F2(c));*

- highways and infrastructure works including the provision of a new motorway junction to the M2, a 'Highsted Park Sustainable Movement Corridor (inc. a Sittingbourne Southern Relief Road)', and new vehicular access points to the existing network; and

- associated groundworks, engineering, utilities, and demolition works."

STRUCTURE OF THIS REPORT

- 1.13 The report is structured as follows:
- The methodology for undertaking the ES assessment is provided at **Section 2.0**;
 - A summary of the historical development of the Site and surrounding area is provided at **Section 3.0**;
 - A baseline assessment of the significance of heritage receptors which have been identified for assessment is provided at **Section 4.0**;
 - Relevant consultation is set out in **Section 5.0**;
 - The heritage assessment is provided at **Section 6.0**;
 - A technical and non-technical summary is provided at **Section 7.0**.

2.0 METHODOLOGY

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

METHODOLOGY

2.1 This section describes the framework for the built heritage assessment. The method is the product of legislation, policy and best practice guidance set out in **Section 3.0**. The assessment is proportionate and no longer than is necessary to assess properly the potential likely significant effects of the Proposed Development. All impacts deemed relevant or material to planning are identified and the consequent effects appraised.

2.2 Throughout this analysis, the reader will be presented with the words impact and effect. 'Impact' is defined as the action being taken, and 'effect' is the change resulting from the action. The overall effect is also given a nature of effect (beneficial, adverse or neutral). There is no direct correlation between magnitude of impact and nature of effect, since change is by definition not necessarily adverse or beneficial. Similarly, and dependent on context, one can have a high magnitude of impact which is neutral in effect, which may strike some readers as peculiar or perverse. For example, however, it is possible for a major change to be so similar to others that have occurred and are anticipated that practically speaking it is neither beneficial or detrimental to the value of the receiving receptor (and hence is neutral).

SCOPING AND BASELINE ASSIMILATION

2.3 This assessment is largely based on the Scoping Report submitted to the Council in January 2021 (ref. E2165 210205-AB-ND) and agreed in the Scoping Opinion dated April 2021. The Scoping process identified the built heritage receptors which would be assessed in the ES.

2.4 Where material changes to the baseline occur to an extent that that scope has changed, reasoned justification is provided. In this instance, the completion of a new HER search in July 2024 necessitated a review of the baseline and update to the assessment.

VISUAL AIDS

2.5 The application is being submitted in Outline. The built heritage assessment has relied upon the parameter plans provided by Milton Studio, as well as landscape and visual aids provided by Murdoch Wickham.

- 2.6 The principal plans in relation to this assessment are:
- Framework Plan: Land Use (1:10,000, drawing number 2782-405E) (prepared by Milton Studio)
 - Framework Plan: Green Infrastructure (1:10,000, drawing number 2782-445E) (prepared by Milton Studio)
 - Framework Plan: Density (1:10,000, drawing number 2782-415D) (prepared by Milton Studio)
 - Parameter Plan: Built Form Heights (1:10,000, drawing number 2782-420G) (prepared by Milton Studio)
 - Framework Plan: Access and Strategic Vehicular Routes (1:10,000, drawing number 2782-425F) (prepared by Milton Studio).

HERITAGE

- 2.7 The term 'heritage receptor' is used within this assessment to describe a designated or non-designated heritage asset, as defined by the National Planning Policy Framework (2024) (the NPPF).
- 2.8 The assessment does not consider below-ground archaeological receptors, including scheduled monuments, unless the archaeological feature has been scoped into the assessment. This occurs in some cases where the understanding of an archaeological feature with no upstanding remains is affected by perceptions of its setting.
- 2.9 In accordance with paragraph 207 of the NPPF the relevant historic environment record has been consulted as part of this assessment (Kent Historic Environment Record).

HERITAGE VALUE

- 2.10 Planning policy requires an applicant to describe the significance of any heritage receptors affected by a proposed development, including any contribution made by their setting. 'Significance' (for heritage policy) is defined in the NPPF Annex 2 as:
- the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*
- 2.11 The term 'heritage value' is interchangeable in this assessment with 'heritage significance' and has been adopted to avoid conflation between 'EIA significance'. Heritage value is assessed against the criteria

contained in **Table 2.1**; the categories allow some flexibility in their practical application to the facts of any case. The typical examples for each category are indicative, mindful that the buildings/sites/areas cover a wide spectrum of character, history, features, and group relationships. The reader is referred to the qualitative assessment which outlines the particular nature of the value.

2.12 Paragraph 207 of the NPPF states that the "level of detail [to describe the significance of heritage assets] should be proportionate to the assets' importance". Great weight has been given to the conservation of all designated heritage receptors, although a gradation of value is appropriate. This is reinforced by the 2018 DCMS Principles for Selection of Listed Buildings which states "listed buildings are graded to reflect their relative special architectural and historic interest":

*Grade I buildings are of exceptional special interest;
Grade II* buildings are particularly important buildings of more than special interest;
Grade II buildings are of special interest, warranting every effort to preserve them.*

2.13 The value of heritage receptors may be expressed with reference to their historical or architectural value identified in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the '1990 PLBCA Act'), or the other values set out in the NPPF: archaeological, architectural, artistic or historic. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its value.

2.14 Where a proposal may affect the surroundings in which the heritage receptor is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the value of heritage receptors. The assessment is informed by the check-list approach contained in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (hereafter 'GPA3'). Setting is defined in the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.15 The heritage baseline articulates the contribution made by relevant aspects of setting towards value. Again, the level of detail is proportionate to the receptors' importance and no more than is sufficient to understand the potential impact of the proposal to their value; however, each heritage receptor's susceptibility to change derives from the particular nature of its heritage value, the existing character of its setting and the type of development proposed. The baseline assessment therefore describes what is sensitive about each heritage receptor and its setting without providing a sensitivity rating, which follows later in the assessment stage.
- 2.16 Cultural Heritage Impact Assessment ('CHIA') is a set of overarching, high level guidance on the approach to assessing impacts to heritage. The Principles of Cultural Heritage Impact Assessment in the UK (July 2021) document sets this out. It summarises the two tiered principles of CHIA and six analytical stages as follows:
- Understanding cultural heritage assets:
 - describing the asset;
 - ascribing cultural significance; and
 - attributing importance.
 - Evaluating the consequences of change:
 - understanding change;
 - assessing impact; and
 - weighting the effect.
- 2.17 The baseline and assessment provides the analysis that follows these principles. The heritage baseline meets the requirements of stage A and the assessment set out in **Section 4.0** meets the requirements of stage B.
- 2.18 The methodology is the product of legislation, planning policy and best practice guidance as set out in **Section 3.0**. Different methodologies apply to each area of assessment, in this case heritage. The heritage methodologies is discussed below, following an overview of the general assessment framework.

STUDY AREA

- 2.19 The study area has been determined on the basis of site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors. Other factors informing the study area include building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.
- 2.20 A study area of 1km from the boundary of the Site has been identified. The following designated heritage receptors have been identified in this study area:
- Listed buildings;
 - Conservation areas;
 - Registered Park and Gardens;
 - Scheduled Ancient Monuments;
 - Key locally-listed buildings (non-designated heritage receptors)
- 2.21 The extent of the study area has been determined through site visits, a manual desk-based review of cartographic sources including OS maps, characterisation studies and relevant heritage receptors. The study area has also been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.
- 2.22 Whilst every ES should provide a full factual description of the likely effects of the Proposed Development, the emphasis of Schedule 4 of the 2019 Regulations is on the 'main' or 'significant' environmental effects to which a development is likely to give rise. The ES should be proportionate and not be any longer than is necessary to assess properly those effects. As such, this approach has been taken in this Heritage Baseline Study.
- 2.23 A Zone of Theoretical Visibility (ZTV) has been produced to outline the potential areas where the Proposed Development may be visible (**Figure 3.1**). The ZTV has been produced using a bare earth model (which doesn't take into account built form and vegetation) and an assumed viewing height of 1.8m. The blue indicates areas from which a test point within the Site boundary is visible.

- 2.24 Given the ZTV has been produced using a bare earth model and its purpose was to inform the identification of viewpoints in the Landscape and Visual Chapter of the ES, its usefulness with regards to the scoping of built heritage assets is limited as it does not accurately indicate the visual extent of the Proposed Development.
- 2.25 Notwithstanding, the ZTV has been interrogated in relation to built heritage, in order to understand the trends of likely intervisibility in the wider area.
- 2.26 The ZTV illustrates the potential visibility of target points according to a coloured scale that ranges from green (fewest number of target points potentially visible) to yellow (highest number of target points potentially visible). The target points are indicated by black circles.
- 2.27 As illustrated, the majority of the intervisibility falls within the lowest level of intervisibility, ie between 1-38. This could mean that there is only a glimpsed view of the Proposed Development from an area indicated in green, and this could be experienced at considerable distance and with interposing built form and vegetation.
- 2.28 The ZTV has been used as a tool to understand the trends of intervisibility in the wider area which has helped to inform the heritage assessment.

SITE VISIT

- 2.29 A site survey of the baseline situation was undertaken by Montagu Evans in June 2019 to understand the immediate setting of the Site, the setting of the surrounding heritage receptors, the townscape character and appearance, and key viewpoints.

ASSESSMENT PROCESS FRAMEWORK

- 2.30 The overarching assessment framework for all topics follows a three step process. We discuss each of the constituent parts of the three steps below.
- a. Baseline Assessment of Value;
 - b. Assessment of Sensitivity and Magnitude; and
 - c. Likely Significant Effects.

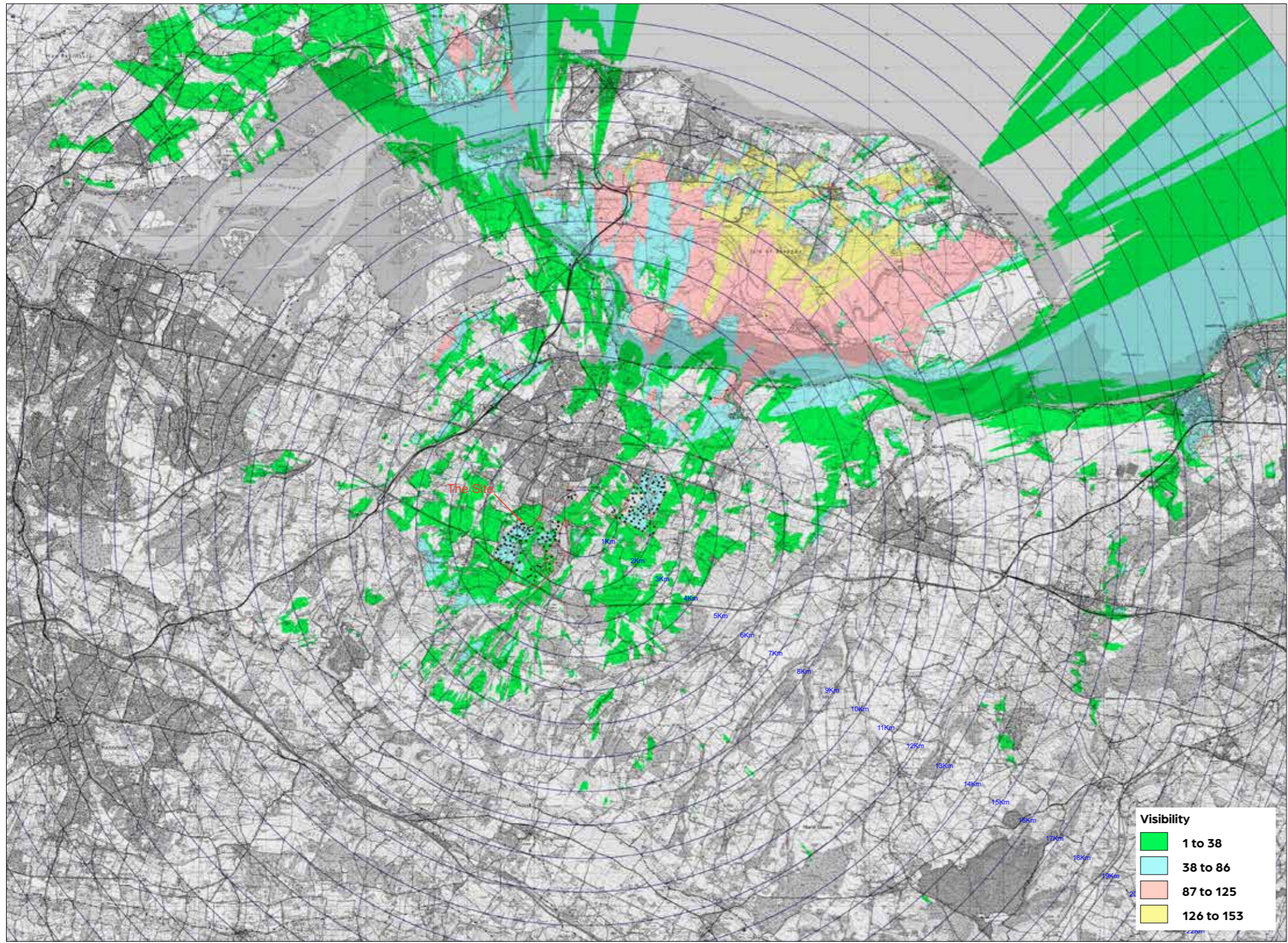


Figure 2.1 ZTV of the Proposed Development prepared by David Williams Landscape Consultancy.

ASSESSMENT METHODOLOGY

HERITAGE

- 2.31 For the purposes of the EIA, the term 'heritage receptor' is used in place of 'heritage asset'. It has been described earlier in the methodology that both designated and non-designated heritage receptors have been identified in the study area.
- 2.32 For the avoidance of doubt, the scope of the Heritage Baseline Study, and the forthcoming HTVIA, is to consider 'above-ground' or 'built' heritage receptors only. Archaeological or 'below-ground' remains will be assessed separately within their own ES chapter.
- 2.33 In assessing the effect of development proposals on heritage receptors, paragraph 207 of the National Planning Policy Framework (2024) ('NPPF') states that:
"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
- 2.34 'Significance' (for heritage policy) is defined in the NPPF (Annex 2) as follows:
"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
- 2.35 This is reaffirmed by Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).
- 2.36 It is commonly agreed that Grade I and II* listed buildings and World Heritage Sites are of "exceptional" and "particularly important" interest; therefore these are generally afforded a higher heritage value. This differentiation is best summarised by the drafting of paragraph 207 of the NPPF, which states that the "level of detail [to describe the significance of heritage assets] should be proportionate to the assets' importance"; thus, a grading is appropriate. This assessment, carried out within this study, has had due and proportionate regard to all heritage receptors assessed.

- 2.37 Where a proposal may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of a heritage receptor. Setting is defined in the NPPF as:
"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."
- 2.38 The assessment of setting is informed by the checklist of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) ('GPA3').
- 2.39 GPA3 identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets (it is consistent with other guidance):
 - a. Identify the assets affected;
 - b. Assessing the contribution setting makes to significance;
 - c. Assessing the effect of the proposed development;
 - d. Maximising enhancement and minimising harm; and
 - e. Making and documenting the decision and monitoring outcomes.
- 2.40 In this study's assessment, the first two steps outlined by GPA3 are undertaken at assessment of baseline conditions (**Section 4.0 and 5.0** of this report). The third and fourth steps are contained within the assessment sections of this document.
- 2.41 The salient aspects of the setting conditions will necessarily be drawn out in this assessment, but the baseline assessment will not be repeated in the apposite sections of the HTVIA.
- 2.42 Part e is incumbent on the decision-maker, through the provision of conditions.
- 2.43 When referring to 'significance' in heritage terms, the term 'value' has been adopted in order to avoid confusion with the term "significance" as used in conventional EIA sense. Value is assessed against the criteria contained in **Table 2.1**.

HERITAGE RECEPTOR VALUE		
Value	Criteria	Examples
Exceptional	Building/site/area of international significance.	Including World Heritage Sites, Grade I and II* statutorily listed buildings, Scheduled Monuments with upstanding remains, and Grade I and II* Registered Parks and Gardens.
High	Building/site/area of national significance.	Including Grade I and II* statutorily listed buildings, Scheduled Monuments with upstanding remains, and Grade I and II* Registered Historic Parks and Gardens.
Medium	Building/site/area of national significance.	Including Grade II statutorily listed buildings, Conservation Areas, Scheduled Monuments without upstanding remains, and Grade II Registered Historic Parks and Gardens.
Low	Buildings/sites/areas of national and/or regional significance, or local assets of particular significance.	Including Grade II statutorily listed buildings, Conservation Areas, Scheduled Monuments without upstanding remains, Grade II Registered Historic Parks and Gardens, and buildings of local interest.
Very Low	Buildings/sites/areas with some evidence of significance but in an incoherent or eroded form of local interest and generally with no statutory protection.	Often buildings of local interest and dispersed elements of townscape merit. Assets may be so badly damaged that too little remains to justify inclusion into a higher grade.

Table 2.1 Heritage Receptor Value Criteria

HERITAGE SENSITIVITY

2.44 The first stage in assessing the impact of the Proposed Development upon the heritage value of a receptor is to identify its sensitivity to change. Sensitivity is identified by calibrating the baseline value of the receptor with its susceptibility to change, defined as the ability of the heritage receptor to accommodate the type and/or nature of development without change to its value (see **Table 2.2**). In relation to heritage setting, paragraph 17 of GPA3 provides guidance on the relationship between heritage value and the potential impact of development upon that value by virtue of changes to its setting:

All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

2.45 Cases of direct changes to the fabric of heritage receptors may be more likely to be susceptible to change, although this may be moderated according to the facts of the case. The qualitative text should clearly articulate where any deviation is made from this judgement.

HERITAGE SUSCEPTIBILITY TO CHANGE CRITERIA	
High	The setting of the receptor or receptor itself has a low ability to accommodate the type of change without change to its value.
Medium	The setting of the receptor or receptor itself has a moderate ability to accommodate the type of change without change to its value.
Low	The setting of the receptor or receptor itself has a high ability to accommodate the type of change without change to its value.

Table 2.2 Susceptibility of Heritage Receptor to Change Criteria

2.46 The value of the receptor and its susceptibility are calibrated using the matrix at **Table 2.3**. Sensitivity is recorded in a verbal scale (high, medium or low), supported by a clear narrative linked to evidence from the baseline study and an assessment of susceptibility.

HERITAGE SENSITIVITY			
Receptor Value	Susceptibility of Receptor to Change		
	Low	Medium	High
Very Low	Low	Low	Low to Medium
Low	Low	Low to Medium	Medium
Medium	Low to Medium	Medium	Medium to High
High	Medium	Medium to High	High
Very High	Medium to High	High	High

Table 2.3 Heritage Sensitivity (Nature of Receptor Likely to be Affected)

HERITAGE MAGNITUDE

2.47 The magnitude of change to the receptors' heritage value is then considered. In relation to setting impacts, although the change arising from the Proposed Development may be large in physical scale or geographical extent, there may nonetheless be little or no impact on heritage value, and vice versa. The heritage impacts of the Proposed Development have been considered in relation to the degree of change caused to those parts of the receptor and/or its setting which contribute to its heritage value.

2.48 The judgement of magnitude considers the size or scale, geographical extent or duration and reversibility of the impact and whether the Proposed Development:

- Conforms with the pattern, scale, mass, grain and historic features of the receptor;
- Creates a loss or restoration of key features of the receptor;
- Contributes to the identified receptor character; and
- Accords with national, regional and local planning policy and guidelines.

2.49 The magnitude of impact is a qualitative judgement supported by the narrative text within the assessment. The professional judgement is quantified using criteria at **Table 2.4**.

HERITAGE MAGNITUDE OF IMPACT	
High	Major change to the value of the receptor. Loss of or major alteration to key elements/features/characteristics that contribute to value. The duration of this impact may be permanent and non-reversible.
Medium	Medium change to the value of the receptor. Alteration to one or more key elements/features/characteristics that contribute to value. The duration of this impact may be semi-permanent and partially reversible.
Low	Minor change to the value of the receptor. Minor alteration to one or more elements/features/characteristics that contribute to value. The duration of this impact may be temporary and reversible.
Very Low	Negligible change to the value of the receptor. Very minor alteration to one or more key elements/features/characteristics of the baseline. The duration of this impact may be temporary and reversible.
Nil	No change to the value of the receptor.

Table 2.4 Magnitude of Impact to Heritage Receptor Criteria

HERITAGE LIKELY EFFECTS

- 2.50 Likely effects are determined by combining the judgements of sensitivity and the magnitude of impact (**Table 2.5**). It is generally considered that moderate to major effects are ‘significant’ in the context of the EIA Regulations. Criteria defining the scale of effect is provided at **Table 2.6**.
- 2.51 The scale of effect requires a qualitative discussion to describe and elucidate this judgement to the reader. This is necessary because heritage assessment is not a strict quantitative process and some of these considerations will depend on expert judgements. Accordingly, there is an emphasis on qualitative text throughout the assessment to describe the receptors and the judgements in regard to the significance of the identified effects.
- 2.52 Professional judgement is also required to determine the nature of the likely effects. For example, there will be cases where a high magnitude of impact produces a major scale of effect, on the basis that the component is prominent or noticeable, but notwithstanding that the quality of effect is beneficial as a consequence of design quality or other benefits. This approach arises most often as a consequence of major developments in areas positively identified for transformational change. Often, such impacts will have varied effects such that a hard and fast categorisation is finely balanced as between beneficial or harmful. In many instances, therefore, the final identification of impact and effect will turn on discursive analysis. Criteria defining the nature of effect is provided at **Table 2.7**.
- 2.53 For transparency and to aid review and decision making, the effect levels identified in the ES have been translated into NPPF terminology in **Table 7.2** of this document, in line with SBC assessment. These have been identified with reference to the relevant case law on this point, as explained in **Section 8.o**. This clarifies that significant adverse effects would not equate to substantial harm under NPPF paragraph 214.

HERITAGE LIKELY EFFECT ON RECEPTOR			
Magnitude	Sensitivity		
	Low	Medium	High
Nil	None	None	None
Very Low	Negligible	Negligible	Negligible / Minor
Low	Minor	Minor / Moderate	Moderate
Medium	Minor / Moderate	Moderate	Moderate / Major
High	Moderate	Moderate / Major	Major

Table 2.5 Likely Effect on Heritage Receptor Matrix

HERITAGE SCALE OF AN EFFECT	
Major	The change resulting from the impact of the Proposed Development upon the heritage value of the receptor would give rise to a very significant effect.
Moderate	The change resulting from the impact of the Proposed Development upon the heritage value of the receptor would give rise to a significant effect.
Minor	The change resulting from the impact of the Proposed Development upon the heritage value of the receptor would give rise to an effect, but this would not be significant.
Negligible	The change resulting from the impact of the Proposed Development upon the heritage value of the receptor would give rise to a barely discernible effect. This would not be significant.
None	The change resulting from the impact of the Proposed Development upon the heritage value of the receptor would have no effect.

Table 2.6 Scale of an Effect

HERITAGE NATURE OF AN EFFECT	
Beneficial	An enhancement to a receptor
Neutral	An effect that on balance, is neither beneficial nor adverse to a receptor, and therefore preserves the receptor.
Adverse	A harmful impact to a receptor

Table 2.7 Nature of an Effect

DEMOLITION AND CONSTRUCTION PHASE

- 2.54 ES Chapter 6 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Proposed Development. The likely effect of these activities on the value of the heritage receptors identified in the baseline is assessed below.
- 2.55 The demolition and construction stage comprises the short- to medium-term activities that take place to realise the Proposed Development, as identified in Chapter 6 of the ES. These generally include activities associated with clearing the site and construction, as well as site management such as the erection of hoarding and temporary access routes. These activities are temporary and will have no permanent effects on the value of the majority of receptors identified in the baseline.
- 2.56 This phase of the Proposed Development could also introduce new environmental conditions into the setting (and experience) of the heritage receptors: there will be increased noise, vibration, dust and traffic in the surrounding area, which could affect a heritage receptor’s significance.

CUMULATIVE EFFECTS

- 2.57 A cumulative assessment is provided at **Section 8.o**.
- 2.58 Paragraph 36 of GPA3 states:
Cumulative assessment is required under the EU Directive on EIA. Its purpose is to identify impacts that are the result of introducing the development into the view in combination with other existing and proposed developments. The combined impact may not simply be the sum of the impacts of individual developments; it may be more, or less.
- 2.59 The word 'cumulative' in this context should be taken to mean incremental and the practical effect of this would generally be to increase the degree of harmful impact in specific cases, judged on a qualitative basis. Instances of incremental harm have as matters of practice normally come about when previous development is recognised to have created a harmful condition, to which a specific proposal adds, so potentially augmenting the pre-existing harm. In all cases, however, a freestanding assessment is required.
- 2.60 GPA3 states:
Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it.
- 2.61 Paragraph 40 of GPA3 states:
Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets.
- 2.62 GPA3 and other guidance (for example, the Greater London Authority's guidance on World Heritage Sites) uses the word cumulative differently, and in relation to past impacts which have been negative. Thus, according to this approach (which is accepted in decision making), the assessor should consider whether past changes are positive or negative and, if the latter, whether the proposed new change adds to pre-existing harm, and so increases the overall harm caused by proposals. This form of assessment is fact specific and often relies on published documents confirming there has been past harm and why. There is no requirement, however, for such external validation and the matter can arise in individual assessments or through discussions with the competent authority and other stakeholders.

3.0

LEGISLATION AND PLANNING POLICY

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

LEGISLATION AND PLANNING POLICY

3.1 The following section sets out the planning policy context for the Site and for the context of the assessment process.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

3.2 The statutory duties of the decision-maker when considering applications which affect listed buildings and conservation areas are set out in the 1990 Act.

3.3 The Application Site does not contain any statutorily listed buildings, however there are statutorily listed buildings in the study area which may experience a change to their heritage value as a result of change to their setting from the Proposed Development.

3.4 The Application Site contains part of the Tonge Conservation Area.

3.5 In this case, the relevant statutory provisions are:

- Section 66(1) – in considering whether to grant planning permission for development which affects a listed building or its setting, the decision-maker “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural and historical interest which it possesses”.
- Section 72(1) – for proposals which affect land contained within a conservation areas, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

STATUTORY DEVELOPMENT PLAN

3.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that the determination of an application for planning permission must be made in accordance with the statutory development plan unless material considerations indicate otherwise.

3.7 In this case, the statutory development plan is the Swale Borough Council Local Plan (Bearing Fruits 2031) which was adopted in 2017. An overview of the development plan policies that are relevant to the assessment of likely effects on built heritage receptors is provided below.

3.8 The Application Site does not comprise any site allocations for housing, employment or mixed use in the Local Plan. The main policy designation relevant to the built heritage assessment is the Tonge Conservation Area, part of which runs through the Application Site.

3.9 The overarching policy for development in Swale is provided at Policy ST1 (Delivering sustainable development in Swale). Part 8 of the policy requires development proposals to “achieve good design through reflecting the best of an area’s defining characteristics” and part 12 seeks the conservation and enhancement of the historic environment through application of national and local policy (i.e. the NPPF and the local development plan respectively).

3.10 The approach to design and the historic environment is expanded in the following policies.

3.11 Policy CP 4 (Requiring good design) states that development proposals will be of a high quality design that is appropriate to their surroundings. It is a multi-limbed policy which provides criteria to consider in design, and broadly requires development understand and respond to the qualities of the existing environment, including heritage assets and other valued features.

3.12 Part 8 of Policy CP 4 says that the materials, scale, height and massing of proposals should be appropriate to their context, and part 9 says that “best use” should be made of texture, colour, pattern and durability of materials.

3.13 Policy CP 8 (Conserving and enhancing the historic environment) states that development “will sustain and enhance the significance [heritage value] of designated and non-designated heritage assets [heritage receptors] to sustain the historic environment whilst creating for all areas a sense of place and spatial identity”.

3.14 Policy CP 8 has seven provisions which confirm the policies accordance with national policy (the NPPF), local policy and conservation area appraisals, and also refer to the specific policies for heritage receptors at Policies DM 32 to DM 36. The relevant policies to this assessment are Policies DM 32 and DM 33, below.

3.15 Development proposals are required to “respond to the integrity, form and character of settlement and historic landscapes” (CP 8, part 3). At noted above, this assessment does not include the likely effects on historic landscapes. However, this part of the policy is relevant in terms of the approach to conservation areas, many of which recognise historic settlements.

3.16 The Proposed Development has the potential to affect the setting of listed buildings. Policy DM 32 (Development involving listed buildings) reiterates the statutory duty at Section 66(1) of the 1990 Act, and invites special consideration of scale, materials, situation and detailing of development proposals.

3.17 Policy DM 33 (Development affecting a conservation area) also reiterates the statutory duty at Section 72(1) of the 1990 Act, and identifies that the “layout, form of streets, spaces, means of enclosure and buildings” should be retained and that special attention should be paid to “the use of detail and materials, surfaces, landform, vegetation and land use”.

3.18 Part 4 of Policy DM 33 states that proposals in conservation areas are expected to “Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area”.

MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (2024)

- 3.19 The development plan is supported by national planning policies which are provided by the National Planning Policy Framework (2024) (NPPF). The policies relevant to the built heritage assessment are provided at Chapter 16: Conserving and enhancing the historic environment.
- 3.20 Paragraph 200 requires an applicant to “describe the significance of any heritage receptors affected, including any contribution made by their setting. The level of detail should be proportionate to the receptors’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. This is fulfilled by the baseline analysis in this assessment.
- 3.21 The NPPF reaffirms the objective of the 1990 Act at paragraph 210, where it is stated that local planning authorities should take account of the “the desirability of sustaining and enhancing the significance of heritage assets”.
- 3.22 Paragraphs 205–214 set out the approach to considering potential impacts.
- 3.23 Paragraph 205 states that:
“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 3.24 Case law has clarified that ‘substantial harm’ would be harm that would have such a serious impact on the heritage value of the asset that its heritage value was either vitiated altogether or very much reduced (see Bedford, 2013¹). The Proposed Development will not cause substantial harm to any heritage receptor. Substantial harm is a very high test in policy. Therefore, paragraph 207 is not relevant in this case.

- 3.25 ‘Less than substantial harm’ is often expressed as a scale based on qualitative judgements made on a case-by-case basis. It covers findings of very limited harm to a serious level of harm that is below the ‘substantial harm’ threshold. Paragraph 208 states that:
“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
- 3.26 Paragraph 219 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.27 Paragraph 220 recognises that:
“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

OTHER MATERIAL CONSIDERATIONS

- 3.28 The following other material considers have also informed this assessment:
- National Planning Practice Guidance (online);
 - Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
 - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);

- Swale Borough-Wide Heritage Strategy 2020–2032 (Adopted March 2020)
- Lynsted The Street Conservation Area Character Appraisal (2000)
- Bredgar Conservation Area Character Appraisal and Management Strategy (October 2023)
- Tunstall Conservation Area Character Appraisal and Management Strategy (April 2022)
- Rodmersham Green Conservation Area Character Appraisal and Management Strategy (December 2022)
- Rodmersham Church Street CA Character Appraisal and Management Strategy (March 2022)

¹ Bedford BC v SSCLG [2013] EWHC 2847 (Admin)

4.0

BASELINE: HISTORICAL DEVELOPMENT

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

BASELINE: HISTORICAL DEVELOPMENT

4.1 This section provides a description of the historic development of the Site and that of the surrounding area. It has been informed by secondary sources, including:

- Archaeology and Planning Solutions, Baseline Heritage Report (2018)
- National Library of Scotland, Map Search
- British History Online, The History and Topographical Survey of the County of Kent: Volume 6
- Britain From Above
- Kent History Forum
- Conservation Area Character Appraisals, Swale Borough Council
- Bredgar (2023)
- Tunstall (2022)
- Rodmersham Church Street (2022)
- Rodmersham Green (2022)
- Lynsted The Street (2000)

EARLY HISTORY

4.2 Located to the southeast of the historic settlement of Sittingbourne, established on the southern bank of the Swale tidal channel and its tributary, the Site comprises an extended area of land historically used for agricultural purposes due to its fertile, loamy soil.

4.3 Defined by the topography and geology of the North Downs, the Site also lies to the south of the former Watling Street, a Roman Road extending from London to Dover via Canterbury. Sittingbourne developed as an important stopping point for travellers along this route.

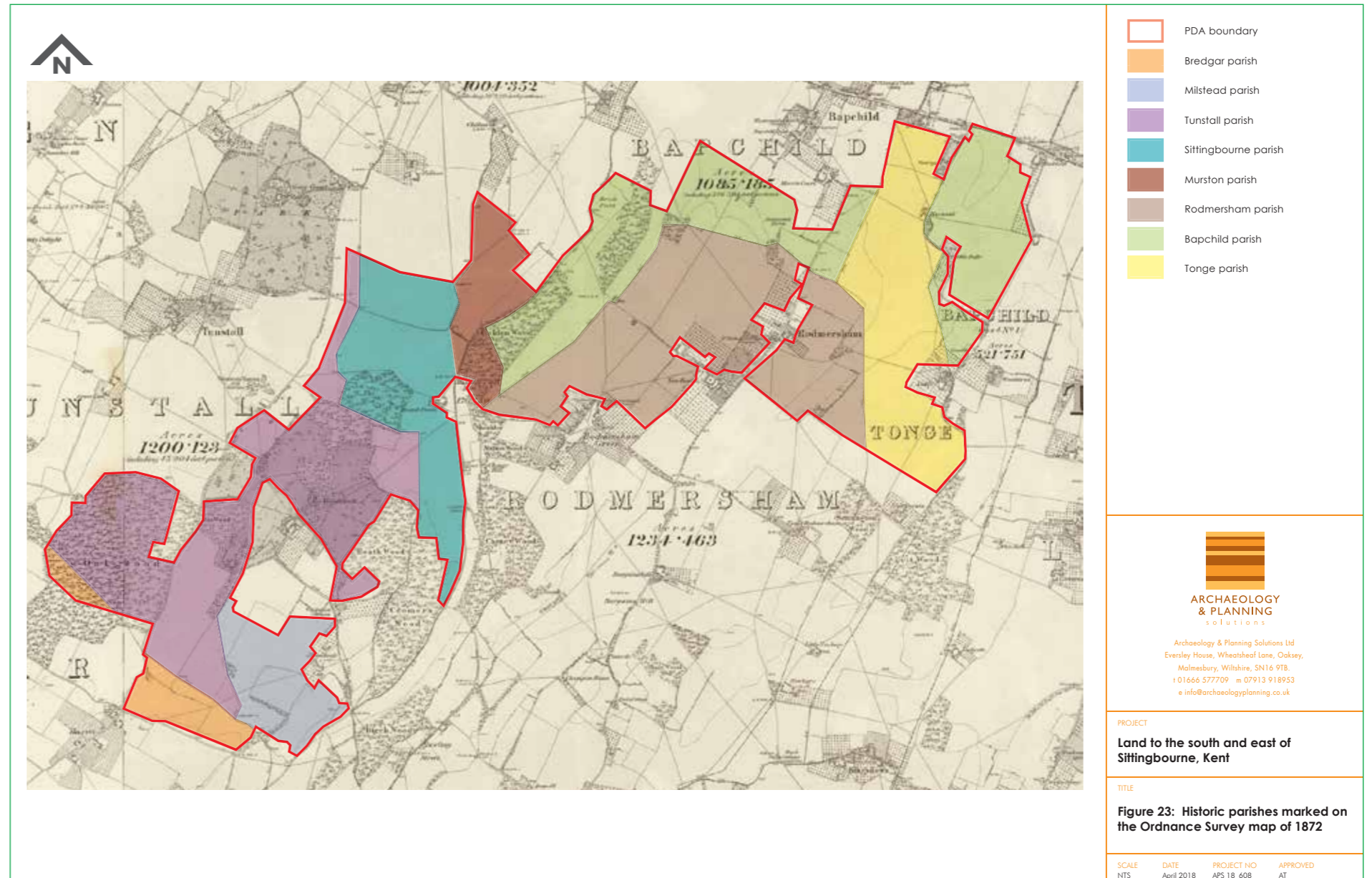


Figure 4.1 Historic Parishes Map overlaid on 1872 OS Map (Source: Archaeology and Planning Solutions).

- 4.4 Centred around several historic settlements, including Bapchild, Bexon, Rodmersham, Rodmersham Green and Tunstall, the Site was likely a vast area of woodland and open agricultural land through the medieval period. These fields were later enclosed around the 16th century.
- 4.5 Forming part of various manorial estates, land within the Site was controlled by Lords and their families, who established large houses as their seats of power. Many of the villages in the Site take their name

- 4.6 from these families or houses, including those controlled by the De Bredgars and De Bexons.
- 4.6 The Site land continued to function as an important agricultural area throughout the medieval period, as it does today. Localised extraction of raw materials, such as chalk and clay, took place at this time to make lime, cement and bricks, amongst other things.

18TH TO MID-19TH CENTURY

- 4.7 Although the wider Site remained largely undeveloped between the medieval period and the 18th century, its historic settlements gradually expanded as the prosperity of Sittingbourne and the Home Counties increased. This led to the development of the surviving manorial estates and the establishment of new ones, such as Woodstock Park.
- 4.8 Now the site of the Kent Science Park, Woodstock Mansion was constructed c.1780 towards the southern extent of the Site. Comprising a large country house set within landscaped parkland, the estate was bounded by woodland to the north and east, with a number of farmsteads and a chalk quarry located to the south.
- 4.9 As evidenced by tithe maps, little major change occurred within the Site between the 18th century and 19th century, with large areas still occupied by woodland and arable cultivation. This being said the first signs of fruit production, which would later come to dominate the area, are shown by the development of small orchards.
- 4.10 Summarising the tithe maps produced in the 1830s and 1840s, areas to the south, including Bredgar, Milstead Tunstall, Highsted and Rodmersham Green, were characterised by arable land and woodland, with small areas given over to orchards and hop production. A number of small quarries are also present here.
- 4.11 Areas to the north, including Rodmersham, Lynsted, Bapchild and Teynham, were more built-up by virtue of their proximity to the London Road, the old Roman road. These settlements were characterised, again, by arable land and woodland, although pasture land, orchards and hops grounds were more prevalent here. So too were the number of quarries and chalk pits.
- 4.12 By this time, a number of sizeable country houses and their associated gardens are shown within the Site. These include Hysted House in the Sittingbourne parish and Rodmersham Lodge in the Rodmersham parish.



Figure 4.2 1836 Tunstall Tithe Map showing the presence of small orchards.

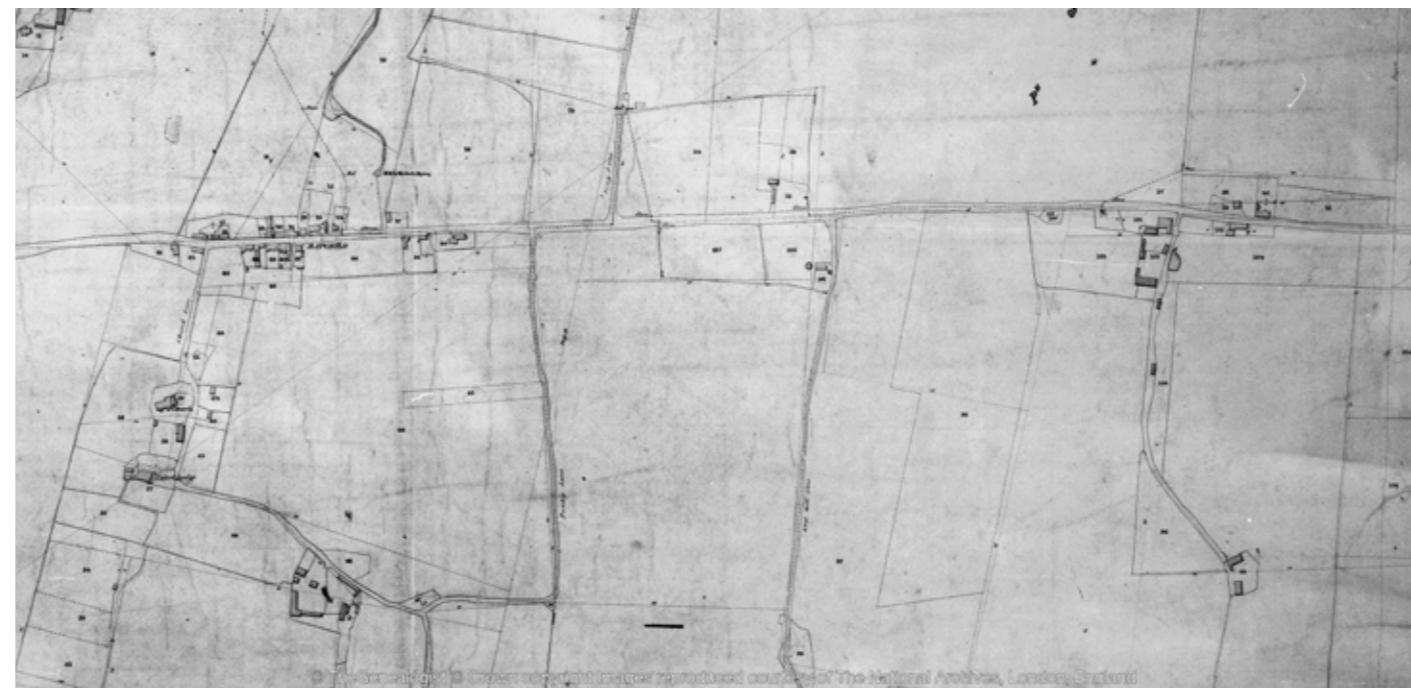


Figure 4.3 1835 Bapchild Tithe Map showing the London Road route, dwellings and field boundaries, along with chalk pits.

LATE-19TH TO EARLY-20TH CENTURY

4.13 Although settlements within the Site experienced little change in the 19th century, the surrounding rural landscape was evolving at this time. Indeed, the 1872 OS map shows that, although wooded areas remained to the south, sizeable orchards had been laid out to the north, in the vicinity of Rodmersham Green, Rodmersham, Bapchild and Tonge.

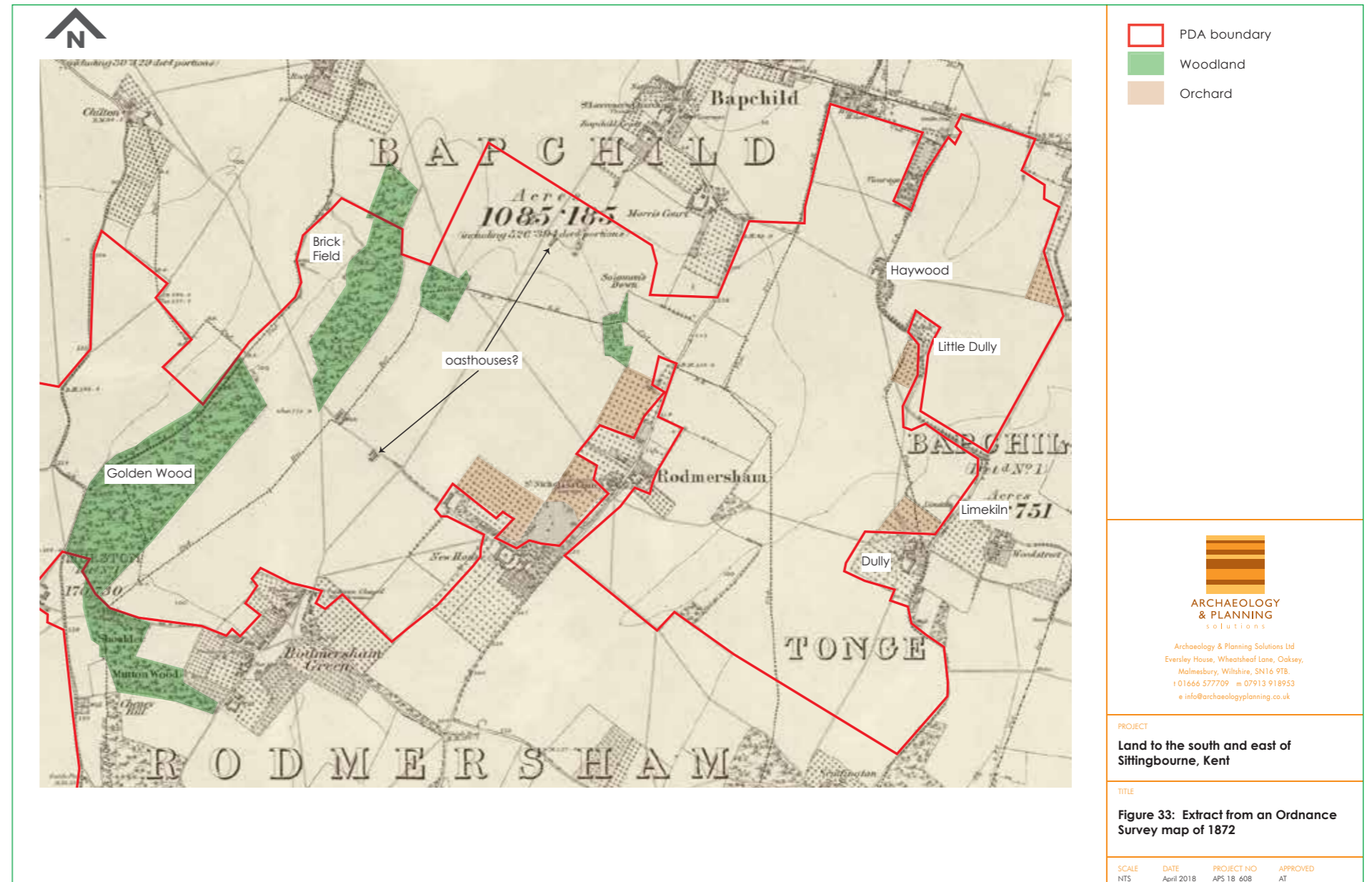


Figure 4.4 1872 OS Map showing the northern extent of the Site.

- 4.14 The development of Oasthouses, shown to the north and west of Rodmersham, also details developments in agriculture and technology in the Victorian 'High Farming' period.
- 4.15 The growing influence of trade in extracted raw materials was also apparent at this time, demonstrated by the presence of brickfields and limekilns. The relative ease with which materials could be transported to London via road and barge was key to these industries. So too was the construction of the East Kent Railway, completed 1858–61 to the designs of Thomas Russell Crampton (1816–88), which linked London to Dover via Chatham and Canterbury.

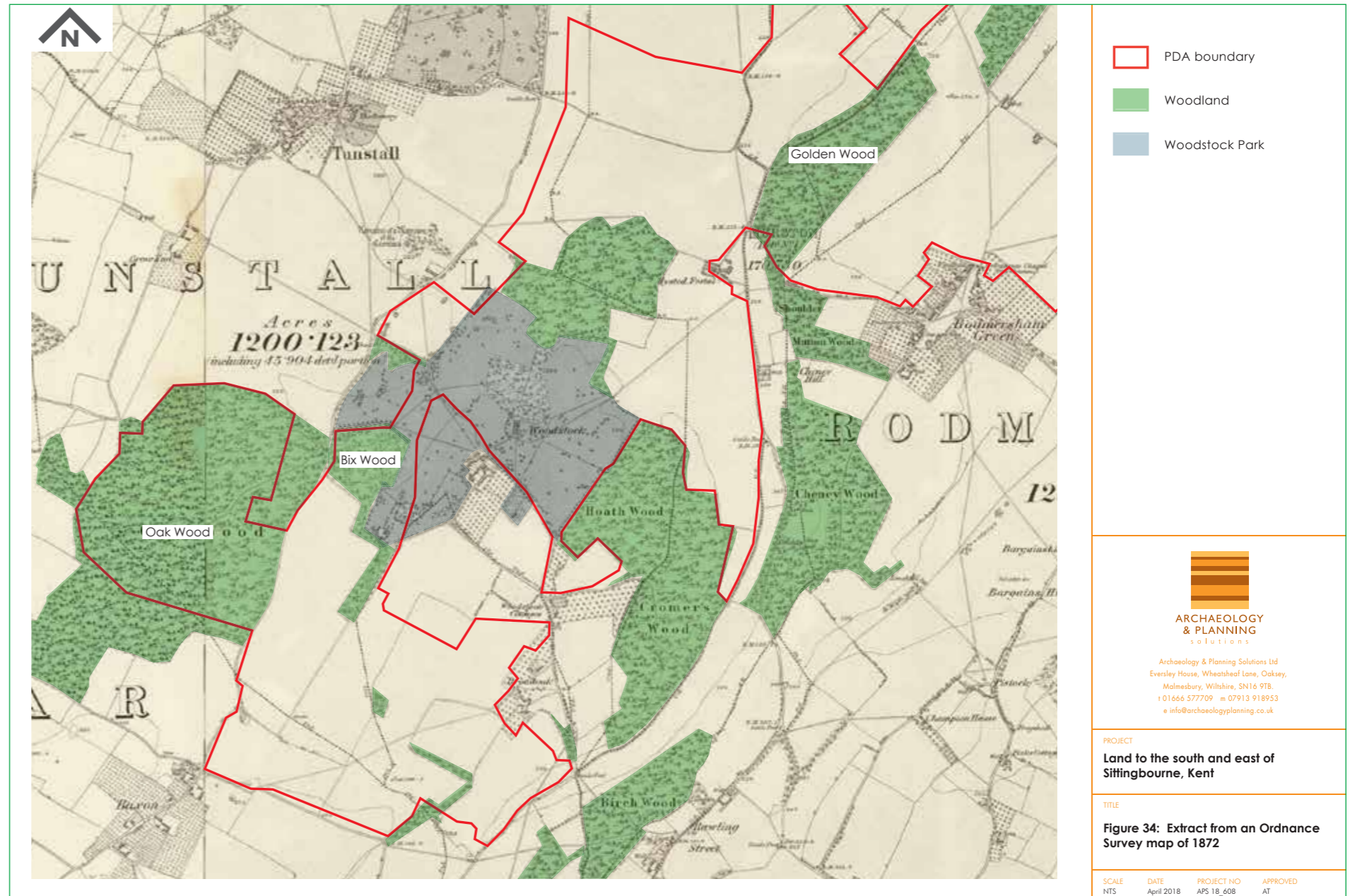


Figure 4.5 1872 OS Map showing the southern extent of the Site.

EARLY-20TH TO LATE-20TH CENTURY

- 4.16 The early-to-mid 20th century represented the greatest period of change within the Site, in large part due to developments in agricultural technology. As such vast areas of woodland, such as Golden Wood in the north and Oak Wood in the south, was removed to make way for orchards which could be harvested more efficiently than before.
- 4.17 As the 1949–50 OS map shows, much of the remaining land within the Site was in arable or pasture use at this time, with limited pockets of woodland. Whilst the surrounding settlements had not changed dramatically, urban sprawl from Sittingbourne is apparent to the north reflecting its gradual expansion.
- 4.18 The extent of Woodstock Park is also shown within the mid-20th century OS maps, and from aerial photos taken around this time. Acquired by Royal Dutch Shell in 1945, the southern extent of its parkland was developed into an agro-chemical research centre, shown on the 1961 OS map. This was designed by Sir Frederick Gibberd (1908–84).
- 4.19 Woodstock Mansion itself was demolished by 1971, with its designed landscape gradually eroded as parkland was brought into arable cultivation, although some field boundaries and access routes remain. Closed in 1995, the Shell Agro-Chemical Research Centre lay vacant until the early 2000s, when the Kent Science Park was established.

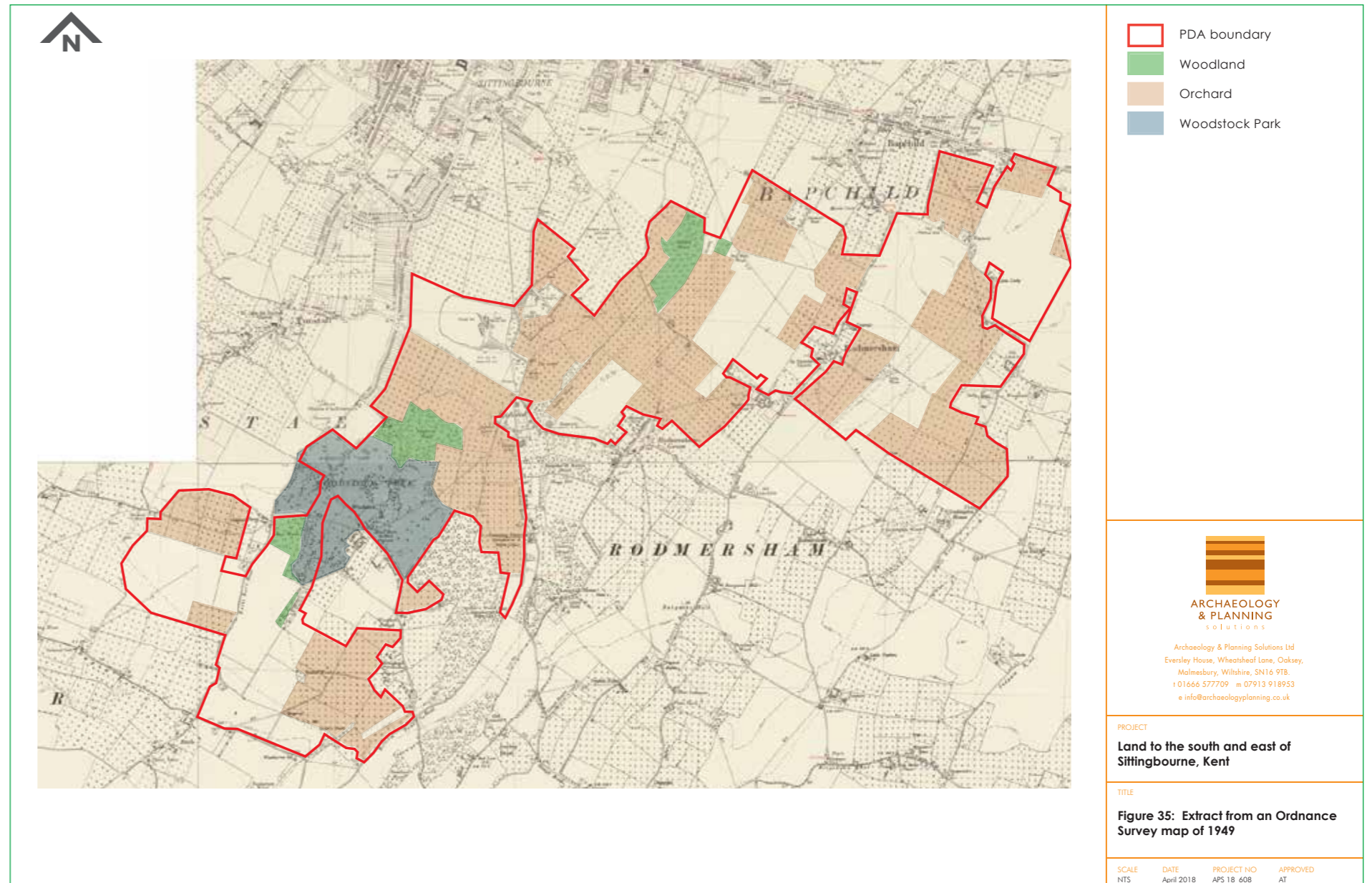


Figure 4.6 Labeled 1949–50 OS Map showing land uses within the Site at this time.

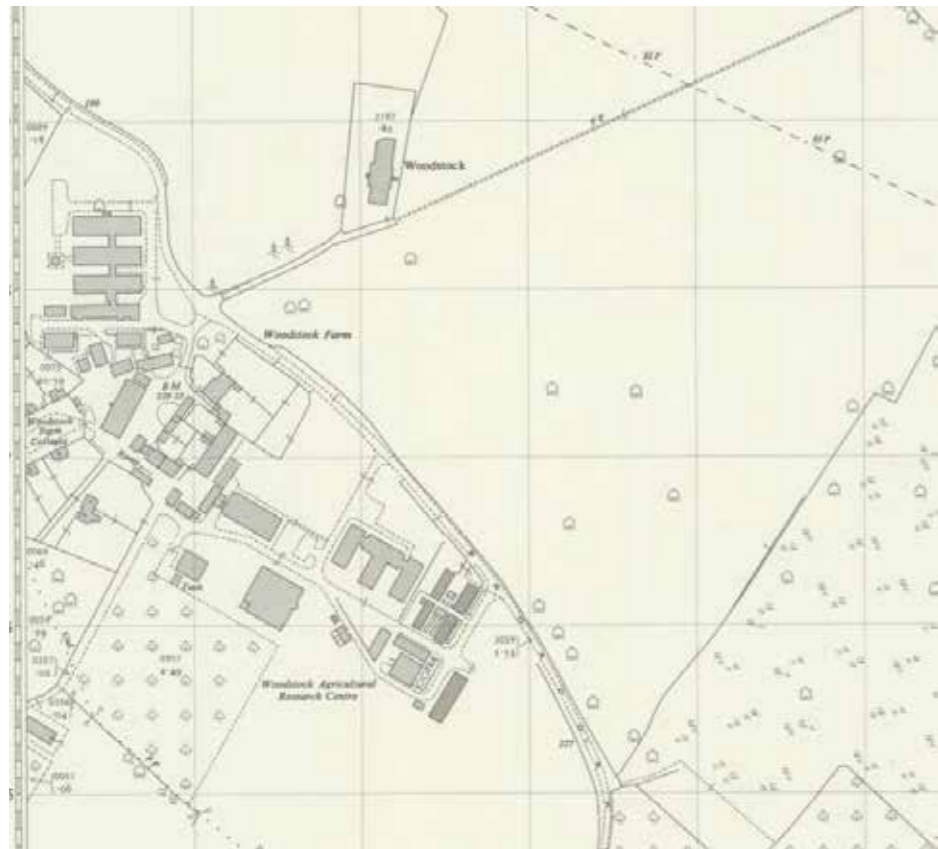


Figure 4.7 1961 OS Map showing the development of Shell Research Centre within Woodstock Park. Woodstock Mansion also shown.



Figure 4.8 1947 aerial photo of Woodstock Park. The location of Woodstock Mansion is shown by the avenue of trees in the bottom-right corner of the photo.



Figure 4.9 1959 aerial photo of the Shell Agro-Chemical Research Centre.

5.0

BASELINE: BUILT HERITAGE

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

BASELINE: BUILT HERITAGE

- 5.1 This Section provides a baseline assessment of heritage receptors scoped into assessment within a 1km study radius. This study area is considered proportionate in order to assess likely effects of the Proposed Development on heritage receptors as set out in the Methodology.
- 5.2 The Site contains part of a conservation area (Rodmersham Church Street Conservation Area). It does not contain any other designated or non-designated heritage receptors.
- 5.3 The built heritage baseline identifies heritage receptors in the area surrounding the Site which may experience an effect to their significance. This would arise from a change to their setting as a result of the Proposed Development. This analysis is in line with the statutory provisions set out at Section 66(1) of the 1990 Act, which is outlined in **Section 3.0**.
- 5.4 In accordance with the requirement of paragraph 207 of the NPPF and the methodology (**Section 2.0**), this section outlines the value of heritage receptors in the study area, including the contribution of setting towards that value.
- 5.5 The section has been informed by site visits, the historical development of the area which is described at **Section 4.0**, and also the following sources:
- The National Heritage List for England maintained by Historic England;
 - Archaeology and Planning Solutions, Baseline Heritage Report (2018); and
 - Conservation area appraisals published by Swale Borough Council, namely:
 - Bredgar (2023)
 - Tunstall (2022)
 - Rodmersham Church Street (2022)
 - Rodmersham Green (2022)
 - Lynsted The Street (2000)
- 5.6 The baseline assessment has been informed also by the Archaeological DBA (**Appendix 15.1** of the ES) titled 'Highsted Park Land to the South and East of Sittingbourne Kent Archaeological and Historic Landscape Desk-Based Assessment' prepared by Wessex Archaeology.
- 5.7 In particular the findings relating to the historic landscape character and value, and the historic context of the main areas Bapchild, Rodmersham, Sittingbourne, Tunstall, Milstead and Bredgar have been considered as part of the overall assessment of how the settings of the identified receptors contribute to their significance. These landscape values are summarised as follows:
- Bapchild (Built Heritage Group 10). Wessex Archaeology conclude that the significance of this historic landscape character type is low.
 - Rodmersham (Built Heritage Group 14) Wessex Archaeology conclude that the significance of the historic landscape character types across the Rodmersham area is low.
 - Sittingbourne (Built Heritage Group 5 and 11). Wessex Archaeology conclude that the significance of this historic landscape character type is low.
 - Tunstall (Built Heritage Group 4) Wessex Archaeology conclude that the character types within the parish of Tunstall within the site are varied, but are considered to be mostly of local significance. The Historic Landscape surrounding the manors of Pistock and Woodstock are considered to have a slightly higher significance of moderate to low significance. Areas of Ancient Woodland within the parish of Tunstall are considered to be of moderate significance.
 - Milstead (Built Heritage Group 7) Wessex Archaeology conclude that the significance of this historic landscape character type is low.
 - Bredgar (Built Heritage Group 1) Wessex Archaeology conclude that the significance of this historic landscape character type is low.
- 5.8 The location of all built heritage receptors within the study radius (designated and non-designated) is provided at **Figure 5.1**.

HERITAGE ASSET PLAN

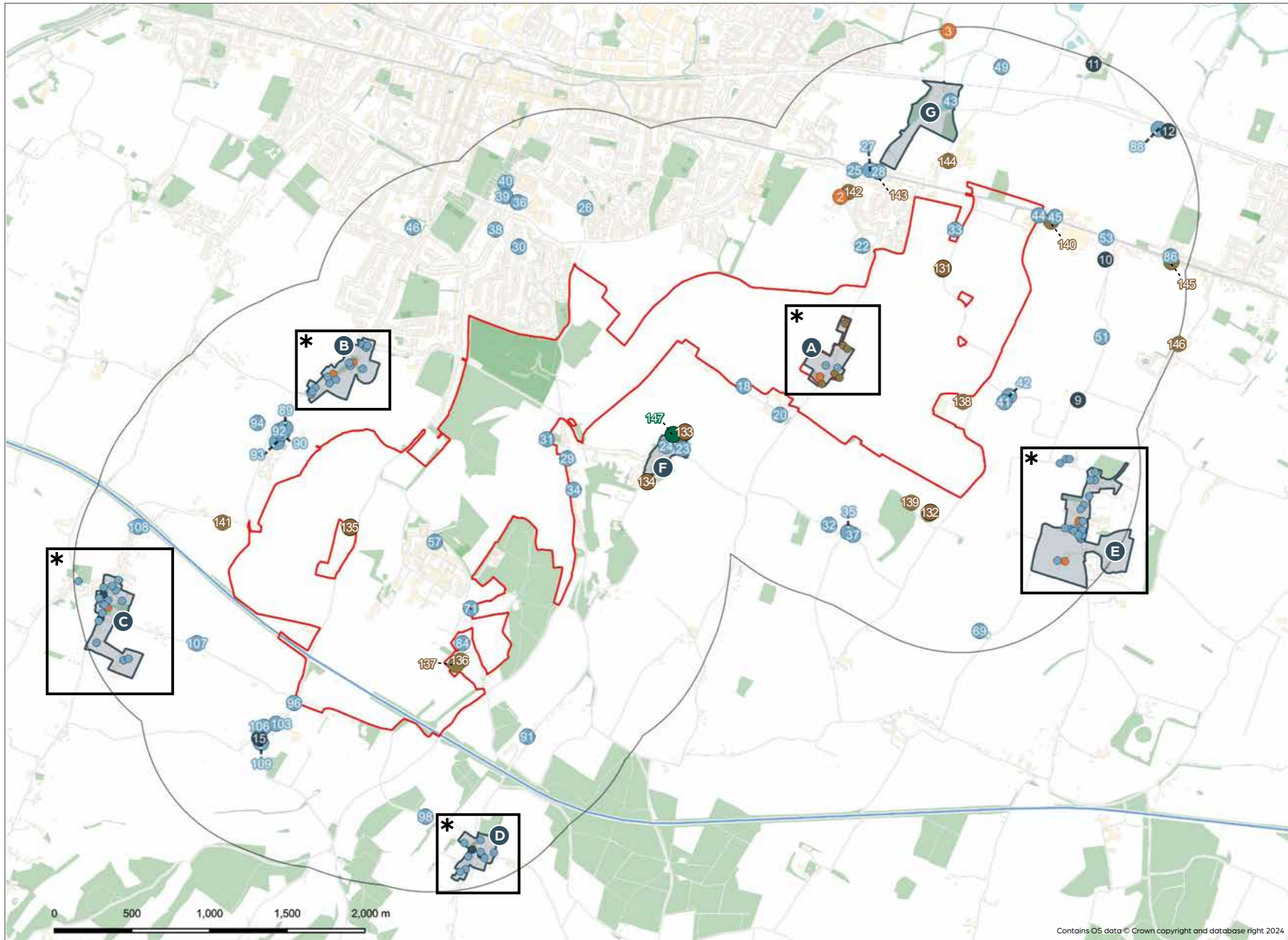
- Application Site
- Conservation Areas (CA)**
- A. Rodmersham Church Street
- B. Tunstall
- C. Bredgar
- D. Milstead
- E. Lynsted - The Street
- F. Rodmersham Green
- G. Tonge

Listed Buildings
See overleaf for details

- Grade I
- Numbers 1-8
- Grade II*
- Numbers 9-17
- Grade II
- Numbers 18-124
- Locally Listed Buildings
- Numbers 125-146
- Positive Contributors to Rodmersham Green CA

147. Elizabeth Cottages and The Ramblers

* See following page for inset maps



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LOCATION:
Kent Science Park (south)

DATE:
August 2024

SCALE:
1:25,000 @ A3

FIGURE 5.1 Heritage Asset Plan – all heritage assets (designated and non-designated) located within 1km of the Site

HERITAGE ASSET PLAN

Application Site

Conservation Areas (CA)

- A. Rodmersham Church Street
- B. Tunstall
- C. Bredgar
- D. Milstead
- E. Lynsted - The Street
- F. Rodmersham Green
- G. Tonge

Listed Buildings
See overleaf for details

Grade I

Numbers 1-8

Grade II*

Numbers 9-17

Grade II

Numbers 18-124

Locally Listed Buildings

Numbers 125-141

Positive Contributors to Rodmersham Green CA

- 142. Elizabeth Cottages and The Ramblers

* See following page for inset maps



LOCATION:
Kent Science Park (south)

DATE:
August 2024

SCALE:
1:25,000 @ A3

▲ NORTH



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CHARTERED SURVEYORS
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HERITAGE ASSET PLAN

Application Site

Conservation Areas (CA)

- A. Rodmersham Church Street
- B. Tunstall
- C. Bredgar
- D. Milstead
- E. Lynsted – The Street
- F. Rodmersham Green
- G. Tonge

Listed Buildings

Grade I

- 1. Church of St Nicholas
- 2. Church of St Lawrence
- 3. Church of St Giles
- 4. Church of St John The Baptist
- 5. Church of St Peter and St Paul
- 6. Lynsted Court
- 7. Tunstall House
- 8. Church of St John The Baptist

Grade II*

- 9. Sunderland Farmhouse
- 10. Claxfield Farmhouse
- 11. Bax Farmhouse

Grade II

- 18. Barn at TQ 921 618
- 19. Church House, and Church Cottage
- 20. Rodmersham House
- 21. Matsons
- 22. Morris Court Farmhouse
- 23. Holly Tree Lodge, Pardoners Cottage, and Baker Cottages
- 24. Victoria House, Orsett House, and Vine Cottages
- 25. 1, School Lane
- 26. Chilton Manor
- 27. The Post Office
- 28. 35, The Street
- 29. Stanley Villas
- 30. Fulston Manor Farmhouse
- 31. Highsted Farmhouse
- 32. Hill Farm
- 33. The Old Vicarage
- 34. Old Cottage
- 35. Orchard Farmhouse
- 36. Spicer Homes
- 37. Barn 20 Yards East of Orchard Farmhouse
- 38. 62, Bell Road
- 39. 48 and 50, Bell Road
- 40. Cemetery Chapel, Wall to Cemetery, and 46, Bell Road
- 41. Woodstreet House
- 42. Woodstreet Cottage
- 43. Tonge Mill, Mill House, and Old Mill
- 44. Radfield House and Railings to Forecourt

Locally Listed Buildings

- 125. 5, Church Street
- 126. Church House Farm
- 127. Orchard
- 128. Glebe House
- 129. Glebe Cottage
- 130. Ashgores House

Positive Contributors to Rodmersham Green Conservation Area

- 147. Elizabeth Cottages and The Ramblers

- 12. Frogнал Farmhouse and Garden Wall
- 13. Church of St Mary and The Holy Cross
- 14. Milstead Manor

- 45. Beeches, and Little Radfield
- 46. Tunstall Court
- 47. Oasthouse and Oasts 30 Yards South West of Batteries
- 48. The Batteries
- 49. Bunces Farm, and Barn 20 Yards North West of Bunces Farmhouse
- 50. Barn 20 Yards East of Batteries
- 51. Jefferies
- 52. Hales Cottage
- 53. Claxfield House
- 54. The Coach House
- 55. Hales House
- 56. Cedar House
- 57. Woodstock Home Farmhouse
- 58. Berkeley House
- 59. Champion's Windmill, 50 Yards North West of Berkeley House
- 60. Lyndale
- 61. Monument, Homewood Children, 25 Yards South West of Tunstall Church Tower
- 62. Mill 15 Yards East of Berkeley House
- 63. Law Family Monument 15 Yards West of Tunstall Church Tower
- 64. Black Lion Public House
- 65. Vicarage Farmhouse
- 66. The Vicarage
- 67. Oak Cottages
- 68. Heathfield
- 69. Ludgate
- 70. Lynsted Court Cottage

- 131. Haywood
- 132. Scuttington Manor and Oasthouse at Scuttington Manor
- 133. Former Providence Chapel, Rodmersham Green, Rodmersham, Swale
- 134. Brownings Farm
- 135. Oakwood Farm
- 136. Broadoak Farm

- 15. Bexon Manor
- 16. Chantry House
- 17. Brickwall and Railings to Forecourt
- 71. Woodstock Cottages
- 72. Wall Opposite St Peter and St Paul's Church
- 73. Barns 30 Yards West of Lynsted Court
- 74. Anchor House
- 75. Hillside House
- 76. Forge Cottage and The Old Forge Adjacent
- 77. The Post Office
- 78. Tunstall House Cottage
- 79. Forge House
- 80. King George VI K6 Telephone Kiosk (Outside Post Office)
- 81. The Den
- 82. Wall, Stables and Dovecot South of Tunstall House
- 83. The Village School
- 84. Woodstock Cottage Farmhouse
- 85. The Oast
- 86. 183 and 185 London Road
- 87. Former Oast, Now Garage 10 Yards South of The Oast
- 88. Barn 50 Yards West of Frogнал Farmhouse
- 89. Barn 60 Yards North East of Grove End
- 90. Stables 30 Yards North of Grove End
- 91. Lion Farmhouse
- 92. Barn 30 Yards North of Grove End
- 93. Grove End
- 94. Shepherd's Cottage
- 95. Rose Cottage
- 96. Bexon Court
- 97. Manor Farmhouse

- 137. Oasthouse, Broadoak Farm
- 138. Dully House
- 139. Farmstead northeast of Scuttington Manor
- 140. Oast east of Radfield House
- 141. The Oast House, Primrose Lane
- 142. National School (endowed)

- 98. War Memorial to The Third Battalion of The Gloucestershire Regiment
- 99. Old Rectory
- 100. Garden Wall and Gateways to North of Milstead Manor
- 101. Dovecote 50 Yards East of Milstead Manor
- 102. Hoggeshaws
- 103. The Malthouse
- 104. Wisteria Cottage
- 105. The Cottage
- 106. Yew Tree Cottage
- 107. Oakwood Gate Cottage
- 108. Kingsdown Cottage, and Nether Cottage
- 109. Barn 15 Yards South East of Bexton Manor
- 110. Primrose House
- 111. Barn 20 Yards South West of Gibben's Farm Bungalow
- 112. Bredgar House
- 113. Bredgar War Memorial
- 114. Dovecot 25 Yards North West of Chantry House
- 115. Burnham House
- 116. K6 Telephone Kiosk to North West of Parish Church
- 117. Chantryes
- 118. Brewer's House
- 119. Parsonage Farmhouse
- 120. Chimneys
- 121. Carthouse 20 Yards West of Parsonage Farm
- 122. Wall Running South of Brickwall
- 123. Bush House
- 124. The Vicarage

- 143. Former Baptist Chapel
- 144. Little Hempstead Farm
- 145. Former Salvation Army Barracks
- 146. Vigo Farm

LOCATION:
Kent Science Park (south)

DATE:
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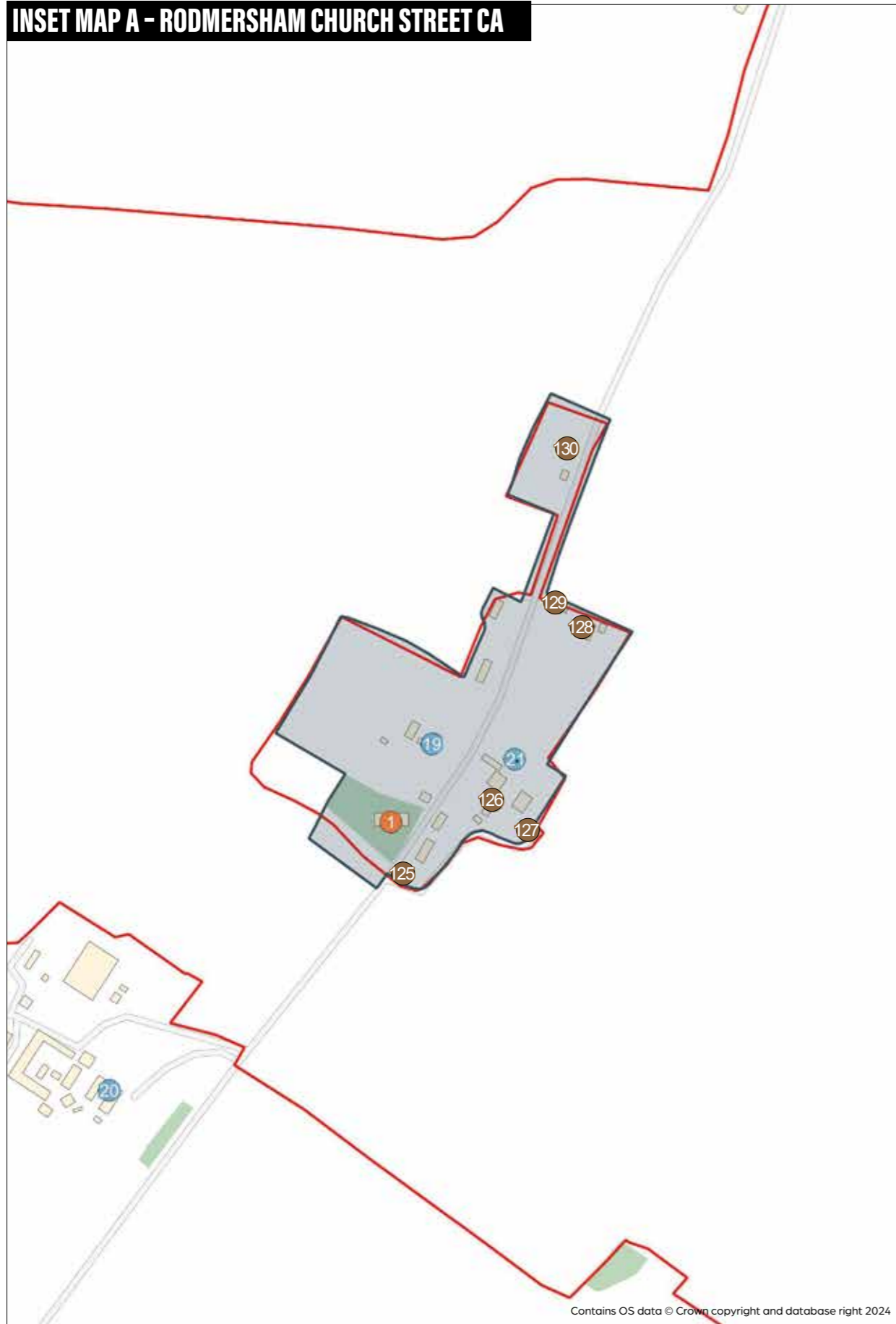
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INSET MAP A - RODMERSHAM CHURCH STREET CA



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INSET MAP B - TUNSTALL CA



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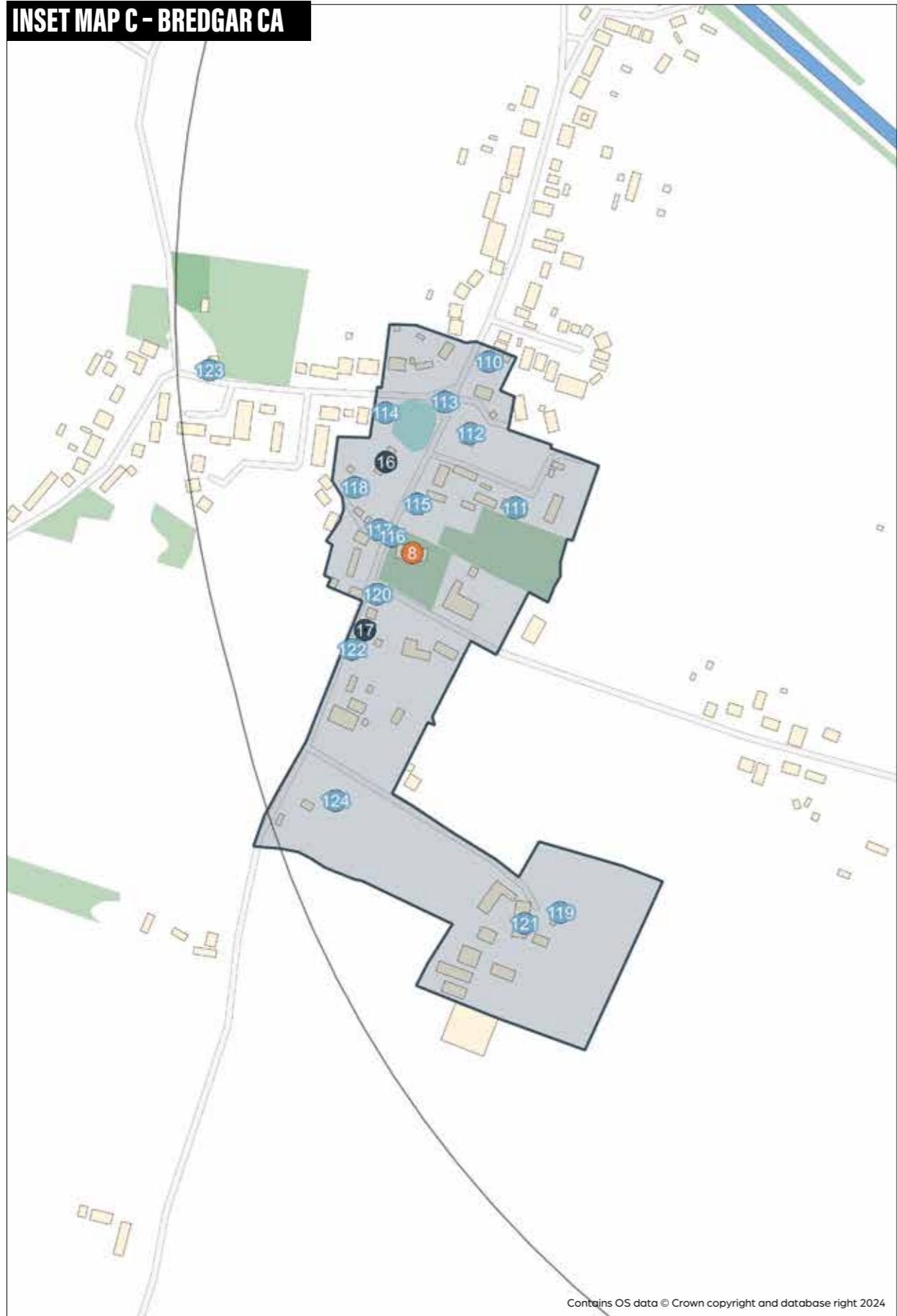
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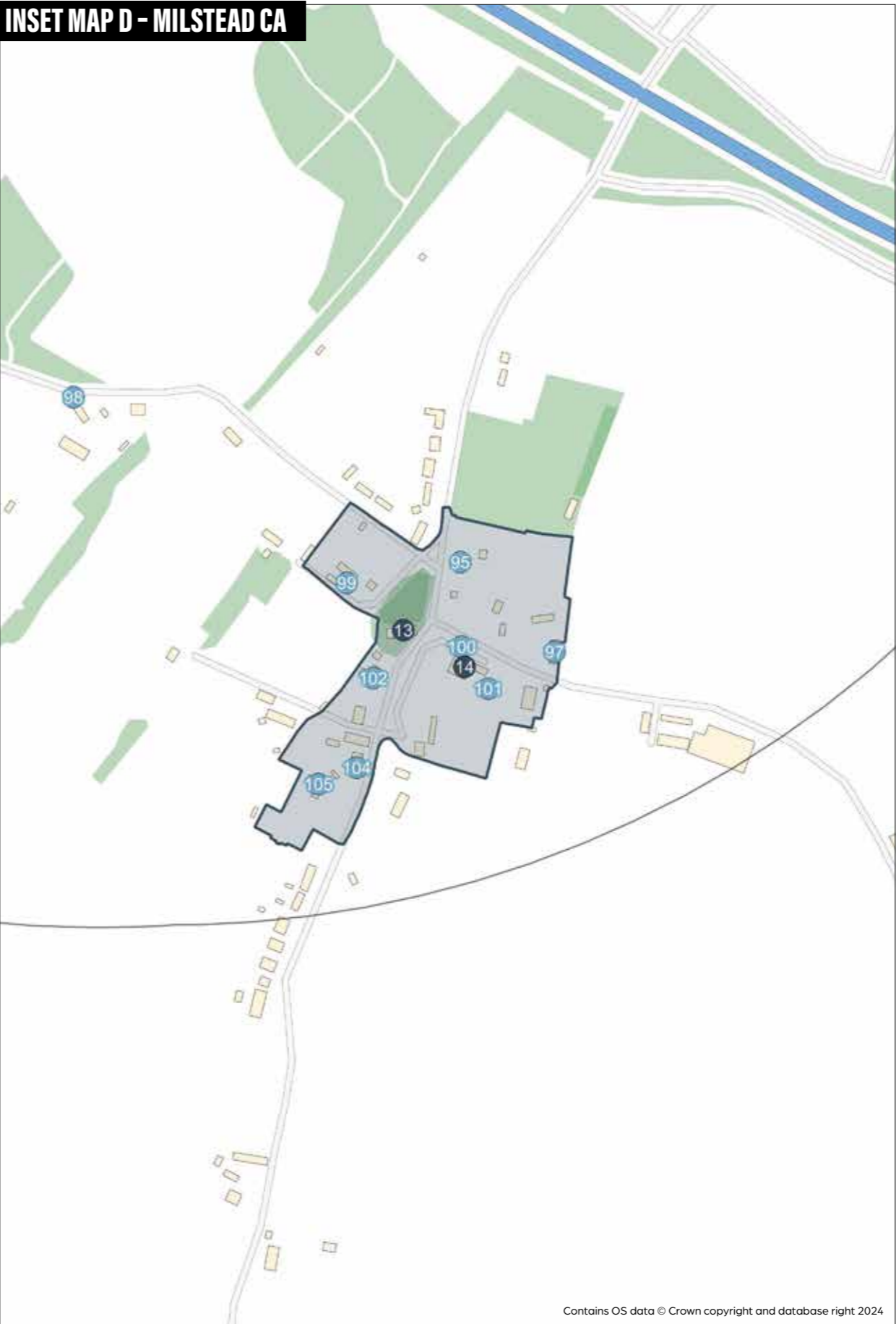
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INSET MAP C - BREDGAR CA



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INSET MAP D - MILSTEAD CA



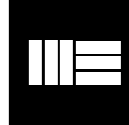
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SETTING

5.9 Setting is defined in very broad terms in the NPPF. This means that many development proposals may be held to come within the setting of a heritage receptor. Aside from some generic intervisibility, a great number of such proposals in the setting of a heritage receptor could not reasonably be held to engage with or alter the heritage value of heritage receptors in a material way.

SCOPING

5.10 The designated heritage receptors identified in the study area are as follows:

- 7 Conservation Areas;
- 8 Grade I listed buildings;
- 9 Grade II* listed buildings; and
- 107 Grade II listed buildings.

5.11 Within the heritage baseline, in the interests of proportionality and conciseness, identified heritage receptors within a 1km radius of the Site boundary have been organised into 18 distinct groups broadly comprising suburban areas on the outskirts of Sittingbourne, outlying villages and rural settlements.

5.12 These character areas are referred to as:

- Group 1: Bredgar
- Group 2: Grove End Farm
- Group 3: Bexon
- Group 4: Tunstall
- Group 5: Sittingbourne Southern Fringe
- Group 6: Kent Science Park
- Group 7: Milstead
- Group 8: Highsted
- Group 9: Rodmersham Green
- Group 10: Bapchild
- Group 11: Tonge
- Group 13: Teynham
- Group 14: Rodmersham
- Group 15: South Teynham
- Group 16: Upper Rodmersham
- Group 17: Lynsted
- Group 18: Rawling Street

5.13 The scoping process has been twofold. First, a number of heritage receptors have been scoped out immediately (prior to baseline assessment of significance) following high level review of the following (in line with GPA3):

- Distance between the receptor and the Site boundary (physical relationship)
- Interposing development / vegetation and topography (physical relationship)
- Function and use of the receptor in relation to the Site (functional relationship)

5.14 These aspects have been considered insofar as they reveal whether there is a lack of an existing and potential setting relationship (based on visual, functional and environmental effects) between the Site and the receptor. This analysis has been aided by interrogation of the ZTV, as set out in the Methodology at **Section 2.0**. In instances where there is no existing or potential setting relationship between the Site and the receptor, the receptor has been scoped out. A list of receptors scoped out of further assessment is provided below.

5.15 The second tier of scoping has been to assess the baseline significance of the receptor, including any contribution made by setting to that significance. In cases where the assessment of the baseline conditions of the receptor reveals that there is no potential for a potential setting relationship, and therefore impact, by virtue of the Proposed Development, those receptors have been scoped out of further assessment.

Designated heritage assets scoped out of baseline assessment

Sittingbourne Southern Fringe (Group 5)

5.16 By virtue of their contained urban setting and lack of intervisibility or historic functional relationship with the Site, the designated receptors within the Sittingbourne Fringe group are unlikely to experience change to their setting, and by extension, their heritage value. As such, they have not been assessed. They comprise:

- Cemetery Chapel (Grade II)(map ref. 40);
- Wall to Cemetery (Grade II)(map ref. 40);
- 46 Bell Road (Grade II)(map ref. 40);
- 48 and 50 Bell Road (Grade II)(map ref. 39);
- Spicer Homes (Grade II)(map ref. 36);
- Chiltern Manor (Grade II)(map ref. 26);

- Fulston Manor Farmhouse (Grade II)(map ref. 30);
- 62 Bell Road (Grade II)(map ref.38);
- Tunstall Court (Grade II)(map ref. 46).

Milstead (Group 7)

5.17 By virtue of their contained urban setting and lack of intervisibility or historic functional relationship with the Site, the designated receptors within the Milstead group are unlikely to experience change to their setting, and by extension, their heritage value. As such, they have not been assessed. They comprise:

- Church of St Mary and the Holy Cross (grade II*)(map ref. 13)
- Milstead Manor (grade II*)(map ref. 14)
- Rose Cottage (grade II)(map ref. 95)
- Manor Farmhouse (grade II)(map ref. 97)
- War Memorial to the Third Battalion of the Gloucestershire Regiment (map ref. 98)
- Old Rectory (grade II)(map ref. 99)
- Garden Wall and Gateways to North of Milstead Manor (grade II)(map ref. 100)
- Dovecote 50 Yards East of Milstead Manor (grade II)(map ref. 101)
- Hoggeshaws (grade II)(map ref. 102)
- Wisteria Cottage (grade II)(map ref. 104)
- The Cottage (grade II)(map ref. 105)

Bapchild (Group 10)

5.18 By virtue of their contained urban setting and lack of intervisibility or historic functional relationship with the Site, the designated receptors within the Bapchild group are unlikely to experience change to their setting, and by extension, their heritage value. As such, they have not been assessed. They comprise:

- 35, The Street (Grade II)
- 1 School Lane (Grade II)
- The Post Office (Grade II)

Tonge (Group 11)

5.19 By virtue of their contained urban setting and lack of intervisibility or historic functional relationship with the Site, the designated receptors within the Tonge group are unlikely to experience change to their setting, and by extension, their heritage value. As such, they have not been assessed. They comprise:

- Church of St Giles (Grade I)
- Bax Farmhouse (Grade II*)
- Bunces Farm (Grade II)
- Barn 20 Yards North West of Bunces Farmhouse (Grade II)
- Tonge Mill (Grade II)
- Mill House Old Mill (Grade II)
- Tonge Conservation Area

Teynham (Group 13)

5.20 By virtue of their contained urban setting and lack of intervisibility or historic functional relationship with the Site, the designated receptors within the Teynham group are unlikely to experience change to their setting, and by extension, their heritage value. As such, they have not been assessed. They comprise:

- Frogna Farmhouse and Garden Wall (Grade II*);
- Barn 50 Yards West of Frogna Farmhouse (Grade II)
- Claxfield Farmhouse (Grade II*);
- Claxfield House (Grade II)
- 183 and 185 London Road (grade II).

Lynsted (Group 17)

5.21 Group 17 comprises the village of Lynsted which is located to the south-east of Sittingbourne, roughly equidistant between the London Road A2 route to the north and M2 motorway to south. By virtue of their contained semi-rural setting and lack of intervisibility or historic functional relationship with the Site, several designated receptors within the Lynsted grouping are unlikely to experience change to their setting, and by extension, their heritage value as a result of the Proposed Development. As such, they have not been assessed. They comprise:

- Berkeley House (Grade II);
- Champion’s Windmill, 50 Yards North West of Berkeley House (Grade II);
- Mills 15 Yards East of Berkeley House (Grade II);
- The Vicarage (Grade II);
- Vicarage Farmhouse (Grade II);
- Black Lion Public House (Grade II);
- Hillside House (Grade II);
- Forge Cottage and the Old Forge Adjacent (Grade II);
- Forge House (Grade II);
- Heathfield (Grade II);

- Lynsted Court Cottage (Grade II);
- Oak Cottages (Grade II);
- Anchor House (Grade II);
- The Post Office (Grade II);
- King George VI K6 Telephone Kiosk (Outside Post Office) (Grade II);
- Aymers (Including the Stables) (Grade II)

5.22 The baseline assessment analyses the setting of each heritage receptor not included in the list above and considers whether the Proposed Development has the potential to affect its heritage value and thus should be taken forward for full assessment.

NON-DESIGNATED HERITAGE ASSETS

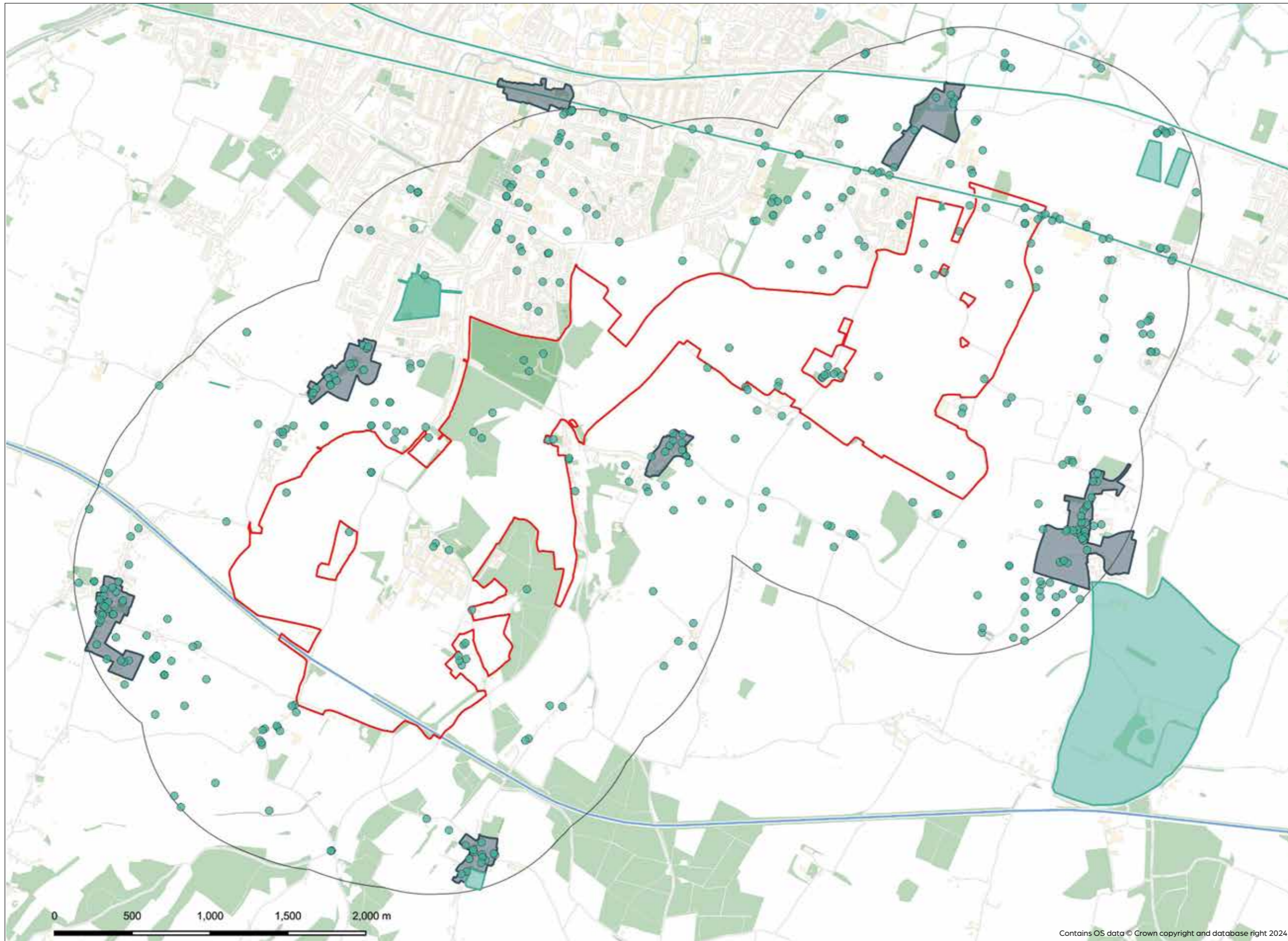
5.23 Review of Kent HER entries in 2024 highlighted 472 non-designated heritage receptors within the ‘Monuments’ category that fall within the study area.

5.24 The results of the Kent HER search is illustrated on the map at **Figure 5.2**. The majority of the receptors identified are archaeological and / or buried remains, or have been demolished, and are therefore outside of the scope of this study. The list of monuments which correlate with **Figure 5.2** can be found at **Appendix 1**.

5.25 Following review of these non-designated heritage receptors, additional receptors have been identified for assessment. These are in addition to the non-designated heritage receptors that were previous assessed within the ES Chapter. The non-designated heritage receptors scoped into assessment are illustrated on **Figure 5.3**.

HER REPORT

- Application Site
- CA Geometry
- Polygon
- Monument Geometry
- Point
- Polygon
- Line



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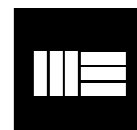
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FIGURE 5.2 Kent Historic Environment Record
data search (1km radius)

▲ NORTH



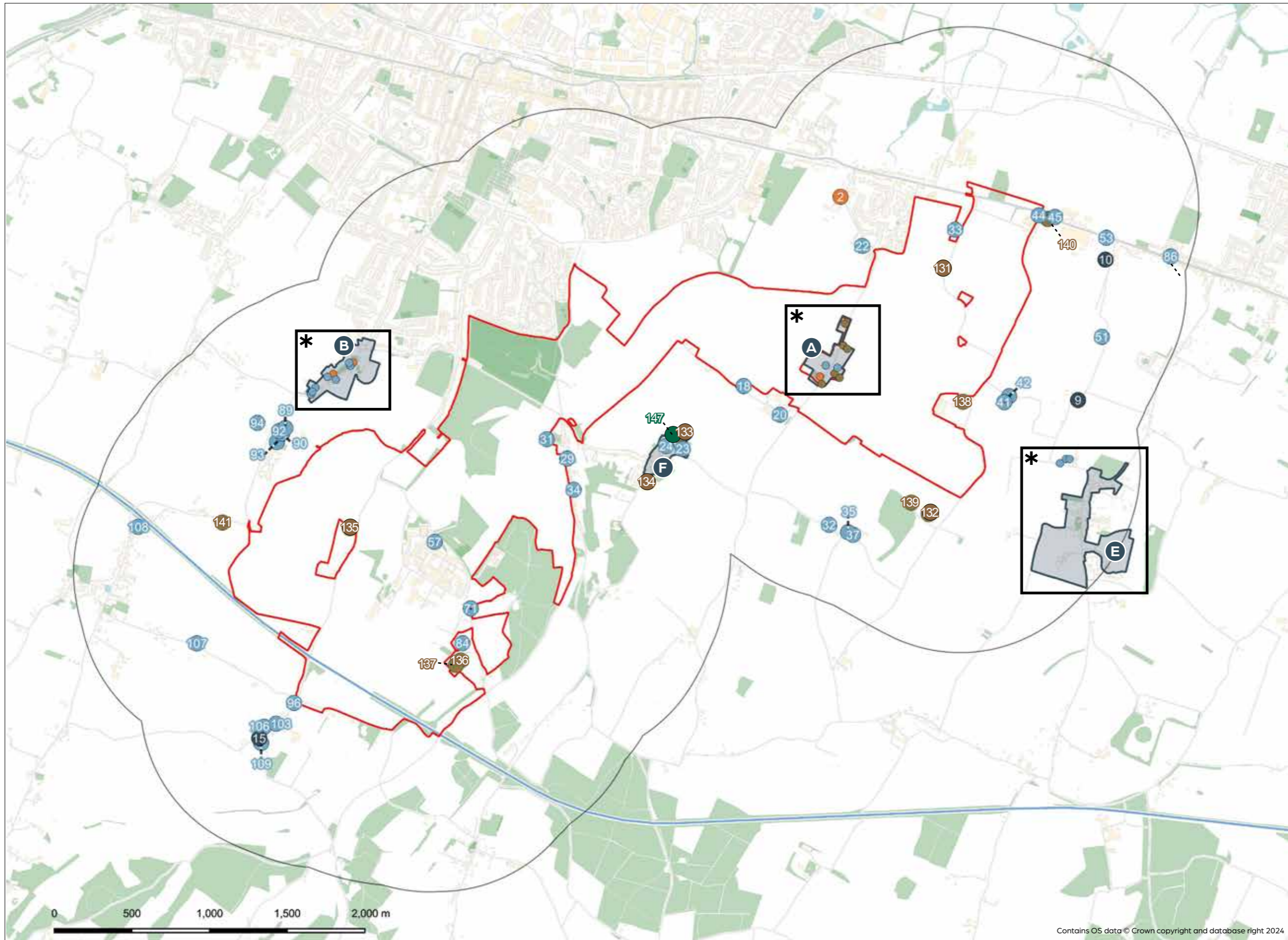
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SCOPED HERITAGE ASSETS

- 5.26 In total, the following heritage receptors have been assessed:
- 3 conservation areas;
 - 3 grade I listed buildings;
 - 3 grade II* listed buildings;
 - 52 grade II listed buildings;
 - 19 non-designated heritage assets (locally listed buildings and positive contributors in a CA).
- 5.27 For clarity and to note here, some of the identified heritage receptors within a 1km radius of the boundaries of the Land West of Teynham site (the Site) and Land South and East of Sittingbourne site, subject to a related planning application, have been organised into 18 distinct groups broadly comprising suburban areas on the outskirts of Sittingbourne, outlying villages and rural settlements.
- 5.28 The character areas included within the Land West of Teynham site study radius are referred to in that application as:
- Group 1: Bapchild
 - Group 2: Sittingbourne Eastern Fringe
 - Group 3: Tonge
 - Group 4: Teynham
 - Group 5: South Teynham
- 5.29 The location of built heritage receptors scoped into assessment is indicated on the Heritage Asset Plan at **Figure 5.3**. The character and appearance of each settlement is initially discussed, followed by the identification of the heritage receptors, their significance and setting.

HERITAGE ASSET PLAN SCOPED ASSETS

- Application Site
- Conservation Areas (CA)**
- A. Rodmersham Church Street
- B. Tunstall
- E. Lynsted - The Street
- F. Rodmersham Green
- Listed Buildings**
See overleaf for details
- Grade I**
Numbers between 1-8
- Grade II***
Numbers between 9-17
- Grade II**
Numbers between 18-124
- Locally Listed Buildings**
Numbers between 125-146
- Positive Contributors to Rodmersham Green CA**
- 147. Elizabeth Cottages and The Ramblers
- *** See following page for inset maps



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FIGURE 5.3 Heritage Asset Plan – all heritage assets (designated and non-designated) scoped into assessment

▲ NORTH

HERITAGE ASSET PLAN – SCOPED ASSETS

Application Site

Conservation Areas (CA)

- A. Rodmersham Church Street
- B. Tunstall
- F. Rodmersham Green
- G. Tonge

Listed Buildings

Grade I

- 1. Church of St Nicholas
- 2. Church of St Lawrence
- 4. Church of St John The Baptist
- 7. Tunstall House
- 8. Church of St John The Baptist

Grade II*

- 9. Sunderland Farmhouse
- 10. Claxfield Farmhouse

Grade II

- 18. Barn at TQ 921 618
- 19. Church House, and Church Cottage
- 20. Rodmersham House
- 21. Matsons
- 22. Morris Court Farmhouse
- 23. Holly Tree Lodge, Pardoners Cottage, and Baker Cottages
- 24. Victoria House, Orsett House, and Vine Cottages
- 29. Stanley Villas
- 31. Highsted Farmhouse
- 32. Hill Farm
- 33. The Old Vicarage
- 34. Old Cottage
- 35. Orchard Farmhouse
- 37. Barn 20 Yards East of Orchard Farmhouse
- 41. Woodstreet House
- 42. Woodstreet Cottage
- 44. Radfield House and Railings to Forecourt
- 45. Beeches, and Little Radfield
- 47. Oasthouse and Oasts 30 Yards South West of Batteries
- 48. The Batteries
- 50. Barn 20 Yards East of Batteries
- 51. Jefferies
- 53. Claxfield House

Locally Listed Buildings

- 125. 5, Church Street
- 126. Church House Farm
- 127. Orchard
- 128. Glebe House
- 129. Glebe Cottage
- 130. Ashgores House

Positive Contributors to Rodmersham Green Conservation Area

- 147. Elizabeth Cottages and The Ramblers

- 13. Church of St Mary and The Holy Cross
- 14. Milstead Manor

- 57. Woodstock Home Farmhouse
- 58. Berkeley House
- 60. Lyndale
- 61. Monument, Homewood Children, 25 Yards South West of Tunstall Church Tower
- 65. Vicarage Farmhouse
- 66. The Vicarage
- 71. Woodstock Cottages
- 78. Tunstall House Cottage
- 82. Wall, Stables and Dovecot South of Tunstall House
- 83. The Village School
- 84. Woodstock Cottage Farmhouse
- 85. The Oast
- 86. 183 and 185 London Road
- 87. Former Oast, Now Garage 10 Yards South of The Oast
- 89. Barn 60 Yards North East of Grove End
- 90. Stables 30 Yards North of Grove End
- 92. Barn 30 Yards North of Grove End
- 93. Grove End
- 94. Shepherd's Cottage
- 95. Rose Cottage
- 96. Bexon Court
- 97. Manor Farmhouse

- 131. Haywood
- 132. Scuttington Manor and Oasthouse at Scuttington Manor
- 133. Former Providence Chapel, Rodmersham Green, Rodmersham, Swale
- 134. Brownings Farm
- 135. Oakwood Farm
- 136. Broadoak Farm

- 16. Chantry House
- 17. Brickwall and Railings to Forecourt
- 99. Old Rectory
- 100. Garden Wall and Gateways to North of Milstead Manor
- 101. Dovecote 50 Yards East of Milstead Manor
- 102. Hoggeshaws
- 104. Wisteria Cottage
- 105. The Cottage
- 107. Oakwood Gate Cottage
- 110. Primrose House
- 111. Barn 20 Yards South West of Gibben's Farm Bungalow
- 112. Bredgar House
- 113. Bredgar War Memorial
- 114. Dovecot 25 Yards North West of Chantry House
- 115. Burnham House
- 116. K6 Telephone Kiosk to North West of Parish Church
- 117. Chantries
- 118. Brewer's House
- 119. Parsonage Farmhouse
- 120. Chimneys
- 121. Carthouse 20 Yards West of Parsonage Farm
- 122. Wall Running South of Brickwall
- 123. Bush House
- 124. The Vicarage

- 137. Oasthouse, Broadoak Farm
- 138. Dully House
- 139. Farmstead northeast of Scuttington Manor
- 140. Oast east of Radfield House
- 141. The Oast House, Primrose Lane

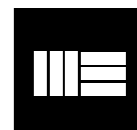
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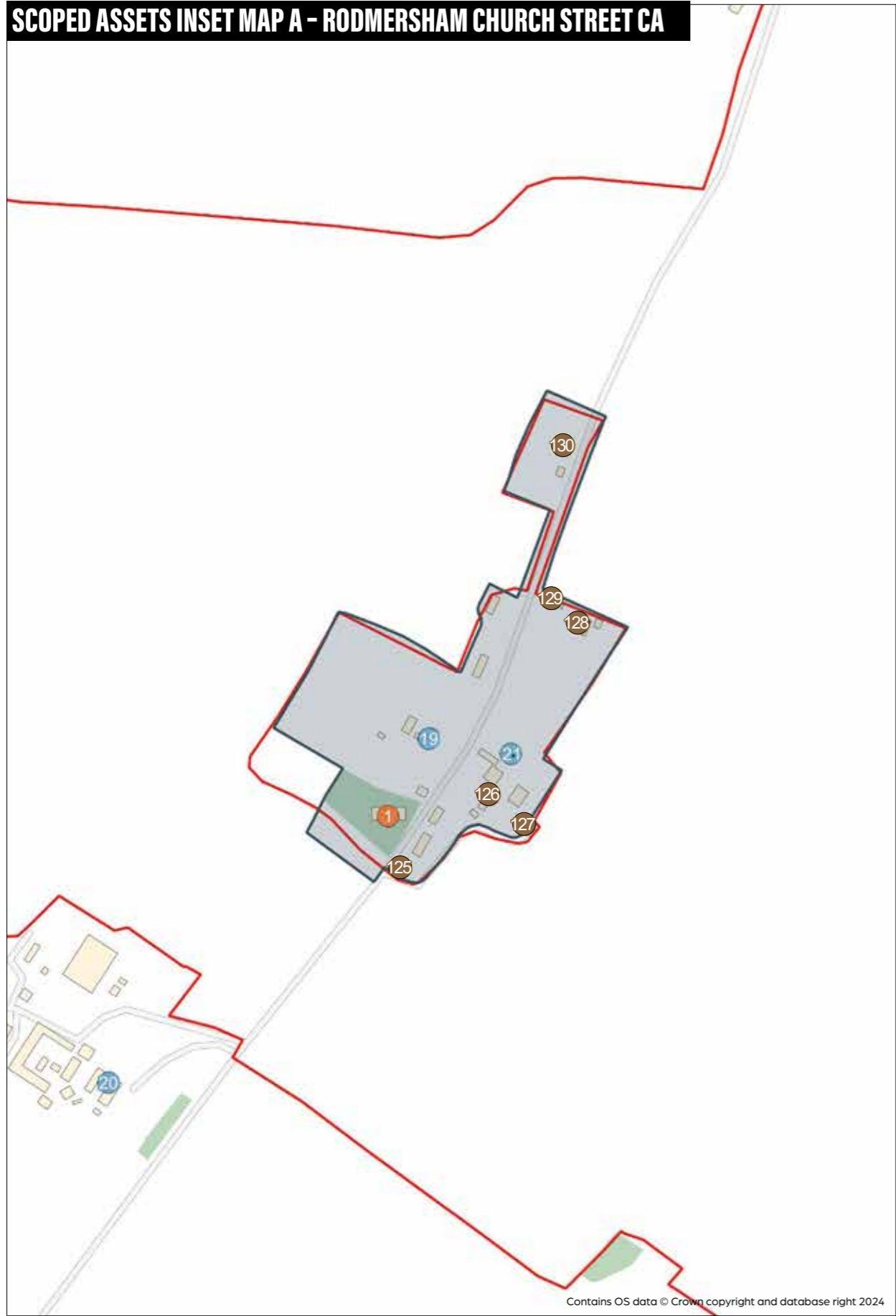
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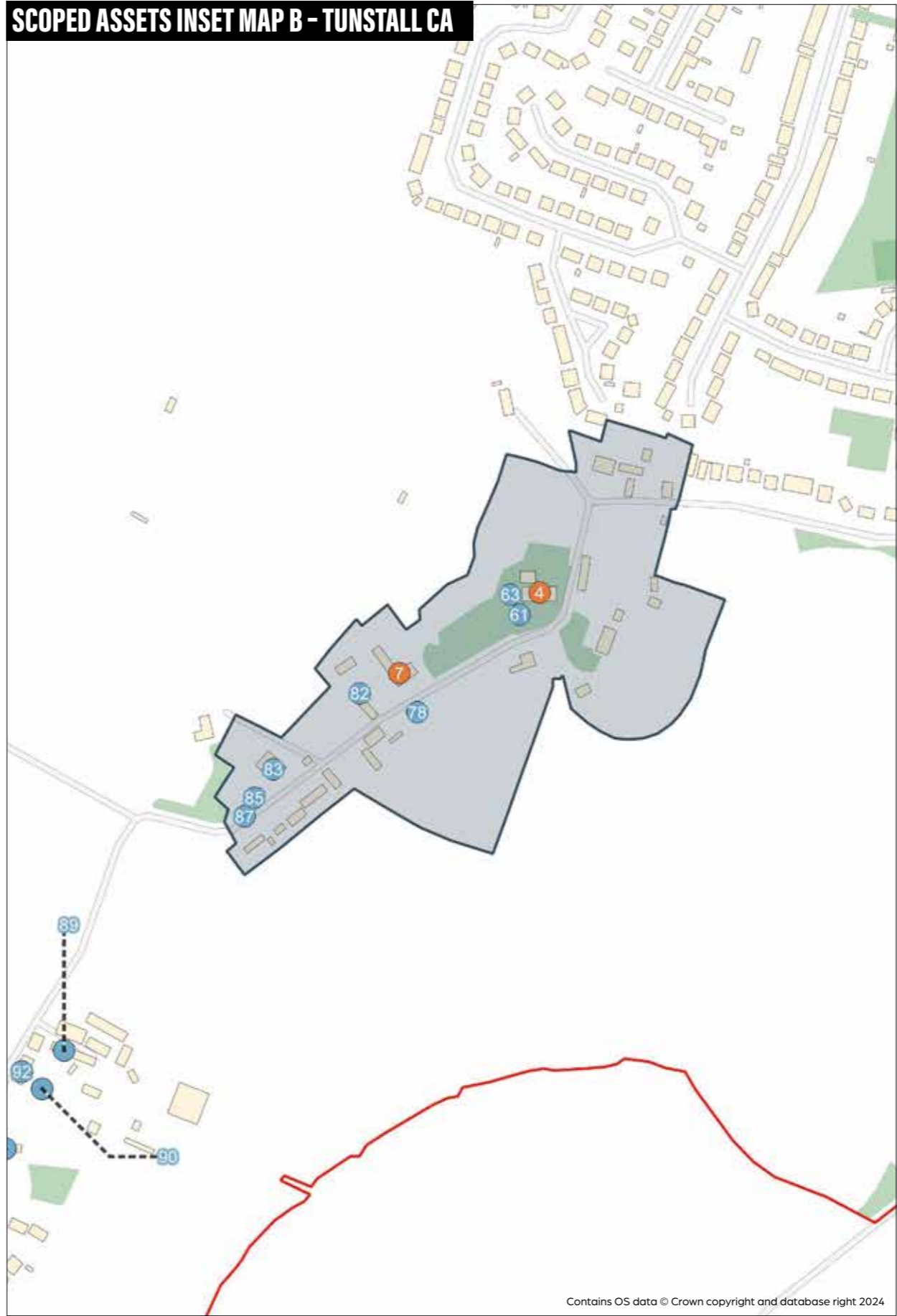


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SCOPED ASSETS INSET MAP A - RODMERSHAM CHURCH STREET CA



SCOPED ASSETS INSET MAP B - TUNSTALL CA



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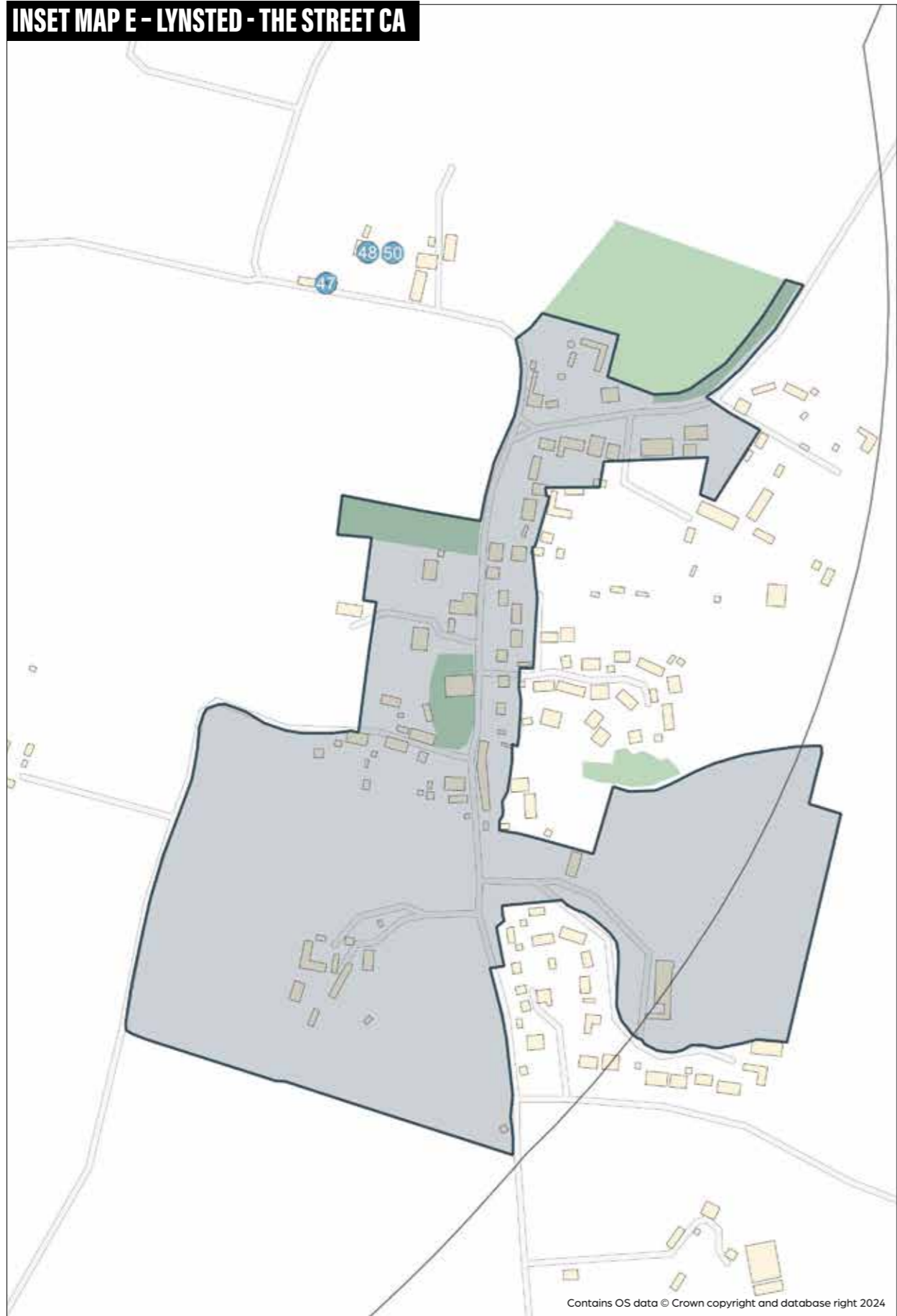
FIGURE:

▲ **NORTH**



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INSET MAP E - LYNSTED - THE STREET CA



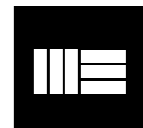
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FIGURE:

▲ **NORTH**



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GROUP 1: BREDGAR
BREDGAR CONSERVATION AREA

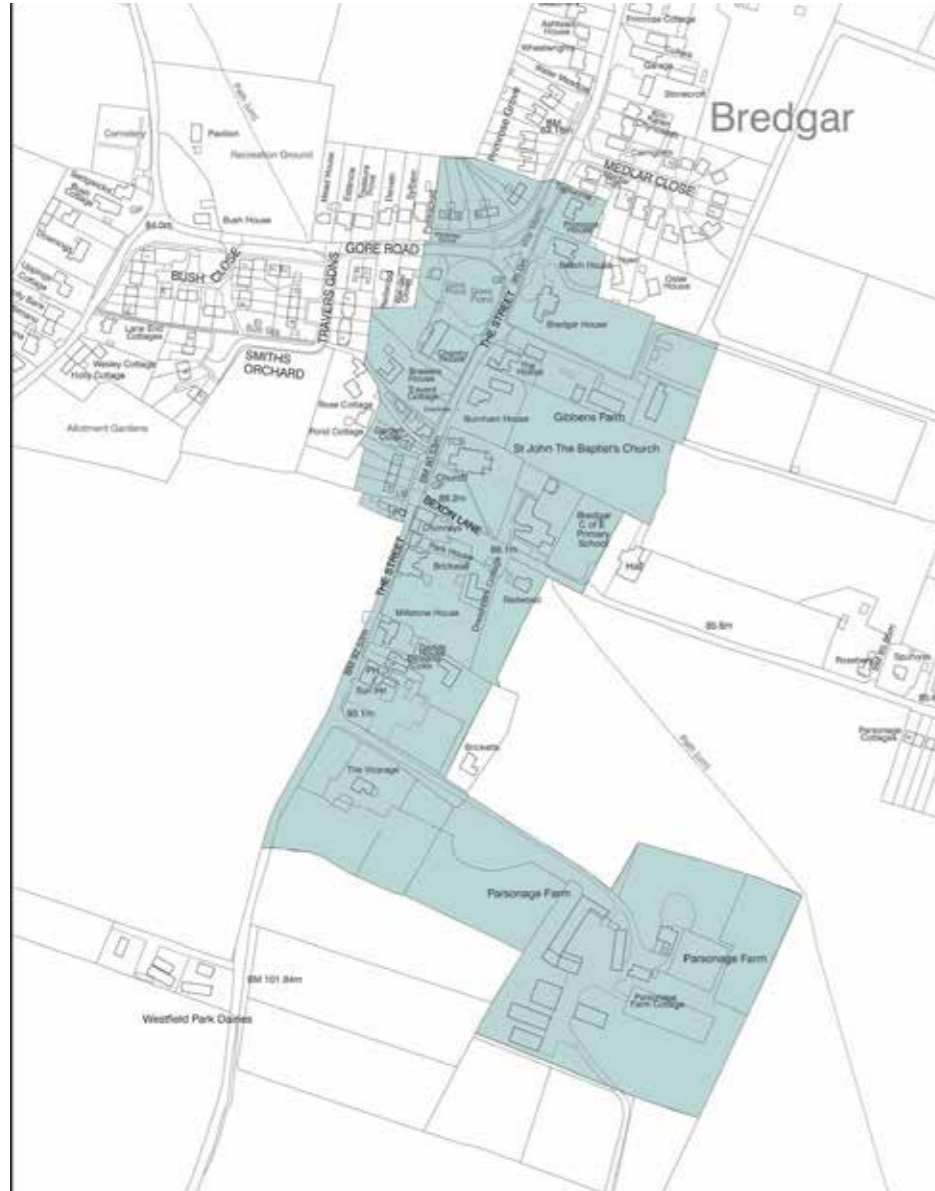


Figure 5.4 Bredgar Conservation Area Map

- 5.30 The Bredgar CA is centred around the village of Bredgar, situated approximately 625m west of the Site boundary at its nearest point, on the southern side of the M2 motorway. It is located approximately 1.75km west of Kent Science Park. This CA was first designated in 1973.
 - 5.31 This CA comprises an historic and well-established residential settlement sited along the north-south route of Primrose Lane/The Street, with Gore Road branching off to the west. The historic core of the village contains a significant number of historic buildings, which are included within the CA designation. These include:
 - Church of St John the Baptist (Grade I)
 - Chantry House (Grade II*)
 - Brickwall and Railings to Forecourt (Grade II*)
 - 5.32 The CA comprises the historic centre of Bredgar, near to the church of St John the Baptist. Historically linear in its configuration, the settlement originally comprised farmsteads, the church and residential dwellings, meaning its architecture is of agricultural/Kentish vernacular character in this location. A significant proportion of its buildings date from 17th century-19th century, with timber and red brick as prevailing materials.
 - 5.33 The CA is predominantly formed of detached houses set within private gardens; agricultural buildings, rural land and orchards are present at its fringes. Some small shops and businesses scattered along main thoroughfare, with private gardens, the churchyard and the recreation ground (along Gore Road to north-west) functioning as the main green spaces.
- CONTRIBUTION OF SETTING TO CHARACTER AND APPEARANCE**
- 5.34 Overall, the setting of Bredgar comprises surrounding agricultural land, orchards, outlying farmsteads and a number of dispersed settlements in the wider area. These features make a positive contribution to the CA's character and appearance. Post-war infill residential development is present in areas to the north and west along Gore Road and Silver Street.
 - 5.35 The settlement and CA are approached from a single route extending from Tunstall to the north. This route runs from Sittingbourne to Hollingbourne. The M2 motorway is a noticeable feature within the northern extent of the settlement and CA's wider setting, and detracts somewhat from its character and appearance.

- 5.36 Views towards Bredgar, and from the countryside to the settlement, can be obtained to the south and south-west, however the settlement is generally well-contained. As such, intervisibility between Bredgar and the western extent of the Site boundary is very limited and the heritage receptor will not be subject to full assessment for this reason.
 - 5.37 Heritage Value: **Medium**
- CHURCH OF ST JOHN THE BAPTIST (GRADE I)**
- 5.38 The Grade I listed Church of St John the Baptist forms a prominent landmark within the settlement. It is located at the corner of The Street and Bexon Lane, approximately 810m west of the Site boundary at its nearest point.
 - 5.39 Largely dating from 14th century with 12th century features, the church is constructed from coursed flint and has an octagonal vice and three-stage west tower with an octagonal stair turret. Built in the gothic Decorated style, it also has later Perpendicular windows and a plain tiled gabled roof. The receptor is set within a grassed churchyard, which is enclosed by tall brick walls. A modern lych gate is present at the south-east corner.
 - 5.40 The heritage value of the receptor is derived from its architectural and historic interest as high-quality 14th century ecclesiastical building which is of interest for its varied gothic architecture. The church also survives in good condition and retains its historic external appearance, function and prominence within the Bredgar.
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.41 The setting of the church is defined by its churchyard, adjacent southern and eastern thoroughfares (The Street and Bexon Lane), and surrounding residential development. Rural land is present within the wider setting to the south-west. The church is primarily experienced from within its churchyard and from Bexon Lane to the east, however its tower is also visible from Silver Street to the west. These features positively contribute to heritage value of the receptor.
 - 5.42 The Site does not contribute to the setting of the heritage receptor by virtue of their considerable separating distance and the interposing M2 and vegetation. As such, the heritage receptor will not be subject to full assessment.
 - 5.43 Heritage value: High



Figure 5.5 Church of St John the Baptist viewed from The Street



Figure 5.6 Chantry House as viewed from The Street

CHANTRY HOUSE (GRADE II*)

- 5.44 The Chantry House was listed at Grade II* on 24 January 1967 and is located approximately 830m west of the Site boundary at its nearest point.
- 5.45 The receptor comprises a former chantry college which has been converted into a dwelling house. Dating from c.1392 and altered in 19th century, the receptor is rectangular on plan with two storeys and five bays. Built from knapped flint, the receptor has stone and brick fenestration dressings, 19th century sash windows and a plain-tiled gabled roof with dormer window on the eastern pitch. The heritage value of the receptor is derived from its architectural and historic interest as a 14th century chantry college which reflects the ecclesiastical history of the locality. The receptor is also of interest for its surviving historic fabric and well-preserved external elevations.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.46 Primarily experienced from within its private garden, the setting of the Chantry House is also defined its tall brick boundary walls, surrounding hedgerows and railings along the western side of the Street. A large village pond and its associated dovecot (listed at Grade II) are also located immediately north of the receptor, with residential development comprising its wider setting. These features positively contribute to the receptor’s heritage value.
- 5.47 The Site does not contribute to the setting of the heritage receptor by virtue of their considerable separating distance and the interposing M2 and vegetation. As such, the heritage receptor will not be subject to full assessment.
- 5.48 Heritage value: High

BRICKWALL AND RAILINGS TO FORECOURT (GRADE II*); WALL RUNNING SOUTH OF BRICKWALL (GRADE II)

- 5.49 The heritage receptors were first designated on 24 January 1967 and 27 November 1984 respectively and are located approximately 900m west of the Site boundary at their nearest point.
- 5.50 The receptors comprise a Grade II* listed residential house which dates from the 17th century and its red brick boundary wall along its western garden boundary (Grade II). Classical in its architectural style, the property has two storeys and four bays. An integral garage for carriages is present at ground floor, along with cast iron railings along the street frontage.



Figure 5.7 Brickwall as viewed from The Street

- 5.51 Constructed using a timber frame and red brick, the property’s architectural features includes a pedimented entrance doorway with banded architrave, casement windows, a bracketed cornice and plain-tiled roof with hipped dormers. The garden wall runs along the eastern edge of The Street and was likely constructed in phases from the early-18th century onwards.
- 5.52 The heritage value of the receptors is derived from their architectural and historic interest as high-quality 17th century-18th century domestic structures which survive in good condition and retain their historic fabric, external appearance and original function. They retain group value with one another. The Wall Running South of Brickwall as viewed from The Street



Figure 5.8 The Wall Running South of Brickwall as viewed from The Street

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.53 The receptors are primarily experienced from The Street as their principal west elevations front this thoroughfare. As such, their setting comprises this route, neighbouring properties, their large private garden and the agricultural fields directly opposite. The setting of these receptors positively contribute to their heritage value.

5.54 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance and the interposing M2 and vegetation. As such, the receptors will not be subject to full assessment.

5.55 Heritage value: **High; Medium**

OAKWOOD GATE COTTAGE (GRADE II)

5.56 Oakwood Gate Cottage was first designated on 27 August 1952 and is located approximately 400m south-west of the Site boundary at its nearest point.

5.57 Oakwood Gate Cottage comprises a two storey, four bay house which dates from the early-17th century with 20th century alterations. Built from red brick and partly rendered, the property has a projecting brick plinth at ground floor, brick mullioned windows, a projecting string course a first floor and a dogtooth cornice.



Figure 5.9 Oakwood Gate Cottage as viewed from Bexon Lane

5.58 An integral carport is present at the gabled crosswing to the left, which projects forward. The property has a plain-tiled gabled roof with a tall chimneystack present at the east end. The heritage value of the receptor is derived from its architectural and historic interest as an early-17th century dwelling which retains its historic fabric, attractive external appearance and historic function.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.59 Primarily experienced from the Bexon Lane frontage, the cottage’s residential setting makes a positive contribution to its heritage value. The setting comprises its front and rear private gardens, 20th century neighbouring properties, vegetated boundaries and surrounding fields in agricultural use.

5.60 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance and the interposing M2 and vegetation.

5.61 Heritage value: **Medium**

PARSONAGE FARMHOUSE; CARHOUSE 20 YARDS WEST OF THE PARSONAGE FARM; THE VICARAGE (GRADE II)

5.62 This group of heritage receptors was first designated at Grade II between the 24 January 1967 and 27 November 1984. They are located approximately 805-965m south-west of the Site boundary at their nearest point.

5.63 The Parsonage Farmhouse, Carhouse and Vicarage comprise a cluster of listed buildings located at the southern fringe of the Bredgar settlement. Dating from the 17th century to early-19th century, the structures are built from red brick, blue brick and timber, and have two storeys.

5.64 The farmhouse has three bays, a central gabled Doric porch and a rounded-headed entrance with semi-circular fanlight. It also has sash windows and a hipped slate roof. The vicarage has five bays with segmental window fenestrations at first floor along with a Venetian window to the left. It also has wood and metal casement windows and a hipped slate roof. The carhouse has five bays, with four carriage arches and a doorway at ground floor. Three casement windows and a loft door are present at the first floor, which is rendered. The carhouse is gabled at each end and has a slate roof.

5.65 The heritage value of the receptors is derived from their architectural and historic interest as 17th century-19th century residences which reflect the historic rural character of the settlement and region. These agricultural buildings also retain their historic fabric and original function, and the Farmhouse and Carhouse have group value with one another as part of the same farmstead.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.66 The receptors are primarily experienced from within their vegetated site boundaries, and from the track leading off The Street to the east, and have a relatively contained verdant setting. This setting comprises private gardens and small fields, surrounding vegetation and mature trees, and ancillary structures such as garages, barns and sheds. Hard-surfaced forecourts and yards are present within the Parsonage farmstead. Larger fields in agricultural use are present in the wider setting. The setting of these receptors positively contributes to their heritage value.



Figure 5.10 Parsonage Farmhouse



Figure 5.11 Carthouse 20 Yards West of the Parsonage Farm

5.67 Heritage value: **Medium**



Figure 5.12 The Vicarage

CHIMNEYS (GRADE II)

5.68 The Chimneys was designated on the 27 November 1984 and is located approximately 900m west of the Site boundary at its nearest point, at the corner of Bexon Lane and The Street.

5.69 The receptor comprises a two storey, four bay house with a two bay right return. The property is constructed from timber and red brick and dates from the mid-17th century. Rendered on its street elevations, the property has sash windows, a hipped plain tiled roof and brick chimney stacks. A stepped entrance with sloping canopy and panelled door is present at the second bay from the left.

5.70 The heritage value of the receptor is derived from its architectural and historic interest as a high-quality 17th century dwelling which retains its external appearance and residential function. It also has group value with nearby listed buildings along The Street thoroughfare.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.71 The setting of the Chimneys comprises the two bounding thoroughfares, adjacent residential properties dating from the 17th century to 20th century, and the Church and churchyard of St John the Baptist directly opposite. Private gardens and agricultural fields are present in the wider area. The setting of the receptor positively contributes to its heritage value.



Figure 5.13 Chimneys as viewed from Bexon Lane

5.72 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance and the interposing M2 and vegetation. As such, the receptors will not be subject to full assessment.

5.73 Heritage value: **Medium**

CHANTRIES; BREWER'S HOUSE (GRADE II); BURNHAM HOUSE (GRADE II); K6 TELEPHONE KIOSK TO NORTH WEST OF PARISH CHURCH (GRADE II)

5.74 This group of heritage receptors were designated at Grade II between 27 August 1952 and 25 August 1987. They are located approximately 850–880m west of the Site boundary at its nearest point.

5.75 These listed buildings comprise three residential properties and a telephone kiosk situated immediately north and west of the Church of St John the Baptist. Dating from the 16th century–17th century, the houses are constructed using a timber frame and red brick. The telephone kiosk post-dates 1935 and is made from cast iron.



Figure 5.14 Chantries and K6 Telephone Kiosk as viewed from The Street



Figure 5.15 Brewer's House



Figure 5.16 Burnham House

- 5.76 In terms of architectural features, the principal east elevation of Chantries has two framed bays with exposed timber and plaster infill, irregular fenestration openings, wooden casement windows and two brick buttresses. Additionally the property has a hipped plain tiled roof with a tall brick chimney stack present at the rear left.
- 5.77 Brewer's House has four bays, also with exposed timbers and plaster infill, irregular fenestration openings and wooden casement windows. The property has a plain tiled hipped roof with tall brick chimney stacks centrally and at each end; an offset hipped porch is present at the second bay from the right.
- 5.78 Faced in tiles to look like brick, Burnham House is classical in style and has five regular bays at its principal east elevation. This elevation has a central doorway entrance with sash windows at the ground and second floors; the fenestration openings at ground floor each have triangular pediments. The property has a plain tiled half-hipped roof with hipped dormers and casement windows. The left return is weatherboarded at the upper levels; the right return is built from red brick and has brick mullioned windows and a projecting chimney stack.

- 5.79 The telephone kiosk is of the 'K6 type' designed by Sir Giles Gilbert Scott. Square on plan, it has glazed windows and doors, crown detailing at the top of each side and a domed roof.
- 5.80 The heritage value of the receptors is derived from their architectural and historic interest as 16th century-17th century agricultural dwellings and nearby early-20th century telephone kiosk which reflect the historic development of Bredgar. These receptors are also of interest for their retained historic fabric and function. They also have group value with one another by virtue of their proximity.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.81 This group of heritage receptors is primarily experienced from The Street, the route from which their main elevations can be appreciated. Their setting comprises nearby residential properties dating from the 17th century-20th century and large private gardens, vegetation and mature trees. The landmark Church of St John the Baptist, present to the south, is the most prominent feature of their setting. The setting of these receptors positively contributes to their heritage value.
 - 5.82 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance and interposing development and vegetation. As such, the receptors will not be subject to full assessment.
 - 5.83 Heritage value: **Medium**
- BARN 20 YARDS SOUTH WEST OF GIBBEN'S FARM BUNGALOW**
- 5.84 The Barn located to the south-west of the Gibben's Farm Bungalow was designated on 27 November 1984 and is located approximately 725m west of the Site boundary at the nearest point.
 - 5.85 The receptor comprises a large agricultural building dating from the 16th century. Built on a red brick plinth and framed in timber, the structure is clad in weatherboarding and asbestos. Architectural features include a steeply-pitched hipped roof, a flat-roofed mid-stray with large barn doors and wooden casement windows. The heritage value of the receptor is derived from its architectural and historic interest as a 16th century agricultural building which retains historic fabric and reflects the development of the nearby farmstead.



Figure 5.17 The Barn 20 yards south-west of Gibben's Farm Bungalow

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.86 The barn is primarily experienced from the hard-surfaced access track from The Street to the north. The setting of the barn comprises nearby agricultural structures associated with Gibben's Farm (several now in commercial use) and the large private gardens of Bredgar House to the north and Burnham House to the south. The setting of this receptor positively contributes to its heritage value.
- 5.87 The Site does not contribute to the setting of the heritage receptor by virtue of their considerable separating distance and interposing infrastructure development, buildings and vegetation. As such, the receptor will not be subject to full assessment.
- 5.88 Heritage value: **Medium**

BREDGAR HOUSE (GRADE II); PRIMROSE HOUSE (GRADE II); DOVECOT 25 YARDS NORTH WEST OF CHANTRY HOUSE (GRADE II); BREDGAR WAR MEMORIAL (GRADE II)

5.89 This group of heritage receptors were listed at Grade II between 24 January 1967 and 05 November 2007 and are located approximately 765-845m west of the Site boundary at their nearest point.



Figure 5.18 Bredgar House viewed from The Street



Figure 5.19 Primrose House viewed from The Street



Figure 5.20 The Dovecot viewed from Gore Road



Figure 5.21 The War Memorial with the Village Pond in the background

- 5.90 The receptors comprise two residential houses, a dovecot and war memorial centred around the junction of Gore Road and The Street. The residential properties and dovecot date from the 17th century–18th century, with later alterations and additions, and the war memorial from 1920.
- 5.91 Bredgar House comprises a three storey, three bay classical house with single-storey lean-to and gabled extensions to the north and south respectively. It is located immediate west of the village pond. Built from brick and rendered, the property’s architectural features include a central Doric porch, sash windows, two oriel windows at second floor and full-height pilasters. The property has a plain tiled hipped roof with chimney stacks at each end.
- 5.92 Primrose House comprises an attractive residential property of two storeys and five bays. It is located to the south of Medlar Close on the eastern side of Primrose Lane. Timber-framed and clad in brick painted white, the property’s architectural features include a central entrance with panelled door and flat bracketed hood, sash windows and a plain tiled hipped roof with tall brick chimney stacks. The property sits on a brick plinth and has a plain stringcourse above the first floor.
- 5.93 The Dovecot is located immediately west of the village pond and comprises a single-storey timber structure which is square on plan. Built on a brick plinth, the structure is weatherboarded and has a plain tiled hipped roof.
- 5.94 The War Memorial sits at the centre of the triangular junction of Gore Road and The Street, adjacent to the village pond. Constructed in Portland Stone, the receptors comprises a Celtic cross atop a slender shaft with a stepped square plinth and base. The memorial is inscribed and commemorates local residents killed in the First and Second World Wars.
- 5.95 The heritage value of the receptors is derived from their architectural and historic interest as high-quality 17th century–18th century buildings, and an early–20th century war memorial, which retain their historic fabric, attractive external appearance and historic associations. They also have group value with one another by virtue of their proximity.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.96 Primarily experienced from the Gore Road and The Street thoroughfares, the heritage receptors’ setting is formed of surrounding residential properties dating from the 17th century–20th century, private front and rear gardens, suburban vegetation and the large village pond. Apart from Primrose House, there is intervisibility between the receptors and a number of former agricultural buildings associated with Gibben’s Farm to the south. The setting of these receptors positively contributes to their heritage value.
- 5.97 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance and interposing infrastructure development, buildings and vegetation. As such, the receptors will not be subject to full assessment.
- 5.98 Heritage value: **Medium**
BUSH HOUSE (GRADE II)
- 5.99 Bush House was designated at Grade II on 27 November 1984 and is located approximately 1km west of the Site boundary at its nearest point.
- 5.100 The receptor comprises a two storey, four-bay dwelling house dating from the 16th century. Located close to the junction of Gore Road and Silver Street, the property is constructed from a timber frame and brick rendered with roughcast. Architectural features include a single-storey hipped porch, wooden casement windows, a plain tiled hipped roof with apex gablets, and projecting brick chimney stacks at each end. An additional range with catslide roof is present to the rear.
- 5.101 The heritage value of the receptor is derived from its architectural and historic interest as an attractive 16th century dwelling which retains its historic fabric and attractive vernacular appearance.



Figure 5.22 Bush House as viewed from Gore Street

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.102 Bush House is primarily experienced from the Gore Road thoroughfare. Its setting comprises its ancillary buildings and private garden to the rear, neighbouring post-war residential development, private gardens, grass verges and vegetation. The Bredgar Recreation Ground also borders the receptors to the east, with a cemetery present to the north-west. Additionally fields in agricultural use can be seen beyond the recreation ground to the north. As such the receptor’s setting is verdant and semi-rural, and positively contributes to its heritage value.
- 5.103 The Site does not contribute to the setting of the heritage receptor by virtue of their considerable separating distance and interposing infrastructure development, buildings and vegetation. As such, the receptors will not be subject to full assessment.
- 5.104 Heritage value: **Medium**



Figure 5.23 Kingsdown Cottage Nether Cottage as viewed from Rookery Close

KINGSDOWN COTTAGE NETHER COTTAGE (GRADE II)

- 5.105 Kingsdown Cottage Nether Cottage was listed at Grade II on 27 November 1984 and is located approximately 650m north-west of the Site boundary at the nearest point.
- 5.106 The receptor comprises a pair of semi-detached properties which originally formed part of a unified Wealden hall house. Dating from the 15th century with 20th century alterations and additions, the receptor is constructed from a timber frame and brick, and has two storeys and five bays. Architectural features include irregular fenestration openings, a catslide outshot to the left, a hipped plain tiled roof and a central brick chimney stack. Modern interventions include metal casement windows, roughcast render and a projecting conservatory and two-storey extension block at the two easternmost bays.
- 5.107 The heritage value of the receptor is derived from its architectural and historic interest as 15th century residential structures which retain historic fabric and reflect the historic development of the area.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.108 Primarily experienced from the southern section of Rookery Close, the receptor's setting includes post-war residential properties, private gardens, areas of hardstanding and surrounding vegetation. The M2 motorway and Primrose Lane flyover bridge are present to the immediate north of the receptor. As such, the setting of the receptor detracts somewhat from an appreciation of its heritage value.
- 5.109 Heritage value: **Medium**

GROUP 2: GROVE END FARM

5.110 Group 2 is located along the Bredgar Road thoroughfare, between Tunstall to north-east and Bredgar to north-west. It comprises the historic Grove End farmstead and associated buildings, and adjacent late-1990s housing estate to south. The grouping is sited approximately 1km north-west of Kent Science Park.

5.111 The group comprises a small agricultural/residential locality just south of Tunstall village. It is defined by the long-established route from Tunstall to Bredgar, with the farmstead cluster as the only buildings present in this location until the late-20th century. As such, the settlement isolated with coarse-grain farm structures detached and dispersed. The housing development to the south has a tighter, more formal arrangement, although this comprises detached houses with private gardens.

5.112 The settlement is surrounded by rural land on all sides with private gardens backing onto Doves Croft and surrounding farmland. Long views to/from settlement are obtained to south along Doves Croft/Primrose Lane, and west along Ruins Barn Road (within site boundary) due to sloping topography. Its listed buildings are primarily experienced from within farmstead and along adjacent section of thoroughfare, with modern developments largely experienced within housing estate and fields to the south.

GROVE END (GRADE II); BARN 30 YARDS NORTH OF GROVE END (GRADE II); STABLES 30 YARDS NORTH OF GROVE END (GRADE II); BARN 60 YARDS NORTH EAST OF GROVE END (GRADE II)

5.113 This group of heritage receptors was designated at Grade II between 24 January 1967 and 27 November 1984. They are located approximately 410-510m north of the Site boundary at the nearest point.

5.114 These receptors comprise historic agricultural buildings dating from the 16th century-19th century which belong to the Grove's End farmstead. Located along the eastern side of the Dovescroft thoroughfare, the historic route between Tunstall and Bredgar, these former storage barns and stable blocks are laid out in a courtyard arrangement with the farmhouse positioned further to the south.



Figure 5.24 Grove End Farmhouse



Figure 5.25 Barn 30 Yards North of Grove End viewed from within the farmstead courtyard

5.115 Characterised by their Kentish vernacular style and materials, namely timber, red brick and/or flint, these structures range from one to two storeys. The farmhouse comprises an attractive two-storey, seven-bay dwelling house dating from the 16th century-17th century with 19th century alterations and additions. Constructed using an exposed timber frame and plaster infill, and later partly underbuilt with brick, the property is jettied at first floor and has an extension wing and projecting staircase to the rear at the principal north elevation. Architectural features include wooden casement windows, close-studding, curved windbracing, plain tiled hipped roofs and clustered brick chimney stacks.



Figure 5.26 Stables 30 Yards North of Grove End viewed from the south



Figure 5.27 Barn 60 Yards North East of Grove End viewed from the Doves Croft thoroughfare

5.116 The Barn 30 yards north of Grove End comprises a five-bay, three storey building converted to residential use. Constructed from a timber frame, red brick and flint, the property is weatherboarded at ground floor with a two-stage hipped, plain tiled roof. Architectural features include several hipped dormers on the eastern and southern pitch of the roof, with velux windows on the western pitch, and hipped and glazed midstrey.

5.117 The Stables 30 yards north of Grove End dates from the 17th century and was considerably repaired in the 19th century. The building comprises a two-storey, five-bay stable block with a rear extension block to the north-west. Built from red brick the receptor has a timber-framed upper storey and plain tiled hipped roof of varying pitches. Additional architectural features include irregular fenestration openings with segmental arches (one of which is mullioned), wooden casement windows and boarded doors.

5.118 The Barn 60 yards north-east of Grove End dates from the 17th century and is built from red brick. Comprising a single-storey structure with a half-hipped asbestos roof, the barn has streys to the north and south and a small number of irregular window openings.

5.119 The heritage value of the receptors is derived from their architectural and historic interest as agricultural buildings dating from the 16th century-19th century which retain their historic fabric, courtyard plan form and rural setting. They also have group value with one another, and the nearby Shepherd's Cottage, and remain legible as interrelated set of buildings.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.120 This group of heritage receptors is primarily experienced from within the farmstead courtyard and from the private garden and driveway of the farmhouse; they are also transiently experienced when travelling along the Doves Croft thoroughfare.

5.121 The setting of this group positively contributes to their heritage value. It includes the farmhouse's private garden, surrounding vegetation and mature trees, hard-surfaced yards and access tracks, and a number of post-war and modern structures to the north and east. These structures include the farmstead's ancillary outbuildings, barns and sheds, and former agricultural buildings converted into offices. The receptors' wider setting comprises surrounding rural land, including the Site, and a late-20th century housing estate, which backs onto the farmhouse's garden to the south.

5.122 These heritage receptors will be subject to full assessment because there is potential for the Proposed Development to be seen across open fields to the east and south. This new intervisibility may affect the setting and heritage value of the receptors.

5.123 Heritage value: **Medium**

SHEPHERD'S COTTAGE (GRADE II)

5.124 The Shepherd's Cottage was designated at Grade II on 27 November 1984 and is located approximately 550m north-east of the Site boundary at the nearest point.

5.125 The receptor comprises a two storey, six-bay building dating from the 16th century with 18th century alterations and additions. Constructed from a timber frame and clad in painted brick, the receptor has a three-centred arch entrance with boarded door, wooden casement windows and a catslide outshot to the right. Additionally the building has a hipped roof with apex gablet, gabled dormers and a brick chimney stack at the northern end. The receptor's heritage value is derived from its architectural and historic interest as a 16th century residence with agricultural associations which retains much historic fabric.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.126 Located to the west of the Grove's End Farm, the Shepherd's Cottage is primarily experienced from its private track off the Doves Croft thoroughfare. Set within a small private garden the receptor is bound by dense vegetation and mature trees. The wider setting comprises surrounding fields in agricultural use, including the Site, and detached residential and agricultural buildings to the west. As such, the setting of the receptor positively contributes to its heritage value.

5.127 This heritage receptor will be subject to full assessment because there is potential for the Proposed Development to be seen across open fields to the east. This new intervisibility may affect the setting and heritage value of the receptor.

5.128 Heritage value: **Medium**

GROUP 3: BEXON

- 5.129 Group 3 is centred around the hamlet of Bexon, which lies to the south-west of the Site, just south of the M2 motorway. This settlement is defined by the historic Hawks Hill Lane thoroughfare, which runs through the settlement from north to south, and its crossroads with Bexon Lane to the north, which leads to Bredgar to the north-east and Milstead to the south-east.
- 5.130 The Bexon settlement is characterised by detached residential properties, agricultural buildings and surrounding rural land. As such, the hamlet is low density and the grain of the settlement is coarse, with structures loosely arranged along its country lane.
- 5.131 Built from red brick with plain clay tiles, some with timber elements, buildings in this grouping date from 17th century–19th century, with several constructed during the medieval period. The residential properties are set within large gardens, several with orchards.
- 5.132 The settlement comprises five listed buildings, including Grade II listed cottages, barns and a Malthouse, and the Grade II* listed Bexon Manor.
- 5.133 The setting of the listed buildings is defined by their linear arrangement along the main Hawks Hill Lane thoroughfare, their relationship with nearby residential and agricultural buildings, and their green, rural location. Dense vegetation and tall hedgerows, and the winding nature of Hawks Hill Lane and other country lanes, means views to and from the settlement are limited to the immediate vicinity.

BEXON MANOR (GRADE II*); BARN 15 YARDS SOUTH EAST OF BEXON MANOR (GRADE II)

- 5.134 Bexon Manor and its associated barn were first designated on 27 August 1952 and 27 November 1984 respectively. They are located approximately 350–370m south-west of the Site boundary at the nearest point, on the eastern side of Hawks Hill Lane and



Figure 5.28 The principal north-west elevation of Bexon Manor



Figure 5.29 The Barn 15 yards south-east of Bexon Manor as viewed from Lime Kiln Road

- 5.135 The receptors comprise a 15th century manor house with early–17th century and 20th century additions, and 17th century barn now used as a garage. Constructed using an exposed timber frame with close-studding and plaster infill, Bexon Manor comprises a two storey, five-bay dwelling house with an attic level. In terms of its architectural features, the receptor is jettied at first floor and sits on a red brick plinth. It also has a decorated gabled porch at the second bay from the left, wooden casement and oriel windows, and a hipped plain tiled roof with apex gablets.
- 5.136 Additionally the structure has a large off-centre gable and a tall brick chimney stack to the centre right at roof level. To the rear, various extensions have been added; these ranges were considerably extended in the mid-20th century.
- 5.137 The Bexon Manor barn is located to the south-east of the main house, adjacent to Lime Kiln Road. Constructed using a timber frame, the receptor comprises a single-storey, three-bay structure with a prominent thatched hipped roof. Weatherboarded at ground floor, the barn has a central midstrey at the north elevation which is also thatched and hipped.
- 5.138 The heritage value of these receptors is derived from the architectural and historic interest as a high-status 15th century manor house and early-17th century agricultural building which retain their historic fabric, attractive external appearance and relationship with one another, the latter conferring group value.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.139 Bexon Manor and its associated barn are primarily experienced from the Hawks Hill Lane and Lime Kiln Road thoroughfares. Located within a private formal garden, the setting of these receptors is also defined by surrounding vegetation and mature trees, and fields in agricultural use to the immediate south. As such, the setting of this group positively contributes to their heritage value.
- 5.140 The Site does not contribute to the setting of the heritage receptor by virtue of its contained, densely vegetated surroundings. The heritage receptors will not be subject to full assessment for this reason.
- 5.141 Heritage value: **High (Bexon Manor); Medium (Barn 15 Yards South East of Bexon Manor)**

YEW TREE COTTAGE (GRADE II); THE MALTHOUSE (GRADE II)

5.142 Yew Tree Cottage and the Malthouse were listed at Grade II on 27 November 1984 and are located approximately 210–280m south-west of the Site boundary at the nearest point.

5.143 These heritage receptors are located to the north Bexon Manor, further along Hawks Hill Lane, and comprise a 16th century dwelling house with 19th century alterations, and a 17th century malthouse converted into two residential properties. Of two storeys and three bays, Yew Tree Cottage is timber-framed with a flint plinth. Clad in chequered red and blue brick, the cottage has hung tiles and a projecting hipped entrance porch at its west elevation. Other architectural features include straight brick lintels, modern wooden casement windows, and a plain tiled hipped roof with gablets and chimney stacks at each end.

5.144 The Malthouse has three storeys and eight bays, and is built from red brick. Its architectural features include irregular segmental-arched fenestrations, modern casement windows and brick platbands above the ground floor. Two triangular buttresses are present along the southern elevation of the eastern malt store block; this has a hipped, thatched roof. The western cottage block has a plain tiled gabled roof with hipped dormers and brick chimney stacks.

5.145 The heritage value of the receptors is derived from their architectural and historic interest as 16th century–17th century buildings which retain their historic fabric and reflect the historic development of the Bexon settlement.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.146 These heritage receptors are primarily experienced when travelling along the Hawks Hill Lane thoroughfare. Their setting comprises detached residential properties, private gardens, outbuildings and surrounding green spaces, hedgerows and mature trees. As such the setting of the receptors positively contributes to their heritage value.

5.147 The Site does not contribute to the setting of the heritage receptor by virtue of their contained, densely vegetated surroundings. The heritage receptors will not be subject to full assessment for this reason.

5.148 Heritage value: **Medium**



Figure 5.30 Yew Tree Cottage viewed from Hawks Hill Lane



Figure 5.31 The Malthouse viewed from Hawks Hill Lane

BEXON COURT (GRADE II)

5.149 Bexon Court was listed at Grade II on the 27 August 1952 and is located immediately adjacent to the Site boundary at the junction of Hawks Hill Lane and Bexon Lane.

5.150 The receptor comprises a two storey, four bay Wealden hall house which dates from the 16th century with later alterations and additions. The property was constructed using a timber-frame and red brick and is L-shaped on plan and jettied at first floor. It has exposed and close-studded timber elevations, which are underbuilt with brick at the right return. Other architectural features include diamond leaded casement windows (including a full-height staircase window to the rear), gabled and hipped plain tiled roofs, and tall brick chimney stacks.

5.151 The heritage value of the receptor is derived from its architectural and historic interest as a well-preserved, attractive 16th century dwelling which retains its historic fabric and residential function.



Figure 5.32 The south elevation of Bexon Court viewed from Hawks Hill Lane

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.152 The setting of the receptor positively contributes to its heritage value. Bexon Court is primarily experienced when travelling along the adjacent thoroughfares and from its western courtyard. Screened to the east and north by mature trees, the setting of the receptor comprises its courtyard, private garden and ancillary barns and outbuildings. Its wider setting includes open farmland to the north, east and south, which includes the Site.
- 5.153 The heritage receptor will be subject to full assessment because of its proximity to the Site and the potential for the Proposed Development to be seen to the immediate north-east. This new intervisibility may affect the setting and heritage value of the receptor.
- 5.154 Heritage value: **Medium**

GROUP 4: TUNSTALL

TUNSTALL CONSERVATION AREA

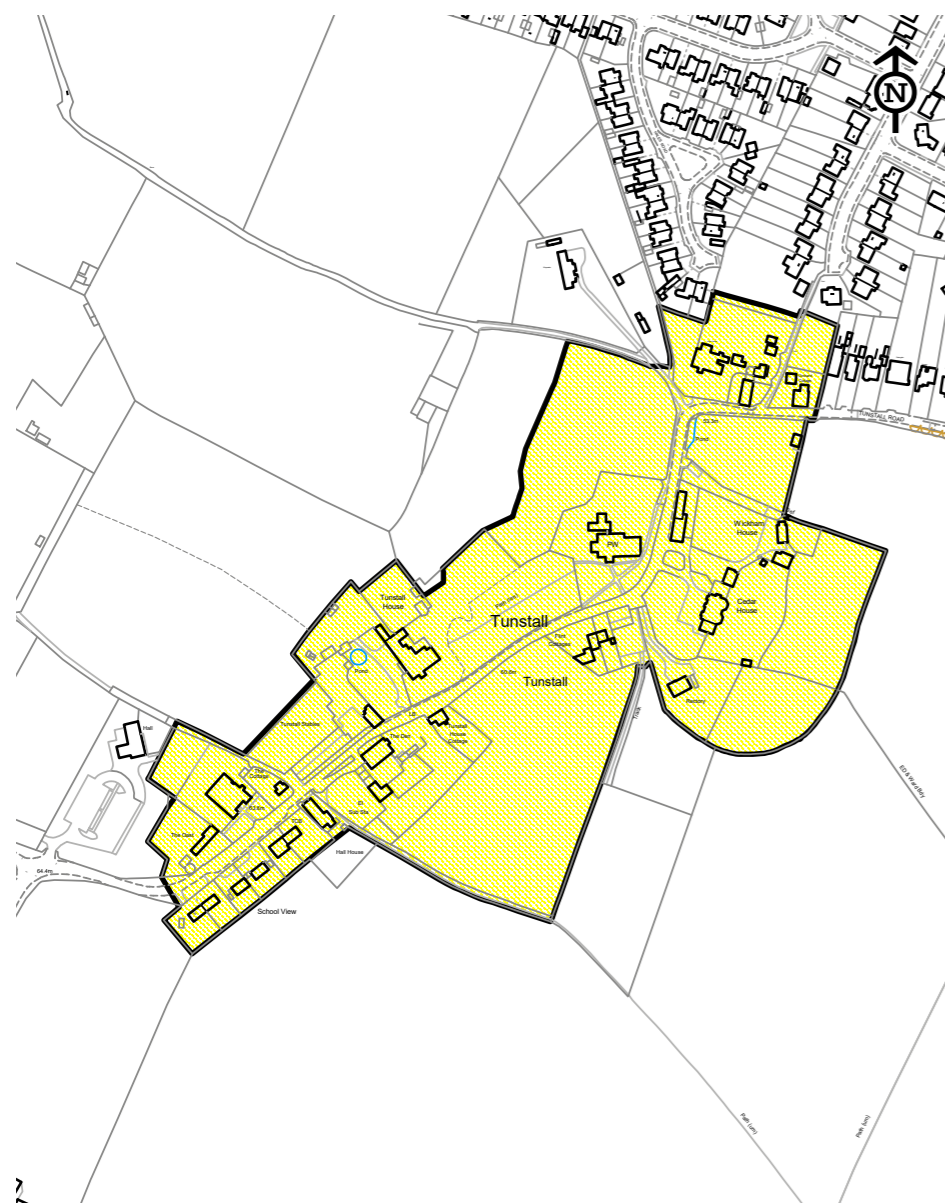


Figure 5.33 Tunstall Conservation Area Map

- 5.155 Group 4 is focused on the village of Tunstall, which borders the southern edge of post-war suburban development in Sittingbourne. Due to the high proportion of historic buildings –14 in total– and the consistent use of local materials, the majority of the settlement is contained within the Tunstall Conservation Area. This receptor was first designated in 1973 and is located approximately 135m north of the Site boundary at the nearest point.
- 5.156 The CA is located to the north-west of Grove End and north of Kent Science Park along the main Tunstall Road thoroughfare. This winding road runs from north to south through the settlement and has number of sharp turns and bottlenecks.
- 5.157 As such, the CA has a low-density linear arrangement. Buildings along this route are nearly all residential and well spaced-out, of coarse grain, although three clusters are separated by green open space. These comprise the:
- Cluster of buildings on the sharp bend to the north, including Coach House and cottages associated with Hales House, all Grade II listed. Aligned with post-war residences further west.
 - Cluster of buildings centred around the Grade I listed church of St John the Baptist, including its former rectory, Cedar House.
 - Large cluster of structures to the south, including the Grade I listed Tunstall House, its associated structures, the village school and modern buildings.
- 5.158 The northern cluster of listed buildings date from the 17th century–19th century and are associated with Hales House and its agricultural small holding. These structures are built from red brick and have hipped plain tiled roofs.
- 5.159 The central cluster includes Tunstall’s medieval parish church, St John the Baptist, the earliest parts of which date from the 13th century–15. Extended in 1655 and restored in the mid–19th century, the church is built from knapped flint courses with brick elements and plainly tiled roof. The church has a gabled west tower and important internal monuments, with several monuments and gravestones set within its churchyard.
- 5.160 The setting of the church is mostly contained within this churchyard by virtue of its brick and flint boundary walls, and the thick surrounding treeline. As such, glimpsed views of the church outside of the churchyard are confined to the adjacent road. Its former rectory, Cedar House, is

sited opposite, which was built c.1830 from white brick. Other residential properties and outbuildings of brick and flint are present nearby.

- 5.161 The southern cluster includes modern residential properties and the village hall, but also listed residential and agricultural structures, and the former village school, dating from the 17th century–19th century. The most important listed building here is the Grade I listed Tunstall House, which was constructed in the mid-to-late 17th century. Built in red and blue chequered brick, the property is set within buttressed boundary walls.
- 5.162 It has two storeys and an attic level, with corniced gables, arcaded chimney stacks and lead-lined wooden cupola on the western gable. By virtue of its high boundary walls, the setting of the listed building is largely confined to its grounds although views may be obtained from the fields to the west.

CONTRIBUTION OF SETTING TO CHARACTER AND APPEARANCE

- 5.163 The wider setting of the CA makes a positive contribution to its character and appearance. This setting is defined by swathes of agricultural land to the east, west and south, although the suburban residential fringe of Sittingbourne sits immediately behind Tunstall Road to the north. Importantly, Tunstall’s building clusters are separated by areas of green, open space, which are made up of arable fields, grazing meadows and private gardens, identified as a key feature of the Conservation Area and central to its character.
- 5.164 Views from Tunstall towards Sittingbourne are obtained to the north of the village, particularly from surrounding farmland, however views of the village and its listed buildings are confined to its locality by virtue of its buildings and boundaries, and dense hedgerows and trees. A sense of enclosure created by these features, although some distant views to/from settlement obtained to the east from Ruins Barn Road.
- 5.165 The CA will be subject to full assessment because of their proximity to the Site and the potential for the Proposed Development to seen to the east and south. This new intervisibility may affect the character and appearance, and therefore heritage value, of the receptor.
- 5.166 Heritage Value: **Medium**

CHURCH OF ST JOHN THE BAPTIST (GRADE I); MONUMENT TO THE HOMEWOOD CHILDREN 25 YARDS SOUTH WEST OF TUNSTALL CHURCH TOWER (GRADE II); LAW FAMILY MONUMENT 15 YARDS WEST OF TUNSTALL CHURCH TOWER (GRADE II)

- 5.167 The Church of St John the Baptist and its listed monuments were first designated between 24 January 1967 and 27 November 1984. They are located approximately 410m north of the Site boundary at the nearest point.
- 5.168 These receptors are located within the within a cluster of buildings at the centre of the Tunstall village. Dating from the 13th century–15, the church was extended in 1655 and restored in the mid–19th century. The monuments within its churchyard date from the mid–19th century.
- 5.169 The church has eight bays and is built from knapped flint courses and brick with stone dressings. In terms of its plan form, the church has a chancel, nave and north and south aisles, with a chapel, gabled porch and gabled tower present to the south–east, south and west respectively. Architectural features include Decorated and Perpendicular windows, buttresses, corniced parapets and plain tiled roofs. The Monument to the Homewood Children is built from stone and comprises a square base and sarcophagus topped with an urn. The Law Family Monument is also of stone and comprises a square base and octagonal plinth topped by a large urn. A large engraved slab is present at the foot of the plinth.
- 5.170 The heritage value of the receptors is derived from their architectural and historic interest as a 13th century–15 church restored in the Victorian period and its associated mid–19th century funerary monuments. The have group value with one another and the former rectory to the south (Cedar House, Grade II).

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.171 The setting of the grouping is largely contained within the churchyard by virtue of its brick and flint boundary walls and densely vegetated boundary. This being said, the church can be glimpsed when travelling along the adjacent Tunstall Road route, and the upper levels of its tower are visible above the treeline from pastureland to the north. The setting of the grouping includes many monuments and gravestones within the churchyard, and the church’s former rectory, Cedar House (Grade II), and its outbuildings. These structures are present along the eastern side of the adjacent thoroughfare. As such, the setting of this group positively contributes to their heritage value.



Figure 5.34 The south elevation of the Church of St John the Baptist



Figure 5.35 The Monument to the Homewood Children



Figure 5.36 The Law Family Monument

- 5.172 These receptors will be subject to full assessment because of their proximity to the Site and the potential for the Proposed Development to be seen to the east and south. This new intervisibility may affect the setting and heritage value of the receptor.
- 5.173 Heritage value: **High (Church of St John the Baptist); Medium (all others).**

TUNSTALL HOUSE (GRADE I); WALL, STABLES AND DOVECOT SOUTH OF TUNSTALL HOUSE (GRADE II); TUNSTALL HOUSE COTTAGE (GRADE II)

- 5.174 This group of heritage receptors were first designated between 27 August 1952 and 24 January 1967. They are located approximately 365–330m north-east of the Site boundary at their nearest point, within the village’s southern cluster of buildings along the Tunstall Road.
- 5.175 The group is formed of the Grade I listed Tunstall House, constructed in the mid-17th century, and its associated boundary walls, stables, dovecot and cottage, also dating from the 17th century. Tunstall House comprises a five-bay, two storey residential property which was built prior to 1678. Constructed from red and blue chequered brick, the property is classically detailed and has a three-storey entrance bay, the second from the left, which projects forward.
- 5.176 Other architectural features include a Doric porch entry with triangular pediment and fluted pilasters, timber casement windows and string courses above the ground and first floors. Additionally, the receptor has plain tiled roofs, corniced gables, and arcaded chimney stacks. A lead-lined timber cupola is present at the western gable.
- 5.177 To the rear, several large extension ranges are present, several of which have outshots and catslide roofs. A timber and glass conservatory is adjoined to the main house to the south-west.
- 5.178 Tunstall House is set within high boundary walls which are listed at Grade II along with the associated stables and dovecot, located to the south-west and west of the house respectively. Constructed from red brick, the walls are buttressed and largely enclose the western courtyard drive to the west, large garden to the east and walled garden to the north; these walls have several pairs of gatepiers topped with ball finials.
- 5.179 Like the main house, the stables and dovecot are built from red and blue chequered brick. The stables has two storeys and four bays. Architectural features include leaded casement windows, central timber double doors, a tiled pentice and a hipped, plain tiled roof. The dovecot comprises a single-storey building with a central door, hipped plain tiled roof, hipped dormer and a timber lantern.



Figure 5.37 Tunstall House and its walls as viewed from Tunstall Road



Figure 5.38 The Tunstall House Stables viewed from the western courtyard

- 5.180 Tunstall House Cottage is located opposite the main house and fronts the Tunstall Road to the south. The receptor comprises a two-storey, three-bay house with a 19th century rear wing. Architectural features include a brick plinth, three-centred arch fenestrations at ground floor and stone window dressings at first floor. The property also has a hipped plain tiled roof with apex gable, and tall brick chimney stacks.
- 5.181 The heritage value of the receptors is derived from their architectural and historic interest as high-quality 17th century buildings which survive in good condition and retain their historic fabric and attractive external elevations. They have group value with one another and The Den (Grade II) property to the south.



Figure 5.39 Tunstall House Cottage

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.182 This group of heritage receptors is primarily experienced when travelling along the Tunstall Road route. Their setting positively contributes to their heritage value and comprises this thoroughfare, surrounding vegetation, 17th century buildings within the grouping, and ancillary structures and features associated with the main house. These features include private gardens, driveways, the pond and an orchard to the south-west. The wider setting of the grouping is defined by The Den and other detached buildings to the south-east, along with agricultural land to the north, east and west.
- 5.183 These receptors will be subject to full assessment because of their proximity to the Site and the potential for the Proposed Development to be seen to the east and south. This new intervisibility may affect the setting and heritage value of the receptor.
- 5.184 Heritage value: **High (Tunstall House); Medium (all others).**

THE DEN (GRADE II)

- 5.185 The Den was listed at Grade II on 24 January 1967 and is located approximately 325m north-east of the Site boundary at the nearest point.
- 5.186 The heritage receptor comprises a four-bay, two storey residential property dating from the 16th century with 18th century alterations and additions. Located within the southern Tunstall village cluster, The Den fronts the western side of the main thoroughfare.
- 5.187 Built from red and grey brick and classically detailed, the property's principal elevation comprises a three-bay block with a one-bay extension to the east. The main block has tripartite sash windows, straight brick arches and a central Doric doorcase with an open triangular pediment and plain pilasters. Other architectural features include a projecting string course above the first floor, hipped and gabled plain tiled roofs and brick chimney stacks at each end. The extension bay's east return has a projecting entrance porch, hipped roof and hipped dormer.
- 5.188 The heritage value of the receptor is derived from its architectural and historic interest as a high-quality 16th century residence which retains its historic fabric and attractive Classical elevations. It has group value with the adjacent Tunstall House (Grade I) and its associated listed buildings (Grade II).

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.189 The Den is primarily experienced when travelling along the Tunstall Road route. Its setting positively contributes to its heritage value and includes its courtyards and outbuildings to the rear, private gardens and surrounding vegetation and mature trees. Tunstall House, its walls and stables are also present along the adjacent road to the north, with surrounding fields in agricultural use forming the receptor's wider setting.
- 5.190 Despite their proximity, the receptor's setting is well-contained and does not include the Site. As such, there is limited potential for the Proposed Development to impact the heritage value of the receptor and it will not be subject to full assessment for this reason.
- 5.191 Heritage value: **Medium**



Figure 5.40 The principal north elevation of The Den

CEDAR HOUSE (GRADE II)

- 5.192 Cedar House was listed at Grade II on 27 November 1984 and is located approximately 360m north of the Site boundary at its nearest point, on the eastern side of Tunstall Road.
- 5.193 The receptor comprises a two storey, three bay dwelling house which was built as the rectory for the adjacent Church of St John the Baptist. The property dates from c.1830 with later alterations and additions.
- 5.194 Constructed from yellow brick, the property has a full-height canted entrance bay with narrow sidelights, cornice-hooded doorcase and timber double doors. Single-storey bay windows with tripartite sashes are present at ground floor, with these sashes also present at the first floor. The property also has a hipped slate roof and tall brick chimney stacks. A single-storey garage block is adjoined to the southern elevation.
- 5.195 The heritage value of the receptor is derived from its architectural and historic interest as a high-quality late-Georgian dwelling. It has group value with the adjacent Church of St John the Baptist and its associated listed funerary monuments.



Figure 5.41 The principal west elevation of Cedar House

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.196 Cedar House is primarily experienced from its western driveway, and can also be seen when travelling along the Tunstall Road route. The setting of the receptor positively contributes to its heritage value and comprises its large private garden, scattered outbuildings to the north and surrounding vegetation and mature trees. The associated Church of St John the Baptist is located directly opposite the former rectory to the north-west.
- 5.197 Despite their proximity, the receptor's setting is well-contained and does not include the Site. As such, there is limited potential for the Proposed Development to impact the heritage value of the receptor and it will not be subject to full assessment for this reason.
- 5.198 Heritage value: **Medium**

THE OAST (GRADE II); FORMER OAST NOW GARAGE 10 YARDS SOUTH OF THE OAST (GRADE II); THE VILLAGE SCHOOL (GRADE II)

- 5.199 These heritage receptors were listed at Grade II on 27 November 1984 and are located approximately 290m north-west of the Site boundary at the nearest point.
- 5.200 The Oast, Former Oast and Village School are located at the southern end of the Tunstall village, close to the modern Village Hall, on the eastern side of Tunstall Road. These receptors date from the 17th century-19th century, early-19th century and mid-19th century respectively.
- 5.201 The Oast comprises two former cottages combined to combined to form a single dwelling. Of two storeys and eight bays, the receptor was constructed using a timber frame and later clad in red brick. Architectural features include segmental-arched fenestrations, timber casements with two-light diamond leaded windows, and timber board doors. The receptor also has a gabled roof, which is thatched and plain tiled, gabled dormers and squat brick chimney stacks.
- 5.202 The Former Oast is located immediately south-west of The Oast, within the curtilage of the latter. This receptor comprises an oast and detached oasthouse now used for storage purposes. Built from brick, these structures have one storey and attic levels. The oast has a casement windows and a conical, plain tiled roof without a cowl; the oasthouse has timber garage doors, a gabled thatched and plain tiled roof and gabled dormers.
- 5.203 The Village School is located immediately north of The Oast fronting the main road. The receptor comprises an attractive school building –until recently in its original use– built from knapped flint and red brick. The principal south east elevation has two storeys and five bays, with gabled cross-wings at each end. Built on a red brick plinth, the building has red brick dressings and quoins, four-light diamond leaded casement windows and a central four-centred arch entrance. The building has gabled plain tiled roofs with two gabled dormers between the cross-wings.
- 5.204 The heritage value of the receptors is derived from their architectural and historic interest as 16th century-19th century former agricultural and community buildings which retain their historic fabric and reflect the historic development of the Tunstall settlement. They also have group value with one another.



Figure 5.42 The principal south-east elevation of The Oast viewed from Tunstall Road



Figure 5.44 The principal south-east elevation of the Village School viewed from Tunstall Road



Figure 5.43 The Former Oast viewed from Tunstall Road

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.205 This group of heritage receptors is primarily experienced from the Tunstall Road thoroughfare. The setting of the receptors positively contributes to its heritage value and comprises open space within their curtilage, including private gardens, driveways, and the former school’s playing field and hard surfaced playground. Their setting also includes modern semi-detached houses directly opposite and two early-20th century houses to the east. The wider setting is formed by the modern Village Hall to the north, vegetation and mature trees, and surrounding fields in agricultural use, including the Site.
- 5.206 These receptors will be subject to full assessment because of their proximity to the Site and the potential for the Proposed Development to be seen across open fields to the east and south. This new intervisibility may affect the setting and heritage value of the receptors.
- 5.207 Heritage value: **Medium**

HALES HOUSE (GRADE II); THE COACH HOUSE (GRADE II); HALES COTTAGE (GRADE II)

- 5.208 This group of heritage receptors were designated at Grade II between 27 August 1952 and 27 November 1984 and are located approximately 425m north of the Site boundary at the nearest point.
- 5.209 The receptors are located at the northern end of the Tunstall settlement, at the suburban edge of Sittingbourne, adjacent to the sharp bend in the Tunstall Road. The group is formed of two houses and a stable block dating from the 17th century–19th century, all listed at Grade II.
- 5.210 Hales House comprises a five bay, three storey dwelling house dating from the mid–17th century. Built from red brick, the property has full-height, gabled projections at the second and fourth bays with an entrance porch present at the ground floor of the former. Architectural features include segmental-headed window fenestrations, wooden casements and brick platbands above each level. The property has a plain tiled gabled roof with tall brick chimney stacks to the left and right.
- 5.211 The Coach House forms part of the Hales House complex and is located immediately east of the main house, with the south elevation fronting the main road. The receptor comprises a four bay, two–storey stable block built from red brick and converted into residential accommodation. Dating from the 17th century, the Coach House has two square-headed coach bays to the left and right. Segmental-headed fenestrations at present at ground floor to the centre left and centre right, with small window openings above. The receptor has a modern casements and folding doors. Additionally it has a plain tiled roof which is gabled and weatherboarded to the north and hipped to the south.
- 5.212 Hales Cottage is present to the north of the Coach House, to which it is adjoined by single–storey infill structures. Comprising a two–storey, red brick dwelling house, the receptor was built in the 17th century and extended in the 19th century. Architectural features include fenestration openings with segmental and straight brick arches, wooden casement windows and plain tiled hipped roofs with a central brick chimney stack.
- 5.213 The heritage value of the receptors is derived from their architectural, historic and group interest as 17th century buildings which retain their historic fabric, attractive external appearance and relationship with one another.



Figure 5.45 The principal south elevation of Hales House



Figure 5.46 The principal east elevation of the Coach House



Figure 5.47 Hales Cottage as viewed from the adjacent track to the east

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.214 This group of heritage receptors is primarily experienced from their private driveways and gardens. The main house and Coach House are, however, partially visible from the Tunstall Road thoroughfare. As such the receptors’ setting comprises grassed lawns, hard-surfaced driveways and small ancillary structures within their curtilage. Dense vegetation and mature trees are also present at their boundaries which helps to screen them from the main road to the south. Neighbouring residential properties and fields in agricultural use form the wider setting to the east and south respectively.
- 5.215 The Site does not contribute to the setting of the heritage receptor by virtue of its contained, densely vegetated surroundings. The heritage receptors will not be subject to full assessment for this reason.
- 5.216 Heritage value: **Medium**

GROUP 5: SITTINGBOURNE SOUTHERN FRINGE

- 5.217 Group 5 comprises the southern fringe of Sittingbourne, roughly defined by the north-south Park Drive/Park Road route and east-west A2 route. Listed buildings are scattered throughout this area, with the Site bounding these suburban areas to the south-west.
- 5.218 Sittingbourne’s southern fringe comprises relatively dense mixed development –including post-war and modern housing developments– interspersed with large green spaces (e.g. Sittingbourne Recreation Ground, Sittingbourne Cemetery, Fulston Manor School playing fields) and private gardens. Settlement grain for residential streets relatively fine, although pockets of coarse grain development near to town centre, schools and amenities.
- 5.219 Key streets include main east-west A2 route through Sittingbourne (north of Site), north-south Park Road/Park, Bell Road and Highsted Valley routes (towards Tunstall and Highsted), and Swanstree Avenue route which marks boundary to agricultural land to south. All of the above are historic, apart from Swanstree Avenue.
- 5.220 The southern fringe was almost entirely developed in mid-20th century, with expansion from the main East Street/Canterbury Road (A2) route to the north. This mixed development is largely residential and comprises two storey semi-detached and detached properties, although some historic buildings are scattered throughout the area.
- 5.221 The group comprises 13 Grade II listed receptors, most of which are former 18th century-19th century residences, some with agricultural associations and others associated with Sittingbourne Cemetery. None of these receptors are likely to be affected by the development proposals due to dense surrounding/interposing development and green spaces. The large green spaces –many in school use– are mostly enclosed by mature trees and fencing, but public green spaces are more open. The cemetery has a formal arrangement.
- 5.222 The setting of grouping comprises mixed development to the north, near to the historic town centre, post-war residential development to the west, and bounding agricultural land/orchards to the south-east. Woodland is also present along the eastern edge of the Woodstock and Ruins Barn roads, on the site of former chalk pits. The grouping primarily experienced from within built-up suburban areas here.
- 5.223 Interposing development and woodland limit views of the Site from the Woodstock and Ruins Barn Road. Similarly, views are limited from within the modern Eden Village and post-war housing schemes immediately north of Swanstree Avenue. However, views to and from countryside can be obtained along the Highsted Road and Swanstree Avenue routes, which form the boundary of the suburban fringe.
- 5.224 Further north towards Bapchild, glimpsed and transient views to and from the Site can be obtained along the A2 heading east, but these are largely contained due to the orientation of streets and interposing mixed development. North of the A2, views south from the Snipehill and Lansdowne residential areas also limited by vegetation and housing, although very distant views can be obtained along Lomas Road adjacent to Chatham Main Line railway.
- 5.225 All the receptors located within this grouping have been scoped out of further assessment for the reasons identified.

GROUP 6: KENT SCIENCE PARK

- 5.226 Group 6 comprises three listed buildings sited within, or close to, the Kent Science Park complex, which is located approximately 1.5km south of Sittingbourne. The grouping lies approximately 1km north of the M2 motorway, with Grove End to the north-west and Highsted to the north-east.
- 5.227 Centred along the historic Broadoak Road, this area is dominated by the modern buildings and roads that comprise the science park site, although older developments in residential and agricultural use are scattered along nearby country lanes. As such, the development grain of this area is coarse as large detached buildings are prevalent here; these buildings are located close to one another in a formal grid layout.
- 5.228 The modern commercial, office and research buildings on the science park site are largely built from brick, concrete and steel, and range in height from one to four storeys. This area is similarly made up industrial warehouses, service areas, car parking, grassed lawns and courtyards. These buildings are primarily experienced from within the science park complex due to the screening provided by mature trees, hedgerows and vegetation along the main Broadoak Road and Ruins Barn Road routes. Some glimpsed views can be obtained to the south and east over rural land however.
- 5.229 Three residential heritage receptors are present within this grouping; two farmhouses and cottages listed at Grade II.

WOODSTOCK HOME FARMHOUSE (GRADE II); WOODSTOCK COTTAGES (GRADE II); WOODSTOCK COTTAGE FARMHOUSE (GRADE II)

- 5.230 This group of heritage receptors were first designated between 24 January 1967 and 21 March 1985. They are located immediately adjacent to the Site boundary, which surrounds the Kent Science Park Site.
- 5.231 Dating from the 15th century and 16th century with later alterations, these structures are timber-framed and clad with red brick. Characterised by its rural setting, the thatched Woodstock Cottage Farmhouse, a converted hall-house, is constructed in red brick at ground floor with timber and plaster infill at first floor. Similarly set within rural land, the Woodstock Cottages, located further north along Broadoak Road, has one storey and an attic level. The property has a hipped, plainly tiled roof and two gabled dormers.

- 5.232 Forming part of the science park site, Woodstock Home Cottage, also a former hall-house, has two storeys and a plainly tiled roof. The residential property also has sash windows and several tall chimney stacks.
- 5.233 The heritage value of the receptors is derived from their architectural and historic interest as 15th century-16th century agricultural dwellings which survive in good condition and retain their original function.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.234 The setting of the receptors now comprises many large modern buildings within the science park site, along with areas of landscaped green space, car parking and hardstanding. As such its original rural setting has been heavily compromised.
- 5.235 Despite the considerable development of the area within the late 20th century, the wider setting of the Kent Science Park grouping remains characterised by farmland and woodland, much within the Site, which surrounds development in the area on all sides. Additional green space, belonging to a football club and sports club, is present to the north of the science park. These features make a positive contribution to the heritage value of the receptors.
- 5.236 These heritage receptors will be subject to full assessment because there is potential for the Proposed Development to be seen within their immediate vicinity. This new intervisibility may affect the setting and heritage value of the receptors.
- 5.237 Heritage Value: **Medium (all)**



Figure 5.48 Principal east elevation of Woodstock Home Farmhouse



Figure 5.49 Woodstock Cottages viewed from Broadoak Road



Figure 5.50 Principal east elevation of Woodstock Cottage Farmhouse

OAKWOOD FARM (KENT HER NUMBER MKE85325)

5.238 Oakwood Farm comprises the remains of a former-working farmstead arranged around a loose courtyard with oasts and other agricultural buildings on three sides. The buildings are no longer in agricultural use and have been converted to residential. A number of the historic buildings have been lost but the principal brick range remains.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.239 Oakwood Farm is located on Ruins Barn Road, to the west of Kent Science Park. There is no intervisibility between Kent Science Park and the locally listed building owing to a copse of woodland to the immediate east of Ruins Barn Road which restricts intervisibility to the east of the receptor. To the north and west of the receptor are open fields in agricultural use, which contribute positively to an understanding of the historic function of the receptor. However, the receptor is no longer in agricultural use so this setting relationship is now only a visual / historic one.

5.240 The Site is located to the north, east, west and south of the receptor. The Site comprises open fields which contribute positively to the setting of the receptor and so the Proposed Development has the potential to impact the significance of the receptor.

BROADOAK FARM (KENT HER NUMBER TQ 95 NW 57); OASTHOUSE AT BROADOAK FARM (KENT HER NUMBER TQ 96 SW 39)

5.241 Broadoak Farm was formerly a grade II listed building that has been delisted. It is a non-designated heritage asset, along with the Oasthouse in its grounds.

5.242 Broadoak Farm was formerly one dwelling and is now two cottages dating to the 17th century with late 19th century accretions. It is timber framed and clad with red brick and tile hung with plain tiled roof.

5.243 The oasthouse is located close to the principal building, to the northwest.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.244 The farmstead is located off Broadoak Road and is largely surrounded by arable farmland. This makes a positive contribution to the heritage value of the receptors given they were formerly functionally linked.

5.245 The receptors are best experienced in views from Broadoak Road in which the open fields provide an attractive backdrop.

5.246 The M2 motorway is located around 400m to the south, and this brings an urbanising feature to the setting of the receptors. Further, the

5.247 The Site is located around the periphery of the receptors' plot, around 50m at the closest point.

5.248 Heritage Value: Medium (both)

OAST HOUSE PRIMROSE LANE, TUNSTALL (KENT HER NUMBER TQ 86 SE 50)

5.249 The Oast House on Primrose Lane is a locally listed building fronting onto the south side of the road. It comprises two square oasts which have been converted to residential dwellings.

5.250 It comprises the original dwelling house, which is of painted brick, and an attached buff brick oast house.

5.251 The receptor generally retains its original configuration, however, modern uPVC windows have been inserted and this detracts from the heritage value of the receptor.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.252 The receptor fronts onto Primrose Lane, beyond which views extend across open fields to the north. This affords the receptor an attractive aspect and reveals its former function.

5.253 The Site is located approximately 150m to the east of the receptor.

5.254 Heritage Value: Low

GROUP 7: MILSTEAD
MILSTEAD CONSERVATION AREA

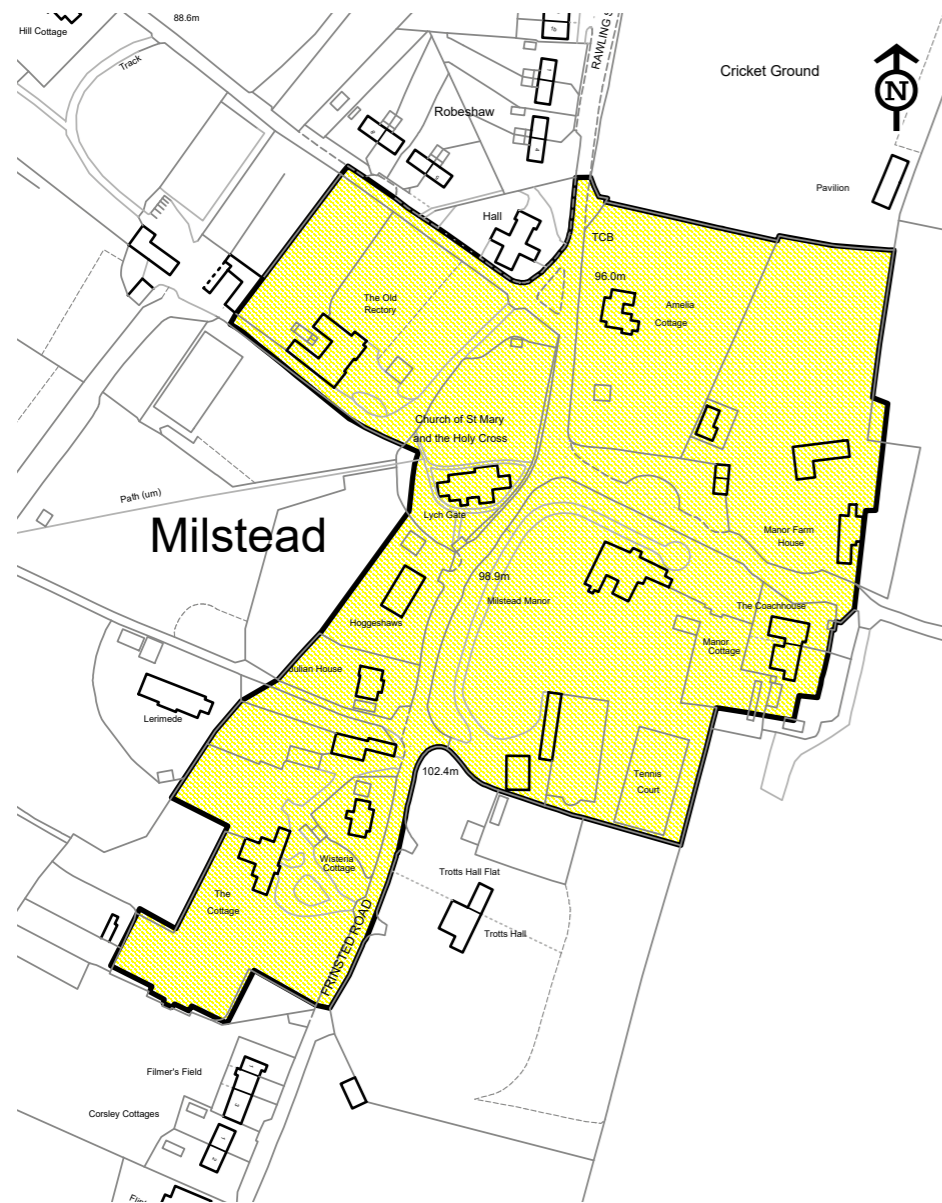


Figure 5.51 Milstead Conservation Area Map

- 5.255 Group 7 comprises the village of Milstead which lies approximately 700m south of the Site boundary, beyond the M2 motorway. Due to its historic character and high proportion of listed buildings, the majority of the settlement is included within its Conservation Area designation. This receptor was first designated in 1973 and is located approximately 620m south of the Site boundary at the nearest point.
- 5.256 This settlement was established where four historic routes converge; Rawling Street to the north, Manor Road to the east, Frinsted Road to the south and Horn Hill to the west. As such, the CA is somewhat isolated but approachable from all directions; it is most commonly accessed from the direction of Sittingbourne and Kent Science Park to the north.
- 5.257 The CA has a contained arrangement of buildings with the Church of St Mary and the Holy Cross at the centre. The village's coarse-grain development comprises large detached residential properties set within sizeable private gardens, post-war semi-detached dwellings and former agricultural buildings. There are few shops and services, however the village hall and St Mary's Church function as community buildings. Along with private gardens, key green spaces within the village include St Mary's Churchyard, Milstead Cricket Club and surrounding rural land.
- 5.258 The CA's architecture is largely characterised by 17th century-19th century residential dwellings of two storeys (vernacular or Classical in style) interspersed with post-war semi-detached housing of two storeys. Properties within the village are commonly timber-framed with plaster infill, or built from red and brown brick with plain tiled roofs. There are 11 Grade II listed heritage receptors present within the settlement; these buildings are typically residential in function and have agricultural associations. Two Grade II* listed buildings are present within the settlement, the Church of St Mary and the Holy Cross and Milstead Manor.
- CONTRIBUTION OF SETTING TO CHARACTER AND APPEARANCE**
- 5.259 The wider setting of the Milstead settlement makes a positive contribution to the character and appearance of the CA. This setting is largely formed by surrounding farmland and vineyards, and historic woodland present to the north, east and west. A number of outlying buildings are present further along the village's historic thoroughfares, including post-war housing, a timber yard to the west, commercial warehouse to the east and Finch's Farm and the local primary school to the south.

- 5.260 Although long views to and from countryside can be obtained to the south and west, dense hedgerows and trees limit northern and eastern views towards and away from the village centre. Although long views north-east can be obtained from Horn Hill, the Site is screened from the settlement by vegetation and the raised M2 motorway present to the north.
- 5.261 The Site does not contribute to the character and appearance of the CA by virtue of the considerable separating distance between the two, the physical separation created by the M2, and interposing vegetation and development. As such, the heritage receptor will not be subject to full assessment.
- 5.262 Heritage Value: **Medium**
CHURCH OF ST MARY AND THE HOLY CROSS (GRADE II*); THE OLD RECTORY (GRADE II); HOGGESHAWS (GRADE II)
- 5.263 This group of heritage receptors were first designated between 27 August 1952 and 21 March 1985 and are located approximately 715-800m south of the Site boundary at the nearest point.
- 5.264 The medieval Church of St Mary is located at the centre of the village and dates from the 12th Century-15th century. Restored and enlarged in the late-19th century by the architect William Butterfield, the church comprises a nave, chancel without aisles, north and south chapels, south porch and west tower. Constructed in flint, the church has stone dressings and plain tiled roofs, with the south porch timber-framed and weather-boarded. Internally its internal architectural features and monuments largely date from the 19th century.
- 5.265 The Old Rectory comprises a two-storey, four-bay house which dates from 1834 and is located to the immediate north-west of the church. The receptor has projecting wings at the end bays, a central verandah above the first floor, sash windows with shutters, and hipped slate roofs.
- 5.266 Hoggeshaws is located to the immediate east of the church along Manor Road and comprises a former Wealden hall house which dates from the 15th century-18th century. The residence has two storeys and four bays with projecting wings and extensions to the rear. Timber-framed and part underbuilt with red brick, the property has exposed timber and plaster infill elevation, casement windows and a steeply-pitched hipped and plain tiled roof.



Figure 5.52 West front and tower of the Church of St Mary and the Holy Cross



Figure 5.54 The principal north elevation of Hoggeshaws



Figure 5.53 The principal east elevation of the Old Rectory

5.267 The heritage value of the receptors is derived from their architectural and historic interest as high-quality ecclesiastical and residential buildings which date from the 12th Century–19th century. These receptors are key contributors to the CA and are of interest for their retained historic fabric and attractive external appearance. They also have group value with one another and the adjacent receptors at Milstead Manor by virtue of their proximity and historic associations.

5.268 Heritage Value: **High (Church of St Mary); Medium (all others)**

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.269 The receptors are primarily experienced from within the churchyard and along the adjacent Manor and Frinstead Roads. The setting of the receptors is generally contained and comprises dense vegetation, mature trees and green spaces such as the churchyard and private gardens. Milstead Manor and its associated structures are also present to the immediate east. This setting positively contributes to the heritage value of the receptors.

5.270 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance, the physical separation created by the M2, and interposing vegetation and development. As such, the heritage receptors will not be subject to full assessment.

5.271 Heritage Value: **Medium**

MILSTEAD MANOR (GRADE II*); GARDEN WALL AND GATEWAYS TO NORTH OF MILSTEAD MANOR (GRADE II); DOVECOTE 50 YARD EAST OF MILSTEAD MANOR (GRADE II)

5.272 Milstead Manor and its associated Garden Wall and Gateways and Dovecote were first designated between 27 August 1952 and 21 March 1985 and are located approximately 815m south of the Site boundary at the nearest point.

5.273 Milstead Manor lies immediately east of the church and comprises a two storey Manor house dating from 16th century–18th century. Timber-framed and close-studded with plaster infill, the dwelling is gabled at both ends with the left and central bays faced and underbuilt with the red brick respectively. The central bay has a two-storey gabled porch and the west elevation is jettied at first floor; three timber-framed wings are present to the rear of the property. The manor’s roof is plain tiled with red brick chimney stacks and a weatherboarded clock turret to the right.

5.274 The Manor’s associated boundary wall and gateways date from the 17th century–18th century and are built from red and blue brick with stone finials and ornamental wrought iron gates. The receptor is located at the northern boundary of the property and extends along Manor Road. Other architectural features include a dentilled cornice and tiled coping. The Dovecote, present to the immediate east within the Manor’s private garden, dates from 1823 and is built from chequered red and blue brick. This structure is square on plan and has one storey, painted timber doors and a plain tiled hipped roof with lantern.

5.275 The heritage value of the receptors is derived from their architectural and historic interest as 16th century–19th century structures comprising a high-status homestead. They are of additional interest as they reflect the historic development of Milstead and retain much of their historic. They have group value with one another and the nearby Church of St Mary, the Old Rectory and Hoggeshaws.



Figure 5.55 The east and rear south elevation of Milstead Manor



Figure 5.57 The Dovecote 50 Yard East of Milstead Manor viewed from the east



Figure 5.56 The Garden Wall and Gateways to North of Milstead Manor as viewed from Manor Road

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.276 The receptors are primarily experienced from within the large private garden surrounding the property and from the Manor Road thoroughfare. The receptors' setting is well-contained and positively contributes to its heritage value. This setting comprises dense vegetation, mature trees and nearby outbuildings and dwellings, including the adjacent 19th century coach house. St Mary's Church is also situated to the immediate west. The wider setting includes open fields and agricultural buildings to the east and south.
- 5.277 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance, the physical separation created by the M2, and interposing vegetation and development. As such, the heritage receptors will not be subject to full assessment.
- 5.278 Heritage Value: **Medium**

GROUP 8: HIGHSTED

- 5.279 Group 8 comprises the linear Highsted settlement, which directly borders the Site within the central part of the study area. Here, development is almost entirely located on the eastern side of the historic Highsted Valley, the main route through the area. This route runs from north to south and connects Sittingbourne to Milstead, beyond the M2 motorway.
- 5.280 The settlement sits at the bottom of a valley approximately 1km north-east of Kent Science Park. The nearby Rodmersham Green village is located immediately east, on top of the corresponding ridge. To the west the land rises gently and is currently occupied by vineyards. As such, the wider setting of the settlement is characterised by agricultural land interspersed with residential developments.
- 5.281 Despite the topography of the land, the relative lack of roads within this area, the orientation of existing roads and the presence of dense vegetation along these routes means the settlement is largely experienced from the Highsted Valley route. Even so, the settlement's developments are prominently visible from the open, inclined rural land to the west. Because this development is confined to the eastern edge of the road, it is of fine grain; it extends from the Cromer Road/Highsted Road/Stockers Hill junction to the north to the Cheney Hill/Bottom Pond Road fork to the south.
- 5.282 The settlement was originally solely occupied by the Grade II listed Old Cottage, a 16th century timber-framed and plastered house of two storeys, later underbuilt with brick. The Highsted Farmhouse – a two storey, red brick property with a hipped roof – was constructed in the early-19th century on the western side of Highsted Valley, with the Stanley Villas shortly afterward in the mid-19th century. These comprise two Italianate houses in yellow stock brick of two storeys. In the post-war period, a great number of residential properties were constructed along this route. These structures, of one and two storeys in brick, now characterise the built form in this area.

OLD COTTAGE (GRADE II); STANLEY VILLAS (GRADE II); HIGHSTED FARMHOUSE (GRADE II)

- 5.283 This group of heritage receptors was first designated on 13 December 1974 and are located along the Highsted Valley Road, immediately bounding the Site boundary to the east.



Figure 5.58 The principal west elevation of the Old Cottage



Figure 5.59 The principal west elevation of Stanley Villas



Figure 5.60 The Highsted Farmhouse as viewed from the east

- 5.284 The Old Cottage is located roughly halfway along the Highsted Valley thoroughfare and comprises a 16th century dwelling of two storeys and three bays with lean-to extensions at the left and right returns. The receptor is constructed from a timber-frame, underbuilt with brick and has painted and plastered elevations. Architectural features include canted bay windows at first floor, timber sashes, an off-centre brick chimney stack and a hipped, plain tiled roof with catslides over the extensions.
- 5.285 The Stanley Villas are located approximately 190m north of the Old Cottage and comprise two semi-detached dwellings of two storeys and three bays. Dating from the mid-19th century, these properties are built from yellow stock brick in the Classical Italianate style. Architectural features include central Tuscan entrance porches, timber sashes, painted stone dressings and hipped slate roofs with four evenly-spaced chimney stacks. The southern villa has a single-storey extension with hipped slate roof at the south elevation.
- 5.286 The Highsted Farmhouse is located at the northern end of the Highsted Valley route, down a short track which branches off the main road to the west. The receptor comprises an early-19th century farmhouse of two storeys and three bays built from red brick. Architectural features include a central gabled porch, a ground-floor bow window to the right, timber sashes and bay windows at the left return. The receptor also has a hipped, plain tiled roof with two brick chimney stacks.

5.287 The heritage value of this group is derived from their architectural and historic interest as well-preserved residential properties which date from the 16th century–19th century and retain their historic fabric and attractive external elevations.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.288 This group of heritage receptors are primarily experienced from the adjacent Highsted Valley thoroughfare and farmyard track. The setting of the receptors therefore includes neighbouring residential dwellings, which are set back from the main road to the east. Dating from the early- and mid-20th century, these properties are typically detached, of one and two storeys, and built in red, brown or yellow stock brick. The receptors' setting also comprises hard-surfaced driveways, private gardens at both the front and rear, densely vegetated hedgerow boundaries and mature trees. Although of later date this built form reflects the historic development of the settlement and does not detract from the setting and heritage value of the receptors.

5.289 With regard to the farmhouse, its setting also includes modern agricultural warehouses, 19th century outbuildings and the courtyard within the associated farmstead. The wider setting of the group comprises surrounding agricultural land (mostly used for fruit production) and woodland within the Site and nearby residential development on Stockers Hill to the east. These features make a positive contribution to the setting and heritage value of the receptors as they reflect the historic agricultural character or associations of the receptors and locality.

5.290 These heritage receptors will be subject to full assessment because of their proximity to the Proposed Development and the potential for intervisibility between the two across open fields to the west. This new intervisibility may affect the setting and heritage value of the receptors.

5.291 Heritage value: Medium (all)

GROUP 9: RODMERSHAM GREEN

RODMERSHAM GREEN CONSERVATION AREA (AND POSITIVE CONTRIBUTORS TO THE CA: ELIZABETH COTTAGES; THE RAMBLERS)

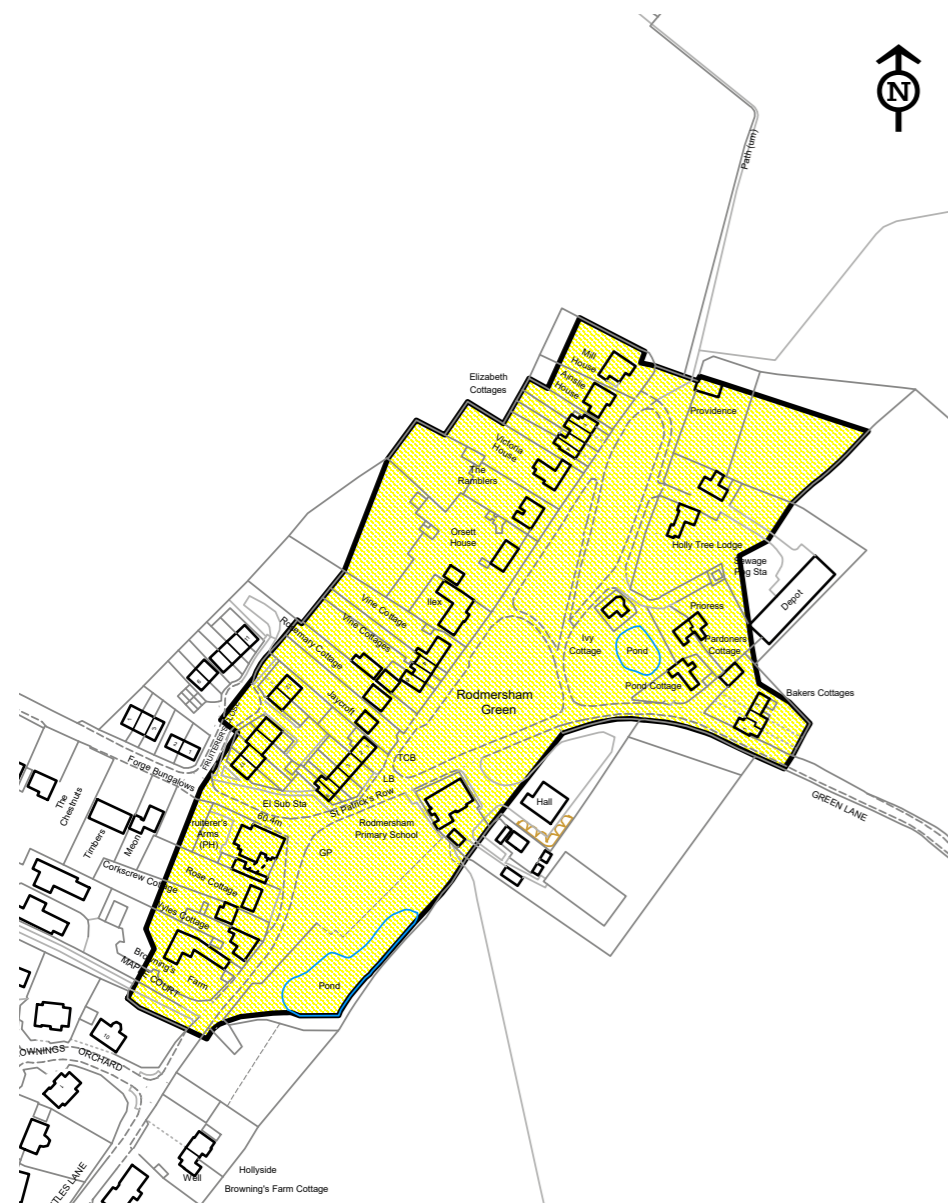


Figure 5.61 Rodmersham Green Conservation Area Map

5.292 Group 9 comprises Rodmersham Green village which is located south of Sittingbourne, approximately 1.4km north-west of Kent Science Park. By virtue of its attractive, consistent and historic character, the Rodmersham Green Conservation Area designation covers the village centre and the green itself. The CA is located approximately 620m south of the Site boundary at nearest point (although it is also present to the west) and was first designated in 1974.

5.293 The CA and historic settlement are located on the ridge immediately east of Highsted, centred around the junction of Stockers Hill, Bottles Lane and Green Lane. Commonly approached from Sittingbourne to the north, the CA's component original buildings are arranged along these historic routes with later infill development interspersed or nearby, as shown along Stockers Hill.

5.294 The CA is characterised by residential properties and a handful of small shops and public houses. Older structures are arranged around the main road junction, with the village green located to the north. Historic properties, six of which are listed at Grade II, border the village green; these comprise 18th century-19th century residences of two storeys and built in red, grey and yellow stock brick. Others are timber framed and plastered, have one or two storeys and date from the 15th century and 16th century. These have hipped tiled roofs, gablets or gables, tall chimney stacks and casement windows.

5.295 Other buildings of historic merit include the primary school and Fruiterer's Arms public house. As the name suggest, the village green and associated green spaces (i.e. private gardens) are very important to character and appearance within the Conservation Area and setting of historic buildings. Even so, the surrounding vegetation, mature trees and nearby buildings create a sense of enclosure from the surrounding areas.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.296 In terms of its setting, fine grain residential settlement is located to the west of the CA along the southern side of Stockers Hill. Here large detached 20th century properties of two storeys and brick are present. To the west, near to the main junction, the development grain is coarser. Here, modern detached and semi-detached properties of one and two storeys branch off the main routes and are arranged in cul-de-sacs. Despite their modern construction, these features do not detract from appreciation of the character and appearance of the conservation area.

5.297 The wider setting of the CA comprises rural land to north, east and south, with residential properties within the Highsted valley present to the west. Long views to and from this surrounding open land are obtained from the north and east, although less so to the south due to hedgerows and mature trees along Bottles Lane. This setting makes a positive contribution to the character and appearance of the CA as it reflects the original rural setting of the settlement.

5.298 Although the Site does not contribute to the character and appearance of the CA at present, it does form part of the wider agricultural setting. As such the receptor will be subject to further assessment because there is potential for intervisibility with the Proposed Development across open fields to the north-west, north and north-east. This new intervisibility may affect the character and appearance of the CA.

5.299 Heritage value: **Medium**

5.300 In addition, there are two buildings located on the green which are identified by SBC as positive contributors to the conservation area. They are on the west side of the green, and are called 'Elizabeth Cottages' and 'The Ramblers'.

5.301 These buildings contribute to the eclectic mix of historic buildings in the village. Elizabeth Cottages is a terrace of four Victorian houses with bay windows at ground floor. They are generally well preserved however two of the houses have had their fenestration replaced with uPVC. The Ramblers is a detached turn-of-the-20th-century house with hung tiled first floor and bay windows at ground floor. It is a very attractive and well preserved example of a modest dwelling with local vernacular features.

5.302 The buildings are of **Low heritage value**.

VINE COTTAGES (GRADE II); ORSETT HOUSE (GRADE II); VICTORIA HOUSE (GRADE II); HOLY TREE LODGE (GRADE II); PARDONERS COTTAGE (GRADE II); BAKER COTTAGES (GRADE II)

- 5.303 This group of heritage receptors was first designated between 27 August 1952 and 10 February 1976 and are located at the northern extent of Rodmersham Green, approximately 540–670m south-west of the Site boundary at the nearest point.
- 5.304 These heritage receptors comprise six residential houses which front the village green and date from the 15th century to early-19th century. The first on the west side, Vine Cottages, comprises a semi-detached dwelling built from a timber frame and underbuilt with red brick. Originally a pair of cottages, the property dates from the 18th century and has two storeys and four bays. Architectural features include timber casement windows, red clay hung tiles at first floor and a plain tiled hipped roof.
- 5.305 The second to the north, Orsett House, is Classical in style and dates from c.1830. The dwelling is built from yellow stock brick and has two-storeys and three bays. Architectural features include a central Doric porch, sash windows with straight brick arches, a hipped slate roof and four tall chimney stacks. Victoria House is located further north on the west side of the green and comprises a two-storey, four-bay dwelling with a lean-to conservatory at the left return. The receptor is built from chequered red and grey brick and dates from 1752 with early-19th century alterations. It has an entrance at the second bay from the left with projecting canopy, timber casement windows, a blocked-up window with plaque above the entrance and brick cornice detailing. The roof is hipped and plain tiled with tall chimney stacks at each end.
- 5.306 Holly Tree Lodge is located directly opposite Victoria House on the eastern side of the green. The receptor comprises a former Wealden hall house of two storeys and four bays which dates from the 15th century. The dwelling is timber-framed and underbuilt with red brick; it has exposed timbers with plaster infill, modern casement windows and a hipped, plain tiled roof with brick chimney stacks. The Pardoners Cottage is located to the south of Holly Tree Lodge, set back from the east side of the green along a short track. This receptor comprises a former single residential dwelling, now two semi-detached cottages, which dates from the 15th century. Constructed using a timber frame and plastered, the former house has two storeys and five bays, including a lean-to extension to the

right. Architectural features include timber casement windows, boarded timber doors, and a gabled dormer window at the third bay from the right. The roof is hipped and plain tiled, with a catslide roof over the extension, and has a tall central chimney stack.

- 5.307 The Baker Cottages are located to the south of Pardoners Cottage and abut Green Lane to the south. The receptor comprises a 16th century house, formerly divided into a row of cottages, built from timber and red brick. The receptor has two storeys and five framed bays with a projecting wing at the right return and extensions to the rear. Architectural features include exposed timber beams, brick and plaster infill, timber casement windows and a central single-storey and projecting porch with hipped roof. The receptor has hipped and stepped plain tiled roofs and tall brick chimney stacks.

- 5.308 The heritage value of the receptors is derived from their architectural and historic interest as high-quality dwellings which date from the 15th century–19th century and survive in good condition. As such they retain their residential function, attractive external appearance and historic configuration. As such they have group value with one another and contribute to the character and appearance of the associated Rodmersham Green CA.



Figure 5.62 The principal east elevation of Vine Cottages



Figure 5.63 Orsett House as viewed from the adjacent green to the east



Figure 5.64 Victoria House as viewed from the settlement's village green



Figure 5.65 The principal east elevation of Holy Tree Lodge



Figure 5.67 The principal west elevation of Baker Cottages



Figure 5.66 The principal elevation of Pardoners Cottage as viewed from the driveway track to the north

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.309 The receptors are primarily experienced from their immediate surroundings, including from within their private gardens and from the village green and Green Lane thoroughfare. The receptors' setting is residential and semi-rural in character, comprising large detached houses dating from the 15th century–20th century, nearby community buildings (such as the local primary school, village hall and Fruiterer's Arms public house), and adjacent green spaces. Densely vegetated hedgerows, mature trees and boundary treatments are also a feature of the receptors' setting and limit views to surrounding rural land to the north, east and south, although long views in these directions are obtained from public footpaths present to the north. Together, these features make a positive contribution to the heritage value of the receptors as they reflect the historic character and development of the receptors and settlement.

5.310 At present the Site does not contribute to the setting or heritage value of the receptors because of the separating distance and interposing vegetation between them. Although the setting of the receptors is generally contained, the Site is located within the wider agricultural locality and there is potential for intervisibility between the Proposed Development and outlying receptors on the eastern side of the green, namely Holly Tree Lodge and Baker Cottages. As such, these receptors will be subject to further assessment as new intervisibility across open fields to the north and north-east could affect their setting and heritage value.

5.311 Heritage Value: **Medium**

BROWINGS FARM (KENT HER NUMBER MKE85378)

5.312 This receptor comprises a loose courtyard plan farmstead with buildings to four sides of the yard. It has been significantly altered resulting in over 50% erosion of its original form.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.313 The receptor is located on the east side of Bottles Lane. It is surrounded by arable farmland, which contributes to the significance of the receptor as sharing a functional historic link. The receptor is substantially screened from surrounding land by dense vegetation along the road boundary and within the yard.

5.314 Heritage Value: **Low**

FORMER PROVIDENCE CHAPEL, RODMERSHAM GREEN, RODMERSHAM, SWALE (KENT HER REF. MKE110870)

- 5.315 This receptor comprises a former chapel built in the late 19th century. It has since been converted into a private residence.
- 5.316 The building is a brick oblong two-storey structure with a pitched roof, following a longitudinal form. The building is located at the end of Rodmersham Green lane.
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.317 The receptor is located at the north end of Rodmersham Green lane. Its principal elevation is visible from the green, albeit mature trees and its isolated position at the end of the lane provide a sense of enclosure. The receptor is best experienced in the village green context, which reveals its historic functional relationship with the settlement.
- 5.318 To the north and northeast, open arable fields provide an attractive setting for the receptor, albeit there is no functional link between the receptor and this agricultural land.
- 5.319 There is no functional relationship between the Site and the receptor. The Site is located over 400m from the receptor at the closest point, so intervisibility is also limited.
- 5.320 Heritage Value: **Low**

ELIZABETH COTTAGES; THE RAMBLERS

- 5.321 Elizabeth Cottages and The Ramblers have been identified by SCC as locally significant buildings, as set out in the Rodmersham Green Conservation Area Character Appraisal (2021). They date to the early 20th century and are located on the west side of Rodmersham Green.
- 5.322 Heritage Value: **Low**
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.323 The receptors are located on the west side of Rodmersham Green. Its principal elevation is visible from the green, albeit mature trees and its isolated position at the end of the lane provide a sense of enclosure. The receptor is best experienced in the village green context, which reveals its historic functional relationship with the settlement.
- 5.324 To the north and northeast, open arable fields provide an attractive setting for the receptor, albeit there is no functional link between the receptor and this agricultural land.
- 5.325 There is no functional relationship between the Site and the receptor. The Site is located over 400m from the receptor at the closest point, so intervisibility is also limited.
- 5.326 Heritage Value: **Low**

GROUP 10: BAPCHILD

- 5.327 Group 10 comprises heritage receptors within Bapchild, a large residential settlement located to the east of Sittingbourne and immediately south of Tonge. This settlement, formerly a small rural village along the London Road route, was heavily developed in the post-war period and is now characterised by detached and semi-detached dwellings. The settlement borders the north-eastern extent of the Site along London Road and Panteny Lane to the north and east respectively.
- 5.328 By virtue of its position along the eastern route into Sittingbourne, Bapchild was historically linear in configuration; the church, vicarage and school were originally separated from the houses along London Road and located a short distance to the south. Later, however, rural fields and woodland between them were infilled with post-war housing. As such, the boundaries of the settlement are defined by historic lanes, namely School Lane to the west and Panteny Lane to the east. These routes continue to provide access to and from the primary approaches, that is, London Road (A2) to the north and Rodmersham to the south.
- 5.329 Built form within the settlement is relatively fine-grain by virtue of the consistent size of building plots and footprints within the dense post-war housing development. Here, the vast majority of buildings are detached or semi-detached in typology, of one and two storeys and built from red brick with hipped and gabled clay tile roofs.
- 5.330 This being said, development grain is coarser at the northern and western boundaries due to the presence of 20th century commercial premises along London Road and historic buildings along School Lane, such as the 12th Century Church of St Lawrence, 17th century-19 Morris Court Farmhouse and primary school. Other nearby buildings of note include 17th century-19th century buildings with residential and agricultural associations to the north. Open spaces within the settlement include the school's playground and playing fields, and grassed areas interspersed within the post-war housing.
- 5.331 Alongside the 20th century housing development and major arterial route into Sittingbourne, the wider setting of the settlement comprises surrounding rural land and country lanes. Although expansive views towards Bapchild are obtained from Dully Road to the east, these views are limited to the settlement's fringes and its heritage receptors are primarily experienced from within the settlement.

CHURCH OF ST LAWRENCE (GRADE I)

- 5.332 The Church of St Lawrence was first designated 24 January 1967 and is located at the eastern edge of the Bapchild settlement approximately 210m south of the Site boundary at the nearest point.
 - 5.333 The Church of St Lawrence stands within its churchyard at the bend in the School Lane route. This receptor comprises a 12th Century parish church, with 13th century spire and early-16th century south porch, restored in late-19th century. Constructed from flint and rubble, with the porch built from brick, the building comprises a four-bay nave with a north aisle, three-bay chancel with a north chapel, south tower and south porch.
 - 5.334 In terms of its architectural features, the church has lancet and Perpendicular windows (heavily restored), diagonal and irregularly-spaced buttresses along the chapel's north elevation, gabled plain tiled roofs and two dormer windows at the north aisle. The south tower has a broached shingle spire and blocked-up entrances to the east and west, and the south porch is gabled with diapered brickwork.
 - 5.335 Internal features of note include plastered roofs with crown-post trusses, a 13th century painted reredos, fragmented medieval and 17th century wall paintings and 16th century windows incorporating 12th Century elements. Other internal features include a 17th century octagonal pulpit and 18th century-19 box pews.
 - 5.336 As such, the receptor's heritage value is derived from its architectural and historic interest as a surviving 12th Century church retaining 13th century, 16th century and 19th century fabric, its attractive external appearance and ecclesiastical function.
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.337 The receptor is primarily experienced from within its churchyard, from the sections of School Lane directly adjacent to the church, and from the southern extent of this route, which is directly aligned with the receptor. From this location the spire forms the focal point of views when travelling north-west towards the A2. The spire is also visible when travelling south along School Lane from the A2.



Figure 5.68 Church of St Lawrence as viewed from the southern entrance path

- 5.338 As such, the setting of the receptor is semi-rural and comprises its verdant churchyard, dense vegetation and mature trees, agricultural fields to the east and south, and residential development to the east. This built form includes 19th century and post-war houses of red and yellow stock brick, the associated primary school cluster to the north-east and the Bapchild Court buildings to the south. The wider setting of the receptor is formed of residential and commercial developments along the A2 route to the north, and surrounding agricultural land. These setting features positively contribute to the heritage value of the receptor as they reflect the historic rural character of church and locality, and detail the historic development of its parish.
- 5.339 The heritage receptor will be subject to further assessment because of its proximity to the Proposed Development (i.e. new major roads) and the potential for new intervisibility between the two to the north and south. This new intervisibility, and associated vehicle movement and noise, may affect the setting and heritage value of the receptor.
- 5.340 Heritage Value: **High**

1 SCHOOL LANE (GRADE II); THE POST OFFICE (GRADE II); 35 THE STREET (GRADE II)

5.341 This group of heritage receptors were first designated between 19 March 1977 and 19 June 1995. They are located along London Road, immediately south of the Application South boundary at the nearest point.

5.342 1 School Lane is located at the junction of Fox Hill (London Road) and School Lane on the eastern side. The building comprises a former toll cottage of one storey and three bays with a north return of five bays. Dating from the early-19th century and built from brick in the 'Gothick' style, the dwelling has a central cambered doorcase entrance, ogee-headed windows, casement windows and pilasters separating each bay. Two windows are present at the left-hand bays of the north return, although the rest of this elevation is blank. The cottage also has hipped slate roofs and a central brick chimney stack.

5.343 The Post Office also fronts the London Road and is located a short distance east from 1 School Lane. This building dates from the 17th century and comprises a timber-framed dwelling of two storeys and two bays with a rear extension and single-storey entrance porch setback to the west. Architectural features include timber sashes, timber doors, and two hipped wings which break forward. Additionally the receptor's porch is hipped and canopied, and the rear extension to the west gabled. Roofs are eaved and plain tiled, and elevations are rendered and weatherboarded.

5.344 35 The Street is located to the east the Post Office, further along the London Road route. This receptor fronts the main road and comprises a Classical dwelling of three storeys and three bays with a single storey side extension to the east. Dating from the 18th century and built from red and blue brick, the receptor has chequered elevations, a central entrance porch with gabled canopy, timber sashes, straight brick arches, two hipped dormer windows and a small brick chimney stack at the east return. The side extension is hipped and plain tiled like the gabled roof.

5.345 The heritage value of the receptors is derived from their architectural and historic interest as 17th century-19th century dwellings which reflect the early residential development and settlement pattern of Bapchild. These receptors also survive in good condition, retaining their historic function and relationship (group value) with one another as original dwellings along the London Road.



Figure 5.69 1 School Lane as viewed from the Junction of School Lane and Fox Hill (A2 London Road)



Figure 5.70 The principal south elevation of the Post Office



Figure 5.71 35 The Street as viewed from the A2 London Road route to the south

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.346 By virtue of the wide road, consistent building line and domestic scale of development nearby, the receptors can be seen from distance as the observer moves from east or west along the London Road route. They are however primarily experienced from the adjacent roadside sections from which their primary elevations can be appreciated.

5.347 Although bound by open fields within the Site to the north, with the southern extent of the Tonge CA also present in this direction, the setting of the receptors is suburban and comprises adjacent residential and commercial properties fronting the busy main road. These buildings mostly date from the late-19th century to late-20th century and are typically of one to three storeys in brick. They are commonly set back from the road by front gardens and driveways with larger gardens present to the rear. These features are typical of a street scene along a major arterial route and make a neutral contribution to the heritage value of the receptors.

5.348 The settlement of Bapchild lies between the Site and the receptors and they are best experienced in kinetic views along London Road. The heritage receptors will not be subject to further assessment because the Site does not contribute to their heritage value and there is no intervisibility or functional relationship between the Site and the receptors.

5.349 Heritage Value: **Medium**

MORRIS COURT FARMHOUSE (GRADE II)

- 5.350 The Morris Court Farmhouse was first designated on 27 August 1952 and is located approximately 120m west of the Site boundary at the nearest point, at the southern end of School Lane.
- 5.351 Forming part of a wider cluster of buildings within the farmstead, the receptor comprises a former farmhouse, now divided into two separate cottages, which dates from c.1632 with substantial 19th century additions, namely the left-hand bay and return. Built from red brick and of two storeys and four bays, the receptor sits on a flint plinth and has three full-height canted bay windows at the 17th century section to the right. It also has timber casement windows, a string course above the ground floor, dentilled eave cornice, and plain tiled hipped roof with tall brick chimney stacks.
- 5.352 The heritage value of the receptor is derived from its architectural and historic interest as a well-preserved 17th century–19th century farmhouse forming part of the surviving historic farmstead. As such, this building retains historic fabric and reflects the historic and enduring rural character of the locality.



Figure 5.72 Morris Court Farmhouse as viewed from School Lane

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.353 The receptor is primarily experienced in a semi-rural context from within its associated farmstead. Located at the southern end of School Lane at the southern fringe of the Bapchild settlement, the receptor therefore stands close to existing and former agricultural structures in a double-courtyard configuration. Mostly dating from the 18th century–20th century, these curtilage structures make a positive contribution to the heritage value of the receptor as they reflect its historic and enduring agricultural associations and original planform of the farmstead.
- 5.354 Modern residential development constructed around the farmhouse has served to sever it from the agricultural land to the south. This has eroded an understanding of the original purpose and function of the listed building as a farmstead, however, the former functional relationship between the farmstead and the agricultural land is still legible given the presence of open fields to the south and east.
- 5.355 The surrounding agricultural land and green spaces, including the Site land to the east of Church Street, are also positive contributing features. 20th century residential development is present to the north, but its separating distance, domestic scale and materials ensure it does not detract from an appreciation of the receptor’s heritage value.
- 5.356 The heritage receptor will be subject to further assessment because of its proximity to the Site and the potential for new intervisibility between the two to the east and south. This new intervisibility, change in character of the land, and associated vehicle movement and noise, may affect the setting and heritage value of the receptor.
- 5.357 Heritage Value: **Medium**

GROUP 13: TEYNHAM

- 5.358 Group 13 comprises heritage receptors within Teynham, a village located to the west of the Site along the London Road A2 route. This linear settlement comprises residential properties, agricultural buildings and large commercial warehouses dispersed along the main thoroughfare, with denser development present within the village centre. As such, the development grain to the west is generally coarser than that to the east.
- 5.359 In terms of its architecture, residential dwellings within the Teynham settlement are typically two-storey 19th century terraced houses interspersed with late-18th century and early-19th century detached dwellings. The settlement also includes a number of detached and semi-detached properties which date from the post-war period to early-21st century, with additional agricultural buildings and modern commercial warehouses located to the west of Claxfield Road. Designated heritage receptors within the grouping largely comprise two storey residential dwellings dating from the 16th century-19th century, such as the Grade II* listed Claxfield Farmhouse. Constructed from a timber frame or brick, these receptors are vernacular or Classical in style and have plain tiled roofs.
- 5.360 Green spaces are also a feature of the settlement; these include private gardens to the rear of dwellings and the fields and orchards either side of the main road from which the receptors and settlement are primarily experienced. The wider setting of the grouping includes agricultural fields to the north, south and west, with long views towards this countryside obtained at various points along London Road to both the north and south. Conversely, by virtue of the openness and typography of this surrounding land, long views towards the settlement can be obtained from country lanes to the north, south and south-west, including from Lower Road, Claxfield Road, Dully Road and Church Street respectively.
- 5.361 By virtue of their considerable separating distance, interposing development or vegetation, or lack of historic functional relationship with the Site, a number of heritage receptors within the Teynham grouping are unlikely to experience change to their setting and, by extension, heritage value as a result of the Proposed Development. As such, they have not been assessed. These receptors comprise:

- Frogna Farmhouse and Garden Wall (Grade II*);
- Barn 50 Yards West of Frogna Farmhouse (Grade II)
- Claxfield Farmhouse (Grade II*);
- Claxfield House (Grade II)
- 183 and 185 London Road (grade II).

THE OLD VICARAGE, TONGE (GRADE II)

- 5.362 The Old Vicarage was designated at grade II on 21st April 2022.
- 5.363 The vicarage was built in 1844-1855, by William McIntosh Brookes. It comprises a square shaped, two-storey house in buff brick with a slate roof. It is designed to a simple Classical style and has large sash windows with flat gauged arches.
- 5.364 The principal elevation is orientated towards the north-northwest, and the garden elevation to the south-southwest.
- 5.365 The house is of architectural interest as a building of architectural quality by a renowned architect and represents an example of domestic architecture by Brookes, with refined detailing and craftsmanship inside and out. It is of architectural and historic interest as an attractive 19th century rural vicarage with a legible ensemble of service wing, walled yard and outbuildings.
- 5.366 There has been some erosion to the significance of the building through alterations to its planform, in particular that of the service wing. However, the overall hierarchy of the house and much of its original planform remains legible.
- 5.367 Value: **Medium**
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.368 The Old Vicarage is set in landscaped grounds which extend to the north and south. The lawn to the south contributes to the significance of the asset as providing the house with an attractive aspect and sense of openness, denoting the considerable status of the house historically. To the north, the house is fronted by a driveway and mature trees including a Cedar of Lebanon, which afford the house a sense of status and provide enclosure.

- 5.369 The house is considerably enclosed by mature vegetation and a dense hedgerow to the east, along the boundary with Dully Lane, to the extent that the house cannot be seen from this lane. To the west, the aspect of the house is more open, affording longer views across the arable field towards the settlement edge of Bapchild.
- 5.370 There is no functional or historic relationship between this land to the north and the asset, as the historic function of the building was as a vicarage relating to the Church of St Lawrence located at Bapchild, to the west. The land does, however, contribute positively within the wider setting of the asset through the provision of a wider sense of openness and as denoting the historically agricultural, rural setting of the vicarage.
- 5.371 However, the land at present has been heavily farmed and features undulations relating to modern farming techniques, which reduces its aesthetic quality.
- 5.372 The Site, which is located to the immediate east of the asset within the currently open arable field, and to the south and east, does not, therefore, contribute to the significance of the asset other than the limited contribution of the land to the west and southwest providing the house with a wider sense of openness denoting the historic rural, agricultural setting of the vicarage.

RADFIELD HOUSE (GRADE II); BEECHES (GRADE II); LITTLE RADFIELD (GRADE II); OAST EAST OF RADFIELD HOUSE (KENT HER NUMBER TQ 96 SW 297)

- 5.373 Radfield House, Beeches and Little Radfield were first designated between 24 January 1967 and 21 March 1985 and are located to the immediately adjacent to the Site along London Road.
- 5.374 Radfield House and Railings to Forecourt fronts the London Road to the south and comprises a derelict 16th century house with 18th century alterations. The building is timber-framed and has two storeys and four bays with an extension wing adjoined to the east. Architectural features include painted brick and plaster elevations, a jetty at the central bays, and single-storey bay windows to the left and right at ground floor. The receptor also has square-headed fenestrations (all of which are boarded up), hipped and plain tiled roofs, and projecting brick stacks at the left and right returns.

- 5.375 Beeches is located to the east of Radfield House fronting the main road to the north. This receptor comprises an attractive two-storey, three-bay house which dates from the early-19th century. Built from chequered red and grey brick, the receptor stands on a plinth and has segmental and square-headed fenestrations, timber casements and a central gabled entrance porch. The receptor has hipped and plain tiled roofs with a catslide outshots at the left and rear elevations.
- 5.376 Little Radfield neighbours Beeches to the east and comprises a two-storey, three bay house dating from the 18th century. The receptor is built from chequered red and grey brick and has architraved fenestrations, timber sashes (tripartite at ground floor) and a central entrance. The receptor has a gabled, plain-tiled roof with brick chimney stacks and parapets to the left and right.
- 5.377 The oast house was formerly functionally related to Radfield House and is located to its east on the London Road.
- 5.378 The heritage value of the receptors is derived from their architectural and historic interest as surviving 16th-19th century dwellings which retain their domestic character and historic fabric. They also have group value with one another by virtue of their proximity and position fronting the London Road.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.379 The receptors are primarily experienced from the adjacent London Road and from their small private gardens present to the front and rear, however their setting also comprises neighbouring 19th century-20th century detached residential dwellings. The setting of the receptors is semi-rural and comprises these features, roadside vegetation and mature trees, and open fields within the Site to the north and south-east. These features positively contribute to the heritage value of the receptors.
- 5.380 This being said, large agricultural and light industrial warehouses, set back from the roadside, also form part of the receptors' setting. These buildings include the modern farmstead buildings to the rear of Radfield House, the manufacturing plant to the rear of Beeches, and the modern distribution centre bounding the main road further east. The scale and poor visual quality of these structures detracts from an appreciation of the receptor's heritage value, as does the significant vehicle movement and noise along London Road.
- 5.381 Heritage value: **Medium (all)**

HAYWOOD (KENT HER NUMBER MKE85464)

- 5.382 Haywood comprises a former farmstead set within a courtyard surrounded by a flint wall. It fronts on the west side of Dully Lane. The settlement now comprises the walled plot and two conjoined brick cottages to the north, which appear to date to the 19th or early 20th century. There is also a buff brick barn structure to the west of the plot within the courtyard. They are surrounded by arable fields.
- 5.383 The receptor is of significance as representing the remains of a former farmstead set within an agricultural landscape. The flint wall and barn structure are all that now remains of the courtyard and the principal significance of the receptor lies with these elements. The cottages to the north are in use as dwellings but are of no architectural interest in their own right.
- 5.384 Value: **Low**
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.385 The farmstead has an open setting to each side, comprising arable land to the west and south and fields of hops to the east. This open agricultural setting contributes to the significance of the receptor as denoting its historic development which would have had a functional relationship with the surrounding land. This functional relationship no longer remains as the property is no longer in use as a farm.

GROUP 14: RODMERSHAM

- 5.386 Group 14 comprises heritage receptors within the small hamlet of Rodmersham, which is located approximately 1km south-west of Sittingbourne and 900m south of Bapchild. Rodmersham is linked to Bapchild by the historic Church Street route, which runs from north-south through the settlement.
- 5.387 In terms of its built form, the settlement comprises detached and coarse grain buildings centred around the landmark Church of St Nicholas (Grade I), a 13th century-15th century parish church which forms the focal point of the settlement. These buildings are typically detached and semi-detached houses which are spaced-out from one another by large gardens, small fields and vineyards. Five designated heritage receptors are present in this grouping, including four houses dating from the 16th century-18th century and 17th century timber-framed barn. Other residential properties within the settlement are post-war in date, built from brick and have two storeys.
- 5.388 The setting of Rodmersham is distinctly rural by virtue of its isolated location and the orchards and vineyards to the north, south and west, and open fields to the east. Despite the position of the settlement on a raised plateau, the receptors are primarily experienced from within the settlement itself, namely the adjacent sections of Church Street and within their bounding green space, by virtue of the trees and dense vegetation which largely screens the settlement from view. The exception to this is the Church tower, which is visible within the wider setting, including from Church Street to the north, from Rodmersham Green to the south-east, and from various points along Dully Road to the east.

CHURCH OF ST NICHOLAS (GRADE I); CHURCH COTTAGE (GRADE II); MATSONS (GRADE II); CHURCH HOUSE (GRADE II)

- 5.389 The Church of St Nicholas, Church Cottage, Matsons and Church House comprise a group of heritage receptors located within the hamlet of Rodmersham, either side of Church Street, to the immediate west of the Site boundary at the nearest point. These receptors were first designated between 24 January 1967 and 21 March 1985.

- 5.390 The Church of St Nicholas comprises a local landmark which stands along the western edge of Church Street to the south of the Rodmersham settlement. This medieval parish church dates from the 13th century-15th century and was later restored between 1873-93 by the Victorian architect S.S. Smallwood. Constructed from coursed and knapped flint, the church has five main bays with a three stage tower present to the west. In terms of its plan form the receptor has a 13th century chancel, 14th century nave with north and south aisles, 14th century south chapel, 15th century west tower, and 19th century south porch.
- 5.391 The church's architectural features include Decorated and Perpendicular arched and square-headed windows, stone dressings, setback buttresses, cornicing and parapet walls at the aisles and projecting south porch, and gabled plain tiled roofs. The west tower is crenellated and has diagonal buttresses with an octagonal stair tower at the south-east corner. Internally, the receptor retains medieval and Victorian fabric, fixtures and fittings.
- 5.392 Church Cottage is located to the immediate north of St Nicholas fronting Church Street to the east. This dwelling dates from the 16th century and comprises a timber-framed house of two storeys and three bays with a paired crosswing range to the rear. The cottage has exposed and close-studded timber with plaster infill at first floor, timber casement windows, and weatherboarded elevations to the rear. The receptor also has plain tiled roofs, which are hipped and gabled to the left and right respectively, with projecting red brick stacks at either end.
- 5.393 Church House neighbours the cottage to the north and is set back from the main road. This receptor dates from the early-18th century and early-19th century, and comprises a Classical dwelling of three-storey and five bays with a seven-bay wing adjoined to the south. An additional block adjoins the south wing to the west, parallel with the main range, to create a U-shaped plan. In terms of its architectural features, the receptor has chequered red and grey brick elevations, segmental- and square-headed fenestrations, timber sashes and central architraved doorcase with pilasters, open triangular pediment and semi-circular fanlight. At roof level, the receptor has three gabled dormers, gabled plain tiled roofs and tall brick chimney stacks.



Figure 5.73 The principal south elevation of the church of St Nicholas



Figure 5.74 Church Cottage as viewed from Church Street to the east



Figure 5.75 Church House as viewed from the east driveway



Figure 5.76 Matsons as viewed from Church Street to the east.

5.394 The Matsons residence is located directly opposite Church House and is set back from Church Street to the east. This receptor comprises a two storey, three bay Classical dwelling which dates from the 16th century and early-19th century. The original dwelling was timber-framed and now forms the rear east range which is clad in red brick. The principal west range is built from red brick and has a central architraved doorcase (with pilasters, open pediment and semi-circular fanlight), tripartite sashes and square-headed fenestrations, those at the first floor with triangular pediments. Additionally the receptor has a dentilled brick cornice and parapet, and gabled and hipped roofs of slate and clay tiles.

5.395 The heritage value of the receptors is derived from their architectural and historic interest as a high-quality church dating from the 13th century-15th century, later restored in the Victorian period, and as surviving late-medieval and Georgian residences with later alterations and additions. The receptors are also of interest for their retained historic fabric, function and architectural detailing. Additionally they have group value with one another as historic buildings in close proximity which reflect the historic development of the Rodmersham settlement.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.396 This group of heritage receptors is primarily experienced from within their boundaries, namely from their associated private gardens and churchyard (although the latter is not clearly defined). Church Cottage and Matsons are also prominently visible when travelling along the main Church Street route, which provides glimpsed views of the Church of St Nicholas and Church House through bounding vegetation. Because of the topography and openness of surrounding agricultural land, and the height of its west tower, the church can be seen from distance to the north, east and south. As such, long views can be obtained from nearby fields and country lanes, including from Dully Road and public footpaths near Rodmersham Green.

5.397 As such, the setting of these heritage receptors is rural and comprises the Church Street thoroughfare, residential dwellings and gardens within the Rodmersham settlement, and mature trees and vegetation. The wider setting is formed of bounding agricultural land, much of which falls within the Site, and scattered residential and commercial development. These features positively contribute to the heritage value of the receptor as they reflect the historic character and development of the area.

5.398 These heritage receptors will be subject to further assessment because of their proximity to the Proposed Development and the potential for new intervisibility between them to the immediate east. This new intervisibility may affect the setting and heritage value of the receptors.

5.399 Heritage value: **High (Church of St Nicholas); Medium (all others)**
RODMERSHAM HOUSE (GRADE II); BARN AT TQ921618 (GRADE II)

5.400 Rodmersham House and the nearby Barn were first designated on 24 January 1967 and 21 March 1985 respectively and are located along the farmyard track branching of Church Street between Romersham and Rodmersham Green. They are surrounded by the Site on all sides.

5.401 Rodmersham House comprises a Classical house of two storeys and six bays, with a single-storey wing adjoined to the right, which dates from the early-17th century and early-19th century. Built from yellow stock brick, the receptor has a projecting Doric porch at the centre right, square-headed sash windows and projecting end gables with open triangular pediments. Additionally the receptor has bracketed eave corncicing, slate roofs and brick chimney stacks. The nearby barn is located 290m north-west of the house and comprises a 17th century timber-framed agricultural structure which was clad in red brick in the 20th century. The receptor has eight bays, aisles, large square-headed entrances at each end and a half-hipped and plain tiled roof.

5.402 The heritage value of the receptors is derived from their architectural and historic interest as a high-quality early-17th century mansion house and as a surviving 17th century agricultural building. They are also of interest for their group value and retained historic fabric, function and attractive architectural details.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.403 This group of heritage receptors is primarily experienced from within their farmstead cluster and from the private farm track which branches off Church Street. As such, the setting of the receptors is rural and comprises the adjacent 17th century-19th century farmstead buildings, modern agricultural warehouses to the north and east, bounding private gardens and vegetation, and surrounding agricultural fields. These features positively contribute to the heritage value of the receptors as they reflect their historic character, function and development.



Figure 5.77 The principal east elevation of Rodmersham House



Figure 5.78 The Barn at TQ921618 as viewed from the farm track to the south

RODMERSHAM CHURCH STREET CONSERVATION AREA (AND LOCALLY LISTED BUILDINGS WITHIN THE CA: GLEBE COTTAGE; GLEBE HOUSE; ASHGORES HOUSE; ORCHARD; 5, CHURCH STREET)

5.404 These heritage receptors will be subject to further assessment because of their proximity to the Proposed Development and the potential for new intervisibility between them to the north, south and west. This new intervisibility may affect the setting and heritage value of the receptors.

5.405 Heritage value: **Medium**

5.406 Rodmersham Church Street Conservation Area was put forward for designation in 2021, and formally designated in March 2022. The decision was published in September 2022.

5.407 The conservation area encompasses the village core of Rodmersham Green, with the medieval grade I listed Church of St Nicholas and its boundary wall and lych gate at the centre.

5.408 There is a collection of listed buildings to the northeast of the church, including Church House, Matsons (Church House Farm), and Church House Cottage, and locally significant buildings including Glebe House, Orchard Cottage and 5, Church Street. Their setting is generally coterminous with that of the conservation area, save for specific characteristics in the immediacy of each building. Generally, they are understood as buildings associated with the rural parish of Rodmersham and are experienced on the linear route along Church Street. The wider setting comprises fields.

5.409 The conservation area is significant for the concentration of listed buildings, some of which are highly listed, as well as buildings of local interest. It has architectural and historic interest for this collection of buildings expressed through local vernacular materials and in a pleasing range of styles and dates. This results in a strong visual identity that is currently undisturbed by intrusive modern paraphernalia such as signage and traffic calming devices, as is the case in nearby settlements.

5.410 Heritage Value: **Medium**

5.411 In addition, there are five locally listed buildings within the conservation area:

- Glebe Cottage;
- Glebe House;
- Ashgores House;
- Orchard; and
- 5, Church Street.

5.412 While these do not possess the characteristics eligible for statutory listing, they are nonetheless buildings of local architectural and historic interest and merit. They contribute positively to the conservation area. The buildings are of **Low heritage value**.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.413 The setting of the Conservation Area is discussed and described in the draft Appraisal. We note the following key points are made:
- The Appraisal places emphasis on the relationship between the village group and its wider setting. The “sense of openness and long views” (section 2.3) and “strong” relationship between village and landscape setting (summary of significance on page 19) are described;
 - The Appraisal states that “Views across the landscape are particularly important when approaching Rodmersham from the north or south”. It is noted that “Landscape views are frequently punctuated by dispersed and isolated buildings or groups of buildings”;
 - The Appraisal indicates that these can be appreciated particularly on the approach from the north, as the viewer looks eastwards (to their left), where long views are afforded across open fields and the isolated farmsteads can be appreciated; and
 - the “sense of openness and long views” and “strong” relationship between village and landscape. This creates a pleasing contrast between the slightly more formal character of the village, and the informality and openness of the wider rural setting.

5.414 Overall, the setting of the conservation area is an important aspect contributing to its heritage value, as it enables an understanding of the historic development of the village as a farming community and provides an attractive backdrop in views along Church Street and on the approaches to the village from the south and north.

GROUP 15: SOUTH TEYNHAM

- 5.415 The South Teynham grouping is located to the east of the Site and comprises residential dwellings set within private gardens and surrounded by farmland. This grouping lies to the east of Rodmersham and north-west of Lynsted.
- 5.416 Comprising scattered and isolated residential properties with ongoing or historic agricultural associations, the grouping is formed by listed buildings which date from the 15th century–18th century. The grouping does not have a focal point as its dwellings are spread out over a considerable area; greater development is present in Lynsted village to the south-east, where the historic thoroughfares lead. As such, the grouping is generally approached from this direction, or from the northern routes which branch off the main London Road (A2).
- 5.417 In terms of their architecture, the grouping is characterised by vernacular two storey, timber-framed houses with exposed close-studding and plaster infill. Several have been partly rebuilt or faced in red brick, with hipped, plain tiled roofs and brick chimney stacks. The most significant structure present here is the Grade II* listed Sunderland Farmhouse, now comprising two timber-framed cottages dating from the 16th century.
- 5.418 The wider setting of the grouping comprises surrounding arable land, orchards and densely vegetated hedgerows, and some 20th century–C21 housing developments near to Teynham. The receptors are generally experienced from within their curtilage and from the adjacent roadside, although there is often intervisibility between the receptors and surrounding countryside.
- 5.419 By virtue of their contained rural setting and lack of intervisibility or historic functional relationship with the Site, several designated receptors within the South Teynham group are unlikely to experience change to their setting, and by extension, their heritage value as a result of the Proposed Development. As such, they have not been assessed. These receptors comprise:
 - Waylands (Grade II);
 - The Old Thatched Cottage (Grade II);
 - Cambridge (Grade II)

SUNDERLAND FARMHOUSE (GRADE II*)

- 5.420 The Sunderland Farmhouse was first designated on 27 August 1952 and is located along Claxfield Road, approximately 570m west of the Site boundary at the nearest point.
- 5.421 This receptor comprises a timber-framed farmhouse of two storeys and four bays which has since been divided into two cottages. Dating from the 16th century, the receptor has close-studded and plaster infill elevations, timber casement windows and a continuous jetty above the ground floor. The south elevation was rebuilt in red brick in the 17th century and has a projecting red brick stack. An additional chimney stack is present to the centre right of the hipped and plain tiled roof, which has a catslide section to the rear. The heritage value of the receptor is derived from its architectural and historic interest as a high-quality 16th century residential dwelling which retains historic fabric and attractive architectural details.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.422 Located on the corner of a tight bend in Claxfield Road, the farmhouse is set within its private garden and surrounded by dense hedgerows and mature trees. The receptor also forms part of a working farmstead and a number of single-storey modern barns and warehouses are present within its curtilage, some of which back onto the receptor to the north. Although constructed from breezeblocks and corrugated steel, these structures do not detract from an appreciation of its heritage value because of their small scale and functional use. The wider setting of the farmhouse comprises surrounding arable land, orchards and tall hedgerows, all of which positively contribute to the receptor’s heritage value by reflecting the historic setting of the locality. Fields within the Site form part of this wider setting to the east.
- 5.423 This heritage receptor will be subject to further assessment because of its proximity to the Proposed Development and the potential for new intervisibility between them across open fields to the east. This new intervisibility may affect the setting and heritage value of the receptors.
- 5.424 Heritage value: **High**



Figure 5.79 Sunderland Farmhouse as viewed from Claxfield Road

JEFFERIES (GRADE II)

5.425 Jefferies was first designated on 27 August 1952 and is located approximately 540m east of the Site boundary at the nearest point.

5.426 The receptor comprises a timber-framed house of two storeys and three bays, with a gabled wing at the right return to form an L-shaped plan. Dating from the 15th century and 16th century, the receptor’s architectural features include exposed timber, close studded and plaster infill elevations, a continuous jetty at first floor, timber casement windows and hipped plain tiled roofs with a catslide outshot to the left. The heritage value of the receptor is derived from its architectural and historic interest as a high-quality 15th century–16th century dwelling which retains historic fabric and its attractive external appearance.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.427 Jefferies is set back from the Claxfield Road thoroughfare within its clearly defined private gardens which are bound by tall and dense hedgerows on all sides. As such, the receptor is almost exclusively experienced from within these gardens, which include detached outbuildings to the north, mature trees, grassed lawns and a tennis court to the west. These features positively contribute to the heritage value of the receptor as complementary to its residential character. Views of the receptor are not easily obtained from the agricultural fields comprising the wider setting, including those within the Site to the west.



Figure 5.80 Jefferies as viewed from Claxfield Road from the east

5.428 Although visually separated from the Site by interposing vegetation, the receptor will be subject to further assessment due their shared proximity and the potential for new intervisibility to the east. This new intervisibility may affect the setting and heritage value of the receptor.

5.429 Heritage value: **Medium**

WOODSTREET COTTAGE (GRADE II); WOODSTREET HOUSE (GRADE II)

5.430 Woodstreet Cottage and Woodstreet House were first designated on 27 August 1952 and 24 January 1967 and are located approximately 140m east of the Site boundary at the nearest point.

5.431 The receptors comprise a timber-framed Wealden hall house dating from 15th century and a high-status mansion house dating from c.1776. The Woodstreet Cottage has two storeys and four bays and is underbuilt with red brick at the ground floor. Architectural features include close studded and plaster infill elevations, a continuous jetty at first floor, timber casement windows and extensions to the rear. The cottage has a hipped, plain tiled roof with catslide outshot and projecting brick stack at the right east return. A brick chimney stack is also present to the centre left. Woodstreet House has three storeys and five bays with red and grey brick elevations. Architectural features include two-storey canted bay windows at each bay, a single storey canted entranced porch with Classical doorcase, square- and ogee-headed casements window. At second floor the receptor has a parapet wall with hipped and gabled plain tiled roofs behind, three hipped dormers and chimney stacks to the left and right.

5.432 The heritage value of the receptors is derived from their architectural and historic interest as a well-preserved 15th century Wealden hall house and as a high-status late-18th century mansion house. They are also of interest for their retained historic fabric and function, use of local materials and attractive external elevations. The receptors also have group value with one another.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.433 By virtue of their secluded rural location and bounding trees and dense vegetation, the receptors are primarily experienced from within their private gardens. As such, the immediate setting of the receptors is well-contained and comprises these features, nearby outbuildings, grassed lawns and kitchen gardens to the east. The wider setting comprises the Wood Street thoroughfare to the north, bounding fields in

agricultural use, and scattered farmsteads to the east and north east. This includes fields within the Site to the west of Dully Road.

5.434 Although visually separated from the Site by interposing vegetation, the receptors will be subject to further assessment due their proximity to the Proposed Development and the potential for new intervisibility to the east. This new intervisibility may affect the setting and heritage value of the receptors.

5.435 Heritage value: **Medium (all)**



Figure 5.81 The principal south elevation of Woodstreet Cottage



Figure 5.82 The principal west elevation of Woodstreet House

DULLY (KENT HER NUMBER TQ 96 SW 154)

- 5.436 Dully is a farmstead set around a regular courtyard L-plan with detached house and other detached elements. It is noted to have lost a significant amount of its original form, and modern sheds have been built around the historic farmstead.
- 5.437 The house is a buff brick, Classical early 19th century building of two bays and a tile roof. The principal elevation fronts onto a sweeping lawn that extends to Dully Road.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.438 The receptor is surrounded by open agricultural fields which make a positive contribution to the value of the receptor as an agricultural farmstead that is functionally linked to the surroundings. The building is best appreciated in views from Dully Road, in which the backdrop of open fields make a positive contribution to views of the building.
- 5.439 The Site surrounds the immediate ownership boundary of Dully, encompassing fields to the north, west and south.

GROUP 16: UPPER RODMERSHAM

- 5.440 Group 16 is centred on a group of isolated residential dwellings with agricultural associations in Upper Rodmersham, located to the south of Rodmersham. The grouping comprises residential properties along the Upper Rodmersham country lane, including the nearby Scuttington Manor guest house on Dully Road.
- 5.441 Linear in its configuration, the grouping is arranged around the historic Upper Rodmersham thoroughfare with Scuttington Manor slightly separated to the east. Formed by a small cluster of properties, built form is coarse grain, with the focal point being the junction of the Upper Rodmersham road and the north-south lane to Newbury. The receptors are generally approached from settlements to the west, such as Rodmersham and Highsted, and from Dully Road to the north.
- 5.442 Buildings within Upper Rodmersham largely date from the 19th century-20th century, although several date from much earlier. Mostly timber-framed or built from red brick, these residential properties and associated outbuildings are predominantly vernacular in style; many are weatherboarded and have hipped, plain tiled roofs with tall brick chimneys. Four structures within the grouping are listed at Grade II. For the purposes of this report, the Scuttington Manor buildings, namely the manor house and oast house, are considered non-designated heritage receptors. They are located on a ridge along the western side of Dully Road.
- 5.443 The setting of the grouping comprises the Upper Rodmersham and Newbury thoroughfares, nearby residential properties and their associated outbuildings, and surrounding farmland. Tall, dense hedgerows are also a feature of the listed buildings' setting, with Scuttington Wood also present to the immediate east of the listed buildings cluster. Scuttington Manor is separated from the main grouping on the eastern side of the wood; its setting comprises woodland, surrounding farmland and nearby residences and outbuildings.
- 5.444 By virtue of its isolated rural location the Upper Rodmersham grouping lacks formal green spaces, although dwellings are set within private gardens. Countryside views to and from the grouping are obtained to the north and south, although views west of Pitstock Street and Church Street are screened by interposing vegetation.

HILL FARM (GRADE II); ORCHARD FARMHOUSE (GRADE II); BARN 20 YARDS EAST OF ORCHARD FARMHOUSE (GRADE II)

- 5.445 Hill Farm, Orchard Farmhouse and the associated Barn to the East were first designated on 21 March 1985 and are located approximately 530m south-east of the Site boundary at the nearest point.
- 5.446 This group of receptors comprises a 16th century farmhouse with 17th century-18th century alterations, another 16th century farmhouse and an early-18th century barn which are each timber-framed and in residential use. Both farmhouses have two storeys and four bays, with entrances to the centre right. Similarly both have tall clustered chimneystacks in red brick and hipped, plain tiled roofs.
- 5.447 In terms of its additional architectural features, the principal south elevation of Hill Farm is of red brick (having been clad in around 17th century-18th century) with exposed timber and plaster infill elevations at the left and right returns. The receptor also has square-headed fenestrations and multi-light metal casement windows. In contrast, the elevations of Orchard Farmhouse are weatherboarded, and the left return is jettied at first floor. The receptor has square-headed fenestrations and metal and timber casement windows.
- 5.448 Converted to residential use, the Orchard Farmhouse barn is located to the immediate west of the main dwelling. This receptor stands on red brick plinth and has stained weather-boarded elevations, square-headed fenestrations and timber casement windows. Additionally the receptor has a half-gipped plain tiled roof with a hipped midstrey to the east and flush skylights on the western pitch.
- 5.449 The heritage value of the receptors is derived from architectural and historic interest as two 16th century farmhouses with later alterations and a surviving early-18th century barn. The receptors are also of interest for their retained historic fabric, attractive external elevations and group value as buildings with shared agricultural associations in close proximity to one another.
- 5.450 The heritage receptors will be subject to further assessment because of their proximity to the Proposed Development and the potential for new intervisibility between them across open fields to the north. This new intervisibility may affect the setting and heritage value of the receptors.



Figure 5.83 Hill Farm as viewed from the adjacent road to the south



Figure 5.84 The principal south elevation of the Orchard Farmhouse



Figure 5.85 The Barn east of Orchard Farmhouse as viewed from the adjacent road to the south

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.451 This group of heritage receptors are primarily experienced from the bounding road to the south, within their rural context. As such, the setting of the receptors comprises neighbouring detached residential properties dating from the 18th century–20th century, small private gardens to the front and rear, and their mature trees and vegetation. The wider setting of the receptors includes bounding fields on all sides, including those within the Site to the north, and the Scuttington Wood to the east. These features positively contribute to the heritage value of the receptors by reflecting their historic rural character and setting. By virtue of the openness and topography of fields to the north, long views towards Bapchild and London Road can be obtained.

5.452 Heritage value: **Medium**

LUDGATE (GRADE II)

- 5.453 Ludgate was first designated on 24 January 1967 and is located along Ludgate Lane, approximately 890m south of the Site boundary at the nearest point.
- 5.454 This receptor comprises an attractive 16th century residential farmhouse of three storeys and four bays with several ranges present to the rear. Constructed from timber, the property has exposed timber and plaster infill elevations, a continuous jetty at first floor, and red brick cladding and ranges to the left, right and rear returns. Other architectural features include timber casements, latticed lead-light windows, two gabled dormers at attic level and hipped, plain tiled roofs with brick chimney stacks. The heritage value of the receptor is derived from its architectural and historic interest a well-preserved 16th century dwelling which retains historic fabric and its vernacular architectural details.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.455 By virtue of its densely vegetated boundaries, the receptor is primarily experienced from within its private garden, however it can be seen in long views from Ludgate Lane –when approaching from both the north and south– and from the elevated section of Kingsdown Road to the south. Therefore, the setting of the receptor comprises the property’s large garden, detached outbuildings within its former smallholding, surrounding agricultural land on all sides, and nearby historic country lanes, all of which positively contribute to its heritage value. The Site does not contribute to the setting of the heritage receptor by virtue of their considerable separating distance and interposing vegetation. As such, the receptor will not be subject to further assessment.

5.456 Heritage value: **Medium**

SCUTTINGTON MANOR (KENT HER NUMBER TQ 96 SW 156); FARMSTEAD NORTH WEST OF SCUTTINGTON MANOR (KENT HER NUMBER MKE85469); OASTHOUSE AT SCUTTINGTON MANOR (KENT HER NUMBER TQ 96 SW 157)

- 5.457 Scuttington Manor comprises a manor house and associated oast house considered to be a non-designated heritage asset. The receptors are located approximately 230m south of the Site boundary at the nearest point, adjacent to Dully Road and Scuttington Wood.
- 5.458 Likely dating from the early–19th century, the manor house and oast house are constructed from red brick and have plain tiled roofs. The manor house has two storeys and eight bays with large ranges present to the rear. Architectural features include tiled-cladding at first floor, square-headed fenestrations, timber casement windows and a timber-framed central porch at the principal south elevation. This porch is gabled, held up on timber piers and projects forward. A matching two-storey bay is present to the rear of the property, although the first floor is built from brick. A two-storey bay window and service wing are also present to the rear. The nearby oast house is built from red brick and has two storeys and five bays. Sited to the east of the manor house, this structure has three cylindrical oast chimneys adjoined to the east, which have conical roofs and distinctive cowls on top. The main block is weatherboarded at first floor and has a gabled, plain tiled roof.
- 5.459 The limited heritage value of the receptor is derived from its local architectural and historic interest as an early–19th century house and its nearby oast house which both retain their attractive external appearance and historic agricultural associations. The oasthouse also has a separate entry in the Kent HER and is of limited heritage value.
- 5.460 Farmstead north west of Scuttington Manor is a farmstead set around a loose courtyard with working agricultural buildings on four sides. It is noted as having been altered, with significant loss of original form. It dates to the Victorian period and is of limited heritage value.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.461 The immediate setting of Scuttington Manor and the oast comprises the access drive and courtyard to the south, bounding private gardens, associated outbuildings, and surrounding trees and vegetation. Additionally, the Scuttington Wood and a former agricultural residence, likely dating from the early-19th century, are also present to the west. The receptor is primarily experienced from the access drive, courtyard and private gardens within its immediate setting, however it can also be seen when travelling along Dully Road. By virtue of its elevated position on top of a shallow ridge and lack of interposing development, long views of the receptor are also obtained from this route and land to the north, including fields within the Site, which forms part of the wider rural setting.
- 5.462 The farmstead is located close to Scuttington Manor, approximately 80m to the northwest. Its setting is largely similar, although it is enveloped by the woodland copse to the southwest.
- 5.463 The heritage receptors will be subject to further assessment because of their proximity to the Proposed Development and the potential for new intervisibility between them from Dully Road and open fields to the north. This new intervisibility may affect the setting and heritage value of the receptors.
- 5.464 Heritage value: **Low**



Figure 5.86 The principal south elevation of Scuttington Manor



Figure 5.88 Ludgate as viewed from Ludgate Road to the south



Figure 5.87 Scuttington Manor and its Oast House viewed from Dully Road to the west

GROUP 17: LYNSTED

5.465 Group 17 comprises the village of Lynsted which is located to the south-east of Sittingbourne, roughly equidistant between the London Road A2 route to the north and M2 motorway to south. By virtue of their contained semi-rural setting and lack of intervisibility or historic functional relationship with the Site, several designated receptors within the Lynsted grouping are unlikely to experience change to their setting, and by extension, their heritage value as a result of the Proposed Development. As such, they have not been assessed. They comprise:

- Berkeley House (Grade II);
- Champion’s Windmill, 50 Yards North West of Berkeley House (Grade II);
- Mills 15 Yards East of Berkeley House (Grade II);
- The Vicarage (Grade II);
- Vicarage Farmhouse (Grade II);
- Black Lion Public House (Grade II);
- Hillside House (Grade II);
- Forge Cottage and the Old Forge Adjacent (Grade II);
- Forge House (Grade II);
- Heathfield (Grade II);
- Lynsted Court Cottage (Grade II);
- Oak Cottages (Grade II);
- Anchor House (Grade II);
- The Post Office (Grade II);
- Kind George Vi K6 Telephone Kiosk (Outside Post Office);
- Aymers (Including the Stables) (Grade II)

LYNSTED THE STREET CONSERVATION AREA

- 5.466 Designated because of its picturesque quality, Kentish vernacular architecture and local materials, the linear settlement encompasses a considerable number of historic buildings, 23 in total, including the Church of St Peter and St Paul (Grade I) and Lynsted Court (Grade I). The CA was first designated in 1972 and is located approximately 550m east of the Site boundary at the nearest point.
- 5.467 Centred along the historic Lynsted Lane–The Street thoroughfare, which runs from north to south, the CA is largely characterised by the residential properties, community buildings and green spaces which front or branch off this route and contribute to its attractive and verdant streetscape. By virtue of the junction between The Street and Ludgate Lane, the historic core of the settlement is located close to the Church of St Peter and St Paul; here coarse grain developments are set within irregular building plots, which reflects the historic piecemeal development of the settlement.
- 5.468 Buildings at the centre of the CA are mostly residential in character, comprising timber-framed and brick dwellings of one and two storeys, often with agricultural associations. These buildings are typically vernacular in style with painted, rendered or weatherboarded elevations and plain tiled roofs. Those just south of the church, close to Ludgate Lane, date from the 16th century–18th century and have close-studded and plastered elevations. Additionally, large detached houses are present at the southern fringe of the settlement, such as the 15th century Lynsted Court and late-19th century Aymers.
- 5.469 Green spaces are also key within the CA, contributing to its verdant and leafy character. These spaces include formal ‘village green’ spaces close to the Black Lion Public House, informal grassed areas and verges, attractive front and rear private gardens, and the rural fields, orchards and scattered vegetation belonging to the detached country houses to the south-east and south-west. The elevated churchyard of St Peter’s is also a well-used and important publicly-accessible area.

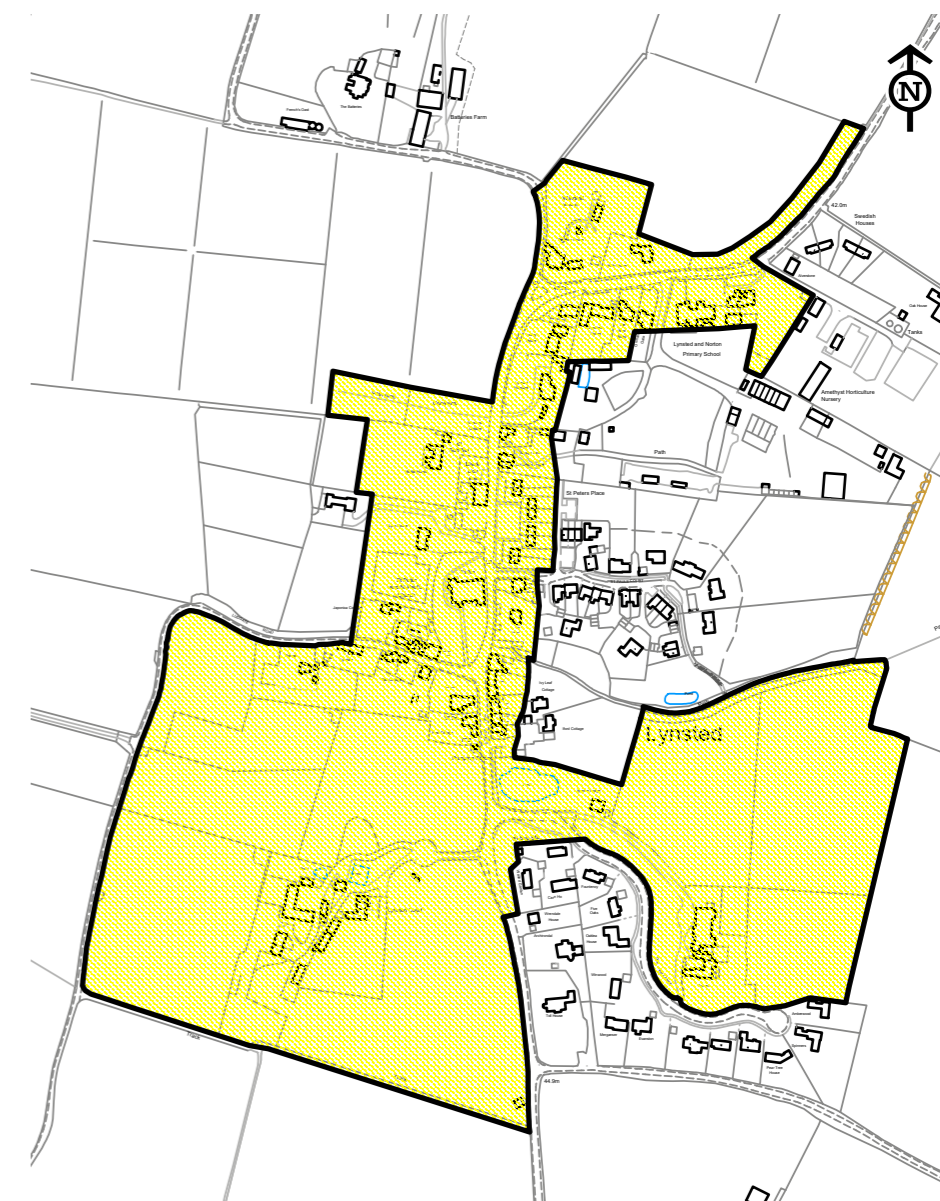


Figure 5.89 Lynsted The Street Conservation Area Map

CONTRIBUTION OF SETTING TO CHARACTER AND APPEARANCE

- 5.470 By virtue of the dense vegetation along the northern and southern approaches to the village, and surrounding woodland areas, the CA is primarily experienced from within, along its main thoroughfares. As such, the setting of the CA is generally well-contained and comprises bounding agricultural land, orchards and historic thoroughfares visible at the edges of the CA boundaries, mostly from private gardens and open fields. These features positively contribute to character and appearance of the CA as they reflect the CA's historic rural setting, function and development.
- 5.471 This being said, the setting of the CA also includes mid-post-war and modern housing developments to the south and north-east. This built form is generally higher density and more uniform in configuration, comprising one and two storey detached and semi-detached properties. A small industrial vehicle repair and servicing yard is also present to the north-east. Despite their modern materials and uniformity, this built form is of domestic scale or visually separated from the CA and does not detract from its character or appearance.
- 5.472 The Site does not contribute to the character and appearance of the CA by virtue of the considerable separating distance and interposing vegetation between the two. As such, the heritage receptor will not be subject to full assessment.
- 5.473 Heritage value: **Medium**
- 5.474 The Church of St Peter and St Paul and its associated wall were first designated on 24 January 1967 and 21 March 1985 respectively, and are located at the centre of the Lynsted settlement and its associated conservation area, approximately 690m south-east of the Site boundary at the nearest point.
- 5.475 The first receptor comprises a parish church dating from the 14th century, with earlier 13th century features, which was partly rebuilt in the 16th century and later restored in the 19th century. In terms of its plan form, the receptor has an aisled nave, chancel, north and south chapels, south porch and north-west tower. The receptor's architectural features include coursed and knapped flint elevations with stone dressings, angled and diagonal coped buttresses, and arched traceried windows in the Decorated and Perpendicular styles. The north-east tower has four stages

with diagonal buttresses, weatherboarded upper stages, and a broached shingle spire. At roof level, the receptor has plain tiled and sawtooth-like gables with valley gutters. Internally, the receptor retains medieval and Victorian fabric, fixtures and fittings, and monuments to prominent local people.

- 5.476 The nearby wall is located opposite the church along the eastern edge of Lynsted Street and comprises a flint, red brick and masonry wall dating from the 16th century-18th century. The wall is approximately 45m in length and between 1.5-2.5m tall, and survives as the only remaining remnant of the Drury family mansion demolished in the mid-17th century.
- 5.477 The heritage value of the receptors is derived from their architectural and historic interest as a well-preserved 13th century-16th century church, later restored in the Victorian period, and a 16th century-18th century wall with historic associations to a local family. The church is also of interest for its retained historic fabric, attractive external appearance and ecclesiastical function. Additionally the receptors have group value with one another and the nearby Hillside House, Heathfield and Lynsted Court Cottage properties due to their proximity.



Figure 5.90 Aerial view of the Church of St Peter and St Paul and the adjacent wall

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 5.478 The receptors are located within the centre of the Lynsted settlement and are therefore experienced within the context of semi-rural development. The church and adjacent wall are primarily experienced from within its verdant churchyard and from The Street, which runs along its eastern boundary.
- 5.479 Although views of the church are generally restricted within the settlement –by virtue of bounding trees, vegetation and interposing development– the spire is prominently visible from the modern St Paul's Court housing development to the immediate east, from the Black Lion Public House to the north, and from Ludgate Lane when travelling north. As such, their setting includes the walled churchyard, the main The Street thoroughfare, local amenities, surrounding 16th century-C21 residential properties and adjacent green space, including private and communal gardens. The wider setting is formed of open agricultural fields and scattered residential and agricultural development to the west. These features largely make a positive contribution to the heritage value of the receptor as they reflect the historic character and development of Lynsted.
- 5.480 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance, interposing vegetation and the raised ground between the Lynsted settlement and Dully Road to the west. As such, the receptors will not be subject to further assessment.
- 5.481 Heritage Value: **High (Church of St Peter and St Paul); Medium (Wall Opposite St Peter and St Paul's Church)**

LYNSTED COURT (GRADE I); BARN 30 YARDS WEST OF LYNSTED COURT (GRADE II)

5.482 Lynsted Court and the associated Barns 30 Yards West of Lynsted Court were first designated on 27 August 1952 and 21 March 1985 respectively, and are located to the west of The Street, approximately 760m south-east of the Site at the nearest point.

5.483 Lynsted Court comprises a timber-framed former Wealden Hall house dating from the 15th century with later alterations and additions made c.1600. The receptor has two storeys and six bays with projecting wings at the left and right (north and south) returns. Architectural features include close studded and plaster infill elevations, a two-storey projecting porch to the centre right and timber casement windows. The receptor also has jettied end bays with oriel windows at first floor; the porch is also jettied. At roof level, the receptor is gabled and plain tiled with tall brick chimney stacks to the right and left.

5.484 The Barns 30 Yards West of Lynsted Court comprise two five-bay agricultural structures adjoined to form an L-shaped plan form. Dating from the 17th century and since converted for residential use, the barns are timber-framed, stand on flint and brick plinths, and have weatherboarded elevations. Each barn also has gabled midstreys and half-hipped plain tiled roofs.

5.485 The heritage value of the receptors is derived from their architectural and historic interest as a high-quality 15th century former hall house with early-17th century alterations, and as well-preserved 17th century agricultural structures. The receptors are also of interest for their retained historic fabric, vernacular architecture and group value.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.486 The setting of the receptors is clearly defined by retained agricultural buildings and bounding private gardens, hedgerow boundaries and vegetation. As such the receptors are primarily experienced from within their farmstead cluster and from the private access track to the north. These features positively contribute to the heritage value of the receptors as they reflect their historic agricultural character, function and development. The receptors and farmstead buildings are also partially visible in long views west, north-west and north-east from open fields, Ludgate Lane and The Street, which form part of the wider setting.

5.487 The Site does not contribute to the setting of the heritage receptors by virtue of their considerable separating distance, interposing vegetation and the raised ground between the Lynsted settlement and Dully Road to the west. As such, the receptors will not be subject to further assessment.

5.488 Heritage value: **High (Lynsted Court); Medium (Barn 30 Yards West of Lynsted Court)**



Figure 5.91 The principal east elevation of Lynsted Court

LYNDALE (GRADE II)

5.489 Lyndale was first designated on 21 March 1985 and is located approximately 620m south-east of the Site boundary at the nearest point.

5.490 This receptor comprises a two-storey, four-bay property which dates from the 18th century and early-19th century. Originally a row of cottages, the receptor has red and blue brick elevations, a canopied entrance to the centre left, square- and segmental-headed fenestrations and timber casement windows. The end bay to the right was added in the early-19th century and has a gabled, single-storey extension at the right return. Architectural details include a platband above the ground floor of the 18th century block, a moulded eave cornice, and gabled, plain tiled roofs which step up to the 19th century bay. Red brick chimney stacks are present to the right and left. The heritage value of the receptor is derived from its architectural and historic interest as a former 18th century cottage row converted into a single dwelling. The receptor is also of interest for its retained historic fabric and architectural details.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.491 The heritage receptor is primarily experienced from the adjacent section of Ludgate Lane to the north, which is bound by vegetated hedgerow boundaries and mature trees, and its associated private garden to the rear. The setting of the receptor therefore comprises these features, neighbouring brick and timber-framed properties dating from the 16th century-19th century, and their verdant gardens. These features positively contribute to the heritage value of the receptor. Although well-contained by surrounding vegetation, its wider setting includes open fields at the western boundary of Lynsted, which can be glimpsed when travelling west along Ludgate Lane. As such, the receptor will be subject to further assessment because of the potential for new intervisibility with the Proposed Development to the west. This new intervisibility may affect the setting and heritage value of the receptor.

5.492 Heritage value: **Medium**



Figure 5.92 The principal south elevation of Lyndale as viewed from Ludgate Lane

BATTERIES; BARN 20 YARDS EAST OF BATTERIES; OASTHOUSE AND OASTS 30 YARDS SOUTH WEST OF BATTERIES

- 5.493 The listed buildings comprise a group centred on Batteries farmstead. Batteries was designated in January 1967. The oasthouse and the barn were designated separately ten years later in January 1977.
- 5.494 Batteries comprises a 17th century house with later accretions. It is timber framed with a painted brick frontage. It has a plain tiled roof.
- 5.495 The Oasthouse and Oast 30 Yards South West of Batteries were first designated on 05 January 1977 and front Claxfield Road to the north, approximately 490m west of the Site. This receptor comprises an early-19th century Oasthouse of two storeys and two bays, with associated oasts adjoined to the east and west. The central stowage block is timber-framed and weatherboarded with rectangular slatted openings, a central loft door between bays, and twin gables with plain tiled roofs. The oasts at either end are built from yellow stock brick; the oast to the right is square on plan and has a slate pyramidal roof, and those to the left are roundels with conical plain-tiled roofs. The heritage value of the receptor is derived from its architectural and historic interest as a surviving Victorian Oasthouse with Oasts, which retains historic fabric, attractive external elevations and group value with the receptors within the Batteries farmstead.
- 5.496 The barn 20 yards east of Batteries is a 17th century barn range, timber framed and weatherboarded with a thatched roof.
- CONTRIBUTION OF SETTING TO HERITAGE VALUE**
- 5.497 The receptors have group value as a former farmstead centred on the Batteries. They are set within landscaped grounds roughly equating to a square shape, beyond which are agricultural fields which would have been formerly linked functionally to the receptors. Claxfield Road runs along the western and southern boundary of the buildings' plots.

- 5.498 By virtue of its location fronting the main road, the oast and oasthouse is primarily experienced from Claxfield Road, but also from within the Batteries' private garden to the north. The setting of the receptor comprises these features, the 17th century Batteries farmhouse and barn to the north-east, and bounding dense vegetation and mature trees. As part of the same historic farmstead, these features positively contribute to the heritage value of the receptor and reflect its historic agricultural setting, function and development. Likewise, the surrounding agricultural fields forming the receptor's wider setting also make a positive contribution to its heritage value.
- 5.499 Although fields within the Site are some distance to the west beyond Dully Road, and do not presently contribute to the receptors' setting, the alignment of Claxfield Road means there is the potential for new intervisibility between the Proposed Development and receptor when travelling east along this route. As such, the receptor will be subject to further assessment because new intervisibility may affect its setting and heritage value.
- 5.500 Heritage value: **Medium**



Figure 5.93 The Oasthouse and Oast 30 Yards South West of Batteries as viewed from the Claxfield Road looking west

GROUP 18: RAWLING STREET

5.501 Group 18 is centred on an isolated listed building located close to dispersed buildings along Rawling Street, to the north of Millstead. These structures are located to the south-east of the Site, adjacent to the M2 motorway, and form a loose, linear grouping of agricultural, residential and commercial buildings, including post-war residential properties of two storeys, a modern industrial unit, Historic buildings of note include the Red Lion pub, likely dating from 18th century–20th century, and the Lion Farmhouse (Grade II, 15th century), which are both set within private gardens.

LION FARMHOUSE (GRADE II)

5.502 The Lion Farmhouse was first designated on 24 January 1967 and is located on the north-western side of Rawling Street, approximately 650m south-east of the Site boundary at the nearest point.

5.503 The receptor comprises a timber-framed Wealden hall house dating from the 15th century which is now in use as a farmhouse. This receptor has two storeys and four bays, with a single-storey outshot present at the right return; other architectural features include exposed timber and plaster infill elevations, a single-storey projecting and gabled porch to the centre right, square-headed fenestrations (projecting at the ground floor) and timber casement windows. Additionally the left return is jettied at first floor and the right return has a gabled red brick entrance porch. The receptor has a hipped, plain tiled roof with a catslide present to the north and central brick chimney stack.

5.504 The heritage value of the receptor is derived from its architectural and historic interest as a well-preserved 15th century former hall house which retain historic fabric, its attractive external appearance and residential function.



Figure 5.94 The Lion Farmhouse as viewed from Rawling Street to the north-east

CONTRIBUTION OF SETTING TO HERITAGE VALUE

5.505 The receptor is primarily experienced from the adjacent section of Rawling Street and from within its associated private garden. As such, its setting comprises these features, surrounding trees and vegetation, and nearby buildings; these include the modern coffin works to the south-east and the 18th century–20th century Red Lion public house to the north-east. The receptor’s wider setting is rural and verdant in nature, positively contributing to its heritage value; it comprises agricultural fields to the north, east and south, and wooded hillside areas to the north-west. Although occluded from view, detracting vehicle noise is generated by the busy A2 motorway to the south-west.

5.506 Despite their proximity, the Site does not contribute to the setting of the heritage receptor because of interposing vegetation and the raised ground to the north-east. As such, the receptor will not be subject to further assessment.

5.507 Heritage value: **Medium**

Table 5.1 Summary of Built Heritage Baseline – receptors scoped into assessment

GROUP	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE
Listed buildings			
1	Oakwood Gate Cottage	II	Medium
1	Parsonage Farmhouse	II	Medium
1	Carthouse 20 Yards West of the Parsonage Farm	II	Medium
1	Kingsdown Cottage Nether Cottage	II	Medium
2	Grove End	II	Medium
2	Barn 30 Yards North of Grove End	II	Medium
2	Stables 30 Yards North of Grove End	II	Medium
2	Barn 60 Yards North East of Grove End	II	Medium
2	Shepherd's Cottage	II	Medium
3	Bexon Manor	II*	High
3	Barn 15 Yards South East of Bexon Manor	II	Medium
3	Bexon Court	II	Medium
3	Yew Tree Cottage	II	Medium
3	The Malthouse	II	Medium
4	Church of St John the Baptist	I	High
4	Monument to the Homewood Children 25 Yards South West of Tunstall church Tower	II	Medium
4	Law Family Monument 15 Yards West of Tunstall Church Tower	II	Medium
4	Cedar House	II	Medium
4	Tunstall House	II	Medium
4	Wall, Stables and Dovecot South of Tunstall House	II	Medium
4	Tunstall House Cottage	II	Medium
4	Oast	II	Medium
4	Former Oast now Garage 10 Yards South of the Oast	II	Medium
4	The Village School	II	Medium
6	Woodstock Home Farmhouse	II	Medium
6	Woodstock Cottages	II	Medium

GROUP	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE
6	Woodstock Cottage Farmhouse	II	Medium
8	Old Cottage	II	Medium
8	Highsted Farmhouse	II	Medium
8	Stanley Villas	II	Medium
9	Victoria House	II	Medium
9	Orsett House	II	Medium
9	Vine Cottages	II	Medium
9	Holly Tree Lodge	II	Medium
9	Pardoners Cottage	II	Medium
9	Baker Cottages	II	Medium
10	Church of St Lawrence	I	High
10	Morris Court Farmhouse	II	Medium
13	The Old Vicarage, Tonge	II	Medium
13	Radfield	II	Medium
13	Beeches	II	Medium
13	Little Radfield	II	Medium
14	Church of St Nicholas, Rodmersham	I	High
14	Rodmersham House	II	Medium
14	Barn at TQ 921 618	II	Medium
14	Matsons	II	Medium
14	Church House	II	Medium
14	Church Cottage	II	Medium
15	Sunderland Farmhouse	II*	High
15	Malthouse	II*	High
15	Woodstreet House	II	Medium
15	Woodstreet Cottage	II	Medium
15	Jefferies	II	Medium

GROUP	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE
16	Hill Farm	II	Medium
16	Orchard Farmhouse	II	Medium
16	Barn 20 Yards East of Orchard Farmhouse	II	Medium
17	Batteries	II	Medium
17	Oasthouse and Oasts 30 Yards southwest of Batteries	II	Medium
17	Barn 20 Yards East of Batteries	II	Medium
17	Lyndale	II	Medium
Conservation Areas			
4	Tunstall Conservation Area		
9	Rodmersham Green Conservation Area		
14	Rodmersham Church Street Conservation Area		
Non-designated heritage receptors (locally listed buildings)			
6	Oakwood Farm	N/A	Low
6	Broadoak Farm	N/A	Low
6	Oasthouse, Broadoak Farm	N/A	Low
6	The Oast House, Primrose Lane	N/A	Low
9	Brownings Farm	N/A	Low
9	Former Providence Chapel, Rodmersham	N/A	Low
9	Elizabeth Cottages	N/A	Low
9	The Ramblers	N/A	Low
13	Haywood	N/A	Low
13	Oast east of Radfield House	N/A	Low
14	Glebe Cottage	N/A	Low
14	Glebe House	N/A	Low
14	Ashgores House	N/A	Low
14	Orchard	N/A	Low
14	5, Church Street	N/A	Low
15	Dully	N/A	Low

GROUP	NAME	GRADE (IF APPLICABLE)	HERITAGE VALUE
16	Scuttington Manor	N/A	Low
16	Farmstead north west of Scuttington Manor	N/A	Low
16	Oasthouse at Scuttington Manor	N/A	Low

6.0

SUMMARY OF CONSULTATION

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

SUMMARY OF CONSULTATION

REGULATION 25 REQUESTS

- 6.1 The table of further clarifications as requested by Swale Borough Council in May 2024 is reproduced at **Table 7.1** with a column added providing Montagu Evans' responses.
- 6.2 The request was received following a previous Regulation 25 response, which prompted scheme revisions which were submitted in January 2024.

SWALE BOROUGH COUNCIL CONSULTATION

- 6.3 Swale Borough Council have been consulted throughout the pre-application and post-application process. Most recently, SWC provided an advice letter on Historic Buildings and Conservation in May 2024. The assessment conclusions of that letter are detailed later in this report at **Section 7.0 (Table 7.2)** with comparison against Montagu Evans' and Historic England's assessment conclusions.
- 6.4 Generally, the findings of SBC in relation to impacts to heritage assets correlates with Montagu Evans' assessment.

HISTORIC ENGLAND CONSULTATION

- 6.5 Historic England identified in their scoping response the importance of considering the value and effect on the setting of the following receptors in particular:
- Church of St Nicholas, Rodmersham (grade I);
 - Church of St Lawrence, Bapchild (grade I);
 - Rodmersham Green Conservation Area;
 - Rodmersham House and nearby barn (grade II);
 - Woodstock Cottage and Broadoak Farm (grade II); and
 - Bexon Court (grade II).
- 6.6 It is noted that Broadoak Farm was delisted in 2019. It is included on the Kent HER (HER number TQ 95 NW 13) and an assessment of the receptor is included within this report.

- 6.7 Historic England note in their scoping response that a number of views will be important to consider as part of the baseline work and overall assessment.
- The Church of St Nicholas, grade I, whose tower is silhouetted on a long flat ridge in views towards the Site from the east;
 - Shorter views are also important in understanding the relationship between an asset and its setting; and
 - Rodmersham Conservation Area, where a number of views to the surrounding countryside are possible from the village green at the centre of the village.
- 6.8 All of the above assets were considered in the baseline assessment of significance and taken forward for full assessment in the ES Chapter.
- 6.9 Historic England have most recently provided consultation feedback in January 2023 within a letter dated 19 January 2023. This feedback was provided subsequent to scheme revisions and a new conservation area designation – Rodmersham Church Street Conservation Area (designated in 2022).
- 6.10 The letter repeats the previous assessment conclusions and provides a new assessment of the impact of the Proposed Development on the new CA.
- 6.11 Generally, the findings of HE in relation to impacts to heritage assets correlates with Montagu Evans' assessment. The assessment conclusions are detailed in **Table 7.2**.

7.0 HERITAGE ASSESSMENT

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

HERITAGE ASSESSMENT

7.1 This section assesses the impact of the Proposed Development on the built heritage receptors identified in **Section 5.0**. A summary of the effects arising from impacts to heritage receptors is provided at **Table 7.1**.

GROUP 1: BREDGAR

OAKWOOD GATE COTTAGE

DEMOLITION AND CONSTRUCTION

7.2 The baseline report identifies Oakwood Gate Cottage as having Medium heritage value. It is located on Bexon Lane approximately 400m south-east of the village centre.

7.3 Bexon Lane interposes between the listed buildings and the Application Site, which is located approximately 780m north at the nearest point. The distance, topography and interposing landscape features means that the construction of the Proposed Development is unlikely to affect the setting of the heritage receptors. They are therefore judged to have a **Low susceptibility** to the Proposed Development and thus a **Low to Medium sensitivity**.

7.4 The magnitude of impact on both heritage receptors is considered to be **Nil**. The construction activity associated with the Proposed Development will not appear as part of its primary setting, nor change the context in which the receptor is understood. The likely effect is therefore **None**. This likely effect is not significant.

OPERATIONAL

7.5 The baseline report identifies Oakwood Gate Cottage as having Medium heritage value. It is located on Bexon Lane approximately 640m south-east of the village centre. The setting of the heritage receptor is defined by Bexon Lane, which provides the primary setting in which the receptor is experienced. To the north, the garden to the property is enclosed by established planting at the boundary which separates the garden from the surrounding agricultural land.

7.6 The Application Site is located approximately 390m north of the listed building at the nearest point to the north, and the junction that extends south of the Extension to Kent Science Park will be created approximately 890m to the south-east. The interposing landscape includes the M2 motorway which defines the boundary of the Application Site.

7.7 The relatively flat topography and the separating distance means that the Proposed Development will be unlikely to change the setting or heritage value of the listed building. There is limited intervisibility and the separation will be maintained by the interposing fields. Therefore, the listed building is considered to have a **Low susceptibility** to change which results in a **Low to Medium sensitivity**.

7.8 The magnitude of impact on the heritage receptor is considered to be **Nil**. The Proposed Development will not appear as part of its setting from Bexon Lane, nor change the context in which the receptor is understood, i.e. as an outlying property to the village core to the west. The planting and interposing landscape between the garden and the Application Site means that the Proposed Development will not be visible from this part of the receptor's setting either. The likely effect is therefore **None**. This likely effect is not significant.

PARSONAGE FARMHOUSE; CARHOUSE 20 YARDS WEST OF THE PARSONAGE FARM;

DEMOLITION AND CONSTRUCTION

7.9 The baseline report identifies both the Parsonage Farmhouse and the Carhouse 20 Yards West of the Parsonage Farm as having Medium heritage value. These heritage receptors are located on Bexon Lane approximately 400m south-east of the village centre.

7.10 Bexon Lane interposes between the listed buildings and the Application Site, which is located approximately 780m north at the nearest point. The distance, topography and interposing landscape features means that the construction of the Proposed Development is unlikely to affect the setting of the heritage receptors. They are therefore judged to have a **Low susceptibility** to the Proposed Development and thus a **Low to Medium sensitivity**.

7.11 The magnitude of impact on both heritage receptors is considered to be **Nil**. The construction activity associated with the Proposed Development will not appear as part of its primary setting, nor change the context in which the receptor is understood. The likely effect is therefore **None**. This likely effect is not significant.

OPERATIONAL

7.12 The baseline report identifies both the Parsonage Farmhouse and the Carhouse 20 Yards West of the Parsonage Farm as having Medium heritage value. These heritage receptors are located on Bexon Lane approximately 400m south-east of the village centre. The heritage receptors are considered together because of their shared heritage value and their group value. They each contribute positively to the setting of the other, and the primary setting is the farmstead which contributes positively to their heritage value. The farmstead is well-contained by the agricultural buildings and planted boundary. The fields to the south help to maintain and convey the original character of the farm and uses. To the north is Bredgar and the approach road, Bexon Lane. Bexon Lane and the development along it represent the historic features of the setting and contribute positively to the receptors for this reason.

7.13 Bexon Lane interposes between the listed buildings and the Application Site, which is located approximately 780m north at the nearest point. The distance, topography and interposing landscape features means that the Proposed Development is unlikely to affect the setting of the heritage receptors. They are therefore judged to have a **Low susceptibility** to the Proposed Development and thus a **Low to Medium sensitivity**.

7.14 The magnitude of impact on both heritage receptors is considered to be **Nil**. The Proposed Development will not appear as part of its primary setting, nor change the context in which the receptor is understood, i.e. as an outlying farmstead to the south of the village core. The planting and interposing landscape between the garden and the Application Site means that the Proposed Development will not be visible from this part of the receptor's setting either. The likely effect is therefore **None**. This likely effect is not significant.

KINGSDOWN COTTAGE NETHER COTTAGE

- 7.15 The baseline report identifies Kingsdown Cottage Nether Cottage as having Medium heritage value. The cottages are located approximately 500m north of the historic core of Bredgar, near to the junction of Primrose Lane and the M2 motorway. The setting of the heritage receptor is primarily the mixed residential development at the north end of Bredgar, and the motorway introduces noise to the setting and bisects Primrose Lane. The setting of the receptors is well-contained with little awareness of the wider agricultural context to the west and east.
- 7.16 The susceptibility to the Proposed Development is judged to be **Low**. This results in **Low to Medium sensitivity**.
- 7.17 The magnitude of impact of the construction activity on the heritage receptor is considered to be **Nil**. The Proposed Development will not appear as part of its setting, nor change the existing context in which the receptor is understood. The likely effect is therefore **None**. This likely effect is not significant.
- OPERATIONAL**
- 7.18 The baseline report identifies Kingsdown Cottage Nether Cottage as having Medium heritage value. The cottages are located approximately 500m north of the historic core of Bredgar, near to the junction of Primrose Lane and the M2 motorway. The setting of the heritage receptor is primarily the mixed residential development at the north end of Bredgar, and the motorway introduces noise to the setting and bisects Primrose Lane. The setting of the receptors is well-contained with little awareness of the wider agricultural context to the west and east.
- 7.19 The Application Site is located approximately 630m south-east of the listed building at the nearest point. There are no long views to this part of the setting due to distance, topography and interposing development, including the M2 motorway and later residential properties. Therefore, the susceptibility to the Proposed Development is judged to be **Low**. This results in **Low to Medium sensitivity**.
- 7.20 The magnitude of impact on the heritage receptor is considered to be **Nil**. The Proposed Development will not appear as part of its setting, nor change the existing context in which the receptor is understood. The likely effect is therefore **None**. This likely effect is not significant.

GROUP 2: GROVE END FARM

GROVE END; BARN 60 YARDS NORTH EAST; BARN 30 YARDS NORTH OF GROVE END; STABLES 30 YARDS NORTH OF GROVE END

DEMOLITION AND CONSTRUCTION

- 7.21 Grove End, and the barn 30 yards north, the barn 60 yards north east and the stables 30 yards north of it are located on the east side of Doves Croft. The boundary of the Application Site is located approximately 200m south-east of this group of listed buildings, and it is due to the proximity and potential intervisibility that the heritage receptors are each considered to have **Medium susceptibility** and **Medium sensitivity** to the Proposed Development.
- 7.22 The construction of the Proposed Development will introduce a new settlement to the east of Grove End, known as Highsted Village West. The construction activity associated with the new infrastructure and housing is likely to be visible and experienced in some views from the receptors in the village.
- 7.23 Overall, however, this will not affect the ability to appreciate the value of the receptors. The magnitude of impact on the listed buildings at Grove End in Group 2 is considered to be **Very Low**. This results in a **Negligible Adverse** likely effect to each receptor. These likely effects are not significant.
- OPERATIONAL**
- 7.24 Grove End, and the barn 30 yards north, the barn 60 yards north east and the stables 30 yards north of it are located on the east side of Doves Croft. The boundary of the Application Site is located approximately 200m south-east of this group of listed buildings, and it is due to the proximity and potential intervisibility that the heritage receptors are each considered to have **Medium susceptibility** and **Medium sensitivity** to the Proposed Development.
- 7.25 The Proposed Development will introduce a new settlement to the east of Grove End, known as Highsted Village West. The Parameter Plans indicate the part of the Application Site nearest Group 2 for residential use and the heights proposed in this part of the Application Site are up to 10m (equivalent to two storeys). The Proposed Development will extend across a larger area to the south and east.

- 7.26 The Proposed Development will change the agricultural context in which the listed buildings are appreciated, and this aspect of their setting which contributes to their heritage value because of the agricultural use will be lost to an extent. The small area of Grove End will become closer to suburban Sittingbourne. The change to the setting will be appreciated in the clear views to the east when approaching Group 2 from the north and south on Tunstall Road/Doves Croft.
- 7.27 Overall, however, the ability to appreciate the listed buildings as a historic farmstead on a rural lane leading out of Sittingbourne will remain, and their group value is unaffected by the Proposed Development. It is noted that the main public appreciation of the listed buildings is provided by their secondary façades which turn their back on the road, and the setting is focussed inwards.
- 7.28 The magnitude of impact on the listed buildings at Grove End in Group 2 is considered to be **Low**. This results in a **Minor/Moderate Adverse** likely effect to each receptor. These likely effects are not significant.

SHEPHERD'S COTTAGE

DEMOLITION AND CONSTRUCTION

- 7.29 The receptors have been grouped for the purposes of this assessment because of their group value which contributes positively to their heritage value, and the shared setting relationship to the Application Site.
- 7.30 It is not possible to see clearly Shepherd's Cottage from the main public road (Doves Croft). It would not be possible to see the listed building together with the Proposed Development, and for this reason it is judged to have a **Low susceptibility** to change and a **Low to Medium sensitivity**.
- 7.31 The magnitude of construction impact on Shepherd's Cottage is judged to be **Nil** because there will be no intervisibility between the Proposed Development and the heritage receptor due to orientation of roads and the opportunities to appreciate the receptor, which are limited. The immediately surrounding agricultural context of the cottage is preserved. The likely effect is therefore **None**. This likely effect is not significant.
- OPERATIONAL**
- 7.32 It is not possible to see clearly Shepherd's Cottage from the main public road (Doves Croft). It would not be possible to see the listed building together with the Proposed Development, and for this reason it is judged to have a **Low susceptibility** to change and a **Low to Medium sensitivity**.

7.33 The magnitude of impact on Shepherd’s Cottage is judged to be **Nil** because there will be no intervisibility between the Proposed Development and the heritage receptor due to orientation of roads and the opportunities to appreciate the receptor, which are limited. The immediately surrounding agricultural context of the cottage is preserved. The likely effect is therefore **None**. This likely effect is not significant.

GROUP 3: BEXON

**BEXON MANOR; BARN 15 YARDS SOUTH EAST OF BEXON MANOR
DEMOLITION AND CONSTRUCTION**

7.34 The baseline report identifies that Bexon Manor is a heritage receptor of High value. It is located at the south end of the settlement, furthest from the Application Site boundary in Group 3. The susceptibility of Bexon Manor is considered to be **Low** which results in a **Medium sensitivity**.

7.35 The barn 15 yards south east of Bexon Manor is considered to share this assessment. It is a heritage receptor of Medium value, so it has a **Low susceptibility** which results in a **Low to Medium sensitivity**. Given its setting and the fact that the important group value with Bexon Manor will be entirely unaffected by the Proposed Development, the sensitivity is reduced to Low based on professional judgement.

7.36 There are two Grade II listed buildings located to the north of Bexon Manor on Hawks Hill Lane, Yew Tree Cottage and The Malthouse. The baseline report identifies that both these receptors have Medium heritage value. The setting of these receptors also consists of the narrow and well-enclosed Hawks Hill Lane and the views out of the lane towards the Application Site are limited.

7.37 Noise associated with the use of infrastructure and vehicular movements is not alien to the experience of the receptors. Their susceptibility is considered to be **Low** and the sensitivity is therefore **Low to Medium**.

7.38 The Application Site boundary mainly comprises the land to the north of the M2 motorway. A small section of the Application Site extends across the M2 motorway near to Bexon, and the Parameters Plan indicate that this land will be used for transport infrastructure associated with the Extension to Kent Science Park. The road network will provide a slip road link from the M2 to the Science Park. The new slip road/junction will be surrounded by Green Infrastructure.

7.39 It is considered that the experience of the listed buildings as part of

a small and relatively remote settlement would be unaffected by the construction of the Proposed Development. This part of their setting is already influenced by the activity of the M2 and vehicular movements. Vehicle movements may increase through the village of Bexon as a result of the construction activity but this will be a temporary effect and will not affect the intrinsic values of the receptors.

7.40 The magnitude of impact on the receptors described above is considered to be **Nil** and the likely effect **None**.

OPERATIONAL

7.41 The baseline report identifies that Bexon Manor is a heritage receptor of High value. It is located at the south end of the settlement, furthest from the Application Site boundary in Group 3. The setting of Bexon Manor is defined by Hawks Hill Lane, a narrow, single-carriageway route that is enclosed by tall hedgerows and trees. The vegetation screens views to the east and west, and there are only filtered views of the buildings at this end of Bexon. Therefore, the ability to appreciate the heritage value of Bexon Manor as part of its wider context and from publicly accessible areas is very limited. The gardens of the listed building are similarly enclosed by planting, create a sense of enclosure and privacy. It appears as though there are formal gardens, and domestic land like this will contribute positively to the heritage value of the building.

7.42 There is limited intervisibility with the Application Site and it is unlikely that one would be aware of the Proposed Development from Bexon Manor at the south end of Bexon. The area of the Proposed Development located nearest to Bexon is the new circular section of road that will extend across the M2 motorway from the Extension to Kent Science Park. This part of the setting of Bexon Manor, and the other heritage receptors in this Group, already includes modern infrastructure and vehicle movements, therefore the Proposed Development is likely to have a limited impact on their heritage value.

7.43 The susceptibility of Bexon Manor is considered to be **Low** which results in a **Medium sensitivity**. The magnitude of impact is considered to be **Nil** and the likely effect **None** for the reasons described above: the enclosure and privacy of the building’s setting, the separating distance, interposing landscape features (planting and hedgerows), relatively flat topography and the existing road network that already defines this part of the receptor’s wider setting. Furthermore, there will be no intervisibility

between the heritage receptor and the development. This likely effect is not significant.

7.44 The barn 15 yards south east of Bexon Manor is considered to share this assessment. It is a heritage receptor of Medium value, so it has a **Low susceptibility** which results in a **Low to Medium sensitivity**. Given its setting and the fact that the important group value with Bexon Manor will be entirely unaffected by the Proposed Development, the sensitivity is reduced to Low based on professional judgement. The magnitude of impact on the barn is considered to be **Nil** and the likely effect **None**. This likely effect is not significant.

**YEW TREE COTTAGE; THE MALTHOUSE
DEMOLITION AND CONSTRUCTION**

7.45 There are two Grade II listed buildings located to the north of Bexon Manor on Hawks Hill Lane, Yew Tree Cottage and The Malthouse. The baseline report identifies that both these receptors have Medium heritage value. The setting of these receptors also consists of the narrow and well-enclosed Hawks Hill Lane and the views out of the lane towards the Application Site are limited.

7.46 Noise associated with the use of infrastructure and vehicular movements is not alien to the experience of the receptors. Their susceptibility is considered to be **Low** and the sensitivity is therefore **Low to Medium**.

7.47 The Application Site boundary mainly comprises the land to the north of the M2 motorway. A small section of the Application Site extends across the M2 motorway near to Bexon, and the Parameters Plan indicate that this land will be used for transport infrastructure associated with the Extension to Kent Science Park. The road network will provide a slip road link from the M2 to the Science Park. The new slip road/junction will be surrounded by Green Infrastructure.

7.48 It is considered that the experience of the listed buildings as part of a small and relatively remote settlement would be unaffected by the construction of the Proposed Development. This part of their setting is already influenced by the activity of the M2 and vehicular movements. Vehicle movements may increase through the village of Bexon as a result of the construction activity but this will be a temporary effect and will not affect the intrinsic values of the receptors.

7.49 The magnitude of impact on the receptors described above is considered to be **Nil** and the likely effect **None**.

OPERATIONAL

7.50 There are two Grade II listed buildings located to the north of Bexon Manor on Hawks Hill Lane, Yew Tree Cottage and The Malthouse. The baseline report identifies that both these receptors have Medium heritage value. The setting of these receptors also consists of the narrow and well-enclosed Hawks Hill Lane and the views out of the lane towards the Application Site are limited.

7.51 The Application Site boundary mainly comprises the land to the north of the M2 motorway. A small section of the Application Site extends across the M2 motorway near to Bexon, and the Parameters Plan indicate that this land will be used for transport infrastructure associated with the Extension to Kent Science Park. The road network will provide a slip road link from the M2 to the Science Park. The new slip road/junction will be surrounded by Green Infrastructure.

7.52 It is considered that the experience of the listed buildings as part of a small and relatively remote settlement would be unaffected by the Proposed Development, and the separating distance and landscaping means that the new piece of road will be screened as far as possible. This part of their setting is already influenced by the M2, so road sounds and transport infrastructure is not alien to the experience of the receptors. Their susceptibility is considered to be **Low** and the sensitivity is therefore **Low to Medium**.

7.53 The magnitude of impact of the Proposed Development is considered to be **Nil** on Yew Tree Cottage and The Malthouse because of the enclosed setting, separating distance and interposing landscape features which limits visibility to the wider area. The likely effect on both receptors is **None**. These likely effects are not significant.

BEXON COURT

DEMOLITION AND CONSTRUCTION

7.54 Bexon Court is a Grade II listed building which lies adjacent to the Application Site boundary. It is identified as having Medium heritage value in the baseline report.

7.55 Bexon Court is considered to have a **Medium susceptibility** to the Proposed Development because its setting, at the very north end of

Bexon is much more open. The M2 motorway is a peripheral feature to the north, screened by planting at the road edge. The listed building is judged to have a **Medium sensitivity**.

7.56 The construction of the Proposed Development will introduce new activities associated with building of the new road infrastructure to the field to the east of the heritage receptor and the new landscaping that will screen it. It is likely that the cranes and construction infrastructure will be visible from the receptor and there will be increased noise and potential environmental impacts within its immediate setting.

7.57 Nevertheless, the construction of the Proposed Development closer to Bexon Court is considered to result in a **Medium magnitude of impact** on its heritage value, which results in a **Moderate Adverse** likely effect. This likely effect is significant.

OPERATIONAL

7.58 Bexon Court is a Grade II listed building which lies adjacent to the Application Site boundary. It is identified as having Medium heritage value in the baseline report.

7.59 Bexon Court is considered to have a **Medium susceptibility** to the Proposed Development because its setting, at the very north end of Bexon is much more open. The edges of Hawks Hill Lane are less vegetated and the crossroads with Bexon Lane and Ruins Barn Road provides panoramic views of the surrounding rural landscape. The M2 motorway is a peripheral feature to the north, screened by planting at the road edge. The listed building is judged to have a **Medium sensitivity**.

7.60 The Proposed Development will introduce new road infrastructure to the field to the east of the heritage receptor, and this will change the experience of the agricultural land that separates Bexon from the M2, and makes a positive contribution to the heritage value of the listing because it represents its rural historic context. It is anticipated that Green Infrastructure will be used to screen the road, and this would help to reduce the magnitude of impact.

7.61 Nevertheless, the introduction of modern transport infrastructure closer to Bexon Court is considered to result in a **Low magnitude of impact** on its heritage value, which results in a **Minor Adverse** likely effect. Following a strict interpretation of the methodology tables, it would be a Minor/Moderate Adverse likely effect, but it is considered to be Minor because the overall ability to appreciate the building in a rural setting is unchanged,

and the mitigation through Green Infrastructure has been taken into account. This likely effect is not significant.

GROUP 4: TUNSTALL

CHURCH OF ST JOHN THE BAPTIST; MONUMENT TO THE HOMEWOOD CHILDREN 25 YARDS SOUTH WEST OF TUNSTALL CHURCH TOWER; LAW FAMILY MONUMENT 15 YARDS WEST OF TUNSTALL CHURCH TOWER

DEMOLITION AND CONSTRUCTION

7.62 The Church of St John the Baptist (Grade I) is identified as having High heritage value in the baseline report.

7.63 The Monument to the Homewood Children 25 Yards South West of Tunstall church Tower (Grade II) and Law Family Monument 15 Yards West of Tunstall Church Tower (Grade II) are identified in the baseline report as having Medium heritage value.

7.64 The Church and the Monuments have a clear and defined immediate setting comprising the Churchyard which is enclosed by a low flint wall. Views out from this enclosed setting are very limited as a result of the existing dense planting. Cedar House can be glimpsed on the opposite side of the road.

7.65 The susceptibility of the receptors is **Low**. The sensitivity of the Grade II listed Monuments is judged to be **Low**. The sensitivity of the Grade I listed Church is judged to be **Medium**.

7.66 The residential plots proposed as part of Highsted Village West will be located approximately 350m to the south of these receptors at their nearest point. The new Southern Relief Road is c. 750m at its nearest point. Parts of the infrastructure and the associated environmental effects of the construction of the Proposed Development are likely to be visible from within the setting of the receptors to a minimal extent. Construction traffic may pass through the village. Even where these effects are experienced within the settings of the receptors, these will not affect the intrinsic value of the receptors. The magnitude of the construction effects is considered to be **Nil**. The effect is **None**.

OPERATIONAL

7.67 The Church of St John the Baptist (Grade I) is identified as having High heritage value in the baseline report.

- 7.68 The Monument to the Homewood Children 25 Yards South West of Tunstall church Tower (Grade II) and Law Family Monument 15 Yards West of Tunstall Church Tower (Grade II) are identified in the baseline report as having Medium heritage value.
- 7.69 The effects on these three receptors are considered together given their group value and shared setting as part of the Churchyard.
- 7.70 The Church and the Monuments have a clear and defined immediate setting comprising the Churchyard which is enclosed by a low flint wall. Views out from this enclosed setting are very limited as a result of the existing dense planting. Cedar House can be glimpsed on the opposite side of the road.
- 7.71 The susceptibility of the receptors is **Low**. The sensitivity of the Grade II listed Monuments is judged to be **Low**. The sensitivity of the Grade I listed Church is judged to be **Medium**.
- 7.72 The proposed residential plots at Highsted Village West will be at a distance of approximately 450m to the south. The Southern Relief Road is proposed approximately 750m to the south beyond the settlements and route of Ruins Barn Road. The road is located beyond a large field which is to be retained in agricultural use as it is outside of the redline boundary. The Southern Relief Road is unlikely to have
- 7.73 The enclosed nature of the setting and the way in which the receptors are experienced, combined with the distance between these and the proposed development parcels, mean there is likely to be no intervisibility with the receptors. The change in character of the land as part of the wider surroundings will not materially affect an understanding of the architectural and historic significance of the Church and its monuments.
- 7.74 The magnitude of the impact is judged to be **Nil**. The significance of the effect will be **None**. This likely effect is not significant.

CEDAR HOUSE

DEMOLITION AND CONSTRUCTION

- 7.75 The baseline report identifies Cedar House (Grade II) as having Medium heritage value. The House has a clear and defined immediate setting comprising its garden and lawns which are enclosed by a semi dense tree lined boundary. The susceptibility of the receptor is **Low**. The sensitivity of the receptor is judged to be **Low**.

- 7.76 The residential plots proposed as part of Highsted Village West will be located approximately 350m to the south of these receptors at their nearest point. The new Southern Relief Road is c. 750m at its nearest point. Parts of the infrastructure and the associated environmental effects of the construction of the Proposed Development are likely to be visible from within the setting of the receptors to a minimal extent. Construction traffic may pass through the village. Even where these effects are experienced within the settings of the receptors, these will not affect the intrinsic value of the receptors. The magnitude of the construction effects is considered to be **Nil**. The effect is **None**. The effect is not significant.

OPERATIONAL

- 7.77 The baseline report identifies Cedar House (Grade II) as having Medium heritage value.
- 7.78 The House has a clear and defined immediate setting comprising its garden and lawns which are enclosed by a semi dense tree lined boundary. The House is set back from the road with a spacious driveway. The principal elevation fronts north onto Tunstall Road. Views out from this enclosed setting are limited but do include some glimpsed views of the surrounding fields to the south. To the north, the House faces the main road through the Tunstall CA and the Church of St John the Baptist.
- 7.79 The susceptibility of the receptor is **Low**. The sensitivity of the receptor is judged to be **Low**.
- 7.80 The proposed residential plots at Highsted Village West will be at a distance of approximately 450m to the south. The Southern Relief Road is proposed approximately 750m to the south and located beyond a large field which is to be retained in agricultural use as it is outside of the redline boundary. At this distance, the environmental effects, in the form of noise, lighting or movement, of the Southern Relief Road are unlikely to have material effect on the way this asset is experienced.
- 7.81 The enclosed nature of the setting and the way in which the receptor is experienced, combined with the distance between these and the proposed development parcels, mean there is likely to be no intervisibility with the receptor.
- 7.82 The magnitude of the impact is judged to be **Nil**. The significance of the effect will be **None**.

TUNSTALL HOUSE; WALL, STABLES AND DOVECOT SOUTH OF TUNSTALL HOUSE

DEMOLITION AND CONSTRUCTION

- 7.83 The baseline report identifies Tunstall House (Grade I) as being of High heritage value. The Grade II listed Wall, Stables and Dovecot South of Tunstall House are identified as being of Medium heritage value.
- 7.84 The House has a clearly defined immediate setting comprising its formal lawn which is enclosed by a red brick wall. The receptors form a group and the wall, stables and dovecot are separately listed. Views to the south towards the development are not afforded from the setting of the listed building given the distance and the intervening buildings, fields and tree boundaries. Tunstall House and associated structures and buildings are understood as an intimate group within the village setting.
- 7.85 The susceptibility of the receptors is **Low**. The sensitivity of Tunstall House is judged to be **Medium**. The sensitivity of the wall, stables and dovecot is **Low**.
- 7.86 The residential plots proposed as part of Highsted Village West will be located approximately 350m to the south of these receptors at their nearest point. The new Southern Relief Road is c. 750m at its nearest point. Parts of the infrastructure and the associated environmental effects of the construction of the Proposed Development are likely to be visible from within the setting of the receptors to a minimal extent. Construction traffic may pass through the village. Even where these effects are experienced within the settings of the receptors, these will not affect the intrinsic value of the receptors. The magnitude of the construction effects is considered to be **Nil**. The effect is **None**.
- 7.87 The baseline report identifies Tunstall House (Grade I) as being of High heritage value. The Grade II listed Wall, Stables and Dovecot South of Tunstall House are identified as being of Medium heritage value.
- 7.88 The House has a clearly defined immediate setting comprising its formal lawn which is enclosed by a red brick wall. The receptors form a group and the wall, stables and dovecot are separately listed.
- 7.89 The buildings form a picturesque and grand group which adds to the quality of the CA and the streetscape which include the historic properties to the south of Tunstall Road.

- 7.90 The arrangement is inward looking and the historic relationship between the House and the stables. Dovecot and wall, as well as the wider setting including fields to the north, is clearly understood and adds to the value of the group. Views to the south towards the development are not afforded from the setting of the listed building given the distance and the intervening buildings, fields and tree boundaries. Tunstall House and associated structures and buildings are understood as an intimate group within the village setting.
- 7.91 The susceptibility of the receptors is **Low**. The sensitivity of Tunstall House is judged to be **Medium**. The sensitivity of the wall, stables and dovecot is **Low**.
- 7.92 The proposed residential plots forming part of Highsted Village West and the Southern Relief Road are proposed at distances of 350m and 800m to the south, the Southern Relief Road located beyond Ruins Barn Road and the existing fields. There will be no intervisibility and the activity and infrastructure of the Relief Road is unlikely to affect the character of the settlement or the immediate setting of the listed group.
- 7.93 The magnitude of the impact is judged to be **Nil**. The significance of the effect will be **None**. This likely effect is not significant.

OAST (GRADE II); FORMER OAST NOW GARAGE 10 YEARS SOUTH OF THE OAST (GRADE II); VILLAGE SCHOOL (GRADE II)

DEMOLITION AND CONSTRUCTION

- 7.94 The Grade II listed buildings of the Oast, the Former Oast now Garage 10 Yards South of the Oast and The Village School are identified in the baseline report as being of Medium heritage value.
- 7.95 The receptors front the Tunstall Road and are understood as part of the historic linear settlement. The buildings look inwards to the CA and their immediate settings comprise their own garden plots and the closest fields which are rural in character. The susceptibility of the receptors is **Low**. The sensitivity of the receptors is judged to be **Low**.
- 7.96 The residential plots proposed as part of Highsted Village West will be located approximately 350m to the south of these receptors at their nearest point. The new Southern Relief Road is c. 750m at its nearest point. Parts of the infrastructure and the associated environmental effects of the construction of the Proposed Development are likely to be visible from within the setting of the receptors to a minimal extent. Construction traffic

may pass through the village. Even where these effects are experienced within the settings of the receptors, these will not affect the intrinsic value of the receptors. The magnitude of the construction effects is considered to be **Nil**. The effect is **None**. The effect is not significant.

OPERATIONAL

- 7.97 The Grade II listed buildings of the Oast, the Former Oast now Garage 10 Yards South of the Oast and The Village School are identified in the baseline report as being of Medium heritage value.
- 7.98 The receptors front the Tunstall Road and are understood as part of the historic linear settlement. The buildings look inwards to the CA and their immediate settings comprise their own garden plots and the closest fields which are rural in character. The susceptibility of the receptors is **Low**. The sensitivity of the receptors is judged to be **Low**.
- 7.99 The residential plots proposed as part of Highsted Village West will be located approximately 350m to the south of the receptors and will be separated by fields remaining in agricultural uses. The boundary of the residential plots will be greened and views of the development screened so as to reduce the visibility of the dwellings, and the associated urbanising effect in these views.
- 7.100 The roofs of houses may be glimpsed from the wider setting of the receptors but this will not affect the ability to appreciate the value of the receptors or their group value which contributes to the character of the streetscape.
- 7.101 The magnitude of the impact is judged to be **Nil**. The significance of the effect will be **None**.

TUNSTALL CONSERVATION AREA

DEMOLITION AND CONSTRUCTION

- 7.102 The heritage baseline report identifies the CA as being of medium heritage value. Tunstall Conservation Area is judged to have a **Low susceptibility** and a **Low sensitivity**.
- 7.103 As assessed above in considering the impact on the wider group of receptors in the Conservation Area, the construction impacts on the Conservation Area are unlikely to be experienced in the village due to the separating distance from the Application Site and the interposing fields and development. The Conservation Area is inward looking and key views out of the CA are unlikely to be affected by the construction activities. The

magnitude of the impact is judged to be **Nil**. The significance of the effect will be **None**. The effect is not significant.

OPERATIONAL

- 7.104 The heritage baseline report identifies the CA as being of medium heritage value. Tunstall Conservation Area is judged to have a **Low susceptibility** and a **Low sensitivity**.
- 7.105 The CA borders the southern edge of post-war suburban development in Sittingbourne and its boundary stretches further to the south than the gardens of the listed building receptors considered earlier in this chapter. The CA is understood in clusters of historic buildings which define the character of the different parts.
- 7.106 Some views out from the south border of the CA are afforded across fields towards the Application Site. The rooftops of the proposed residential plots at Highsted Village West will likely be visible in views looking south from the CA.
- 7.107 The residential plots will however be at a distance of 500m from the southern-most edge of the CA, and the visual impact will be screened through the boundary planting and landscaping.
- 7.108 The environmental effects of the Southern Relief Road may be appreciated from the CA. However these will be limited by the distance and intervening fields between the CA and the wider infrastructure of the road.
- 7.109 Overall the proposals are distant from the CA and will not impact the intrinsic characteristics of the area.
- 7.110 The magnitude of the impact is judged to be **Very Low**. The significance of the effect will be **Negligible Adverse**. This likely effect is not significant.

GROUP 6: KENT SCIENCE PARK

WOODSTOCK HOME FARMHOUSE

DEMOLITION AND CONSTRUCTION

- 7.111 The heritage baseline report identifies the Grade II listed Woodstock Home Farmhouse as having Medium heritage value.
- 7.112 Located within the Kent Science Park itself, industrial buildings with large footprints dominate the immediate setting of the building. The susceptibility of the receptor is **Low**. The sensitivity of the receptor is **Low**.

7.113 Located in the Kent Science Park, within the redline boundary, the receptor is likely to experience the construction effects within its immediate setting with the construction of new homes and the formation of the new recreation area and landscaping immediately to the north. These effects are likely to include visual impacts arising from the visibility of the structures associated with construction such as cranes, noise from a large number of construction vehicles and environmental impacts such as dust and dirt.

7.114 The receptor is however already experienced as part of a large commercial science park, the immediate buildings of which would not be affected by the construction of the proposed development. The magnitude of the impact on Woodstock Home Farmhouse will be **Low**. The significance of the effect would be **Minor Adverse**. This likely effect is not significant.

OPERATIONAL

7.115 The heritage baseline report identifies the Grade II listed Woodstock Home Farmhouse as having Medium heritage value.

7.116 Located within the Kent Science Park itself, industrial buildings with large footprints dominate the immediate setting of the building. The arrangement of the planting and the buildings associated with the Science Park means the visual relationship and functional relationship between the receptor and its wider rural setting is very limited. The susceptibility of the receptor is **Low**. The sensitivity of the receptor is **Low**.

7.117 The proposed new local centre that is being built for a mix of uses will be located on the opposite side of Broadoak road. Residential plots are proposed to be located around the new centre.

7.118 The new buildings will be prominent in the wider setting of the listed building, but the area affected within the Application Site does not form a key element of that setting that contributes to the value of the receptor. The listed building will remain to be experienced in the way it currently is and the proposals will not affect its value.

7.119 The magnitude of the impact on Woodstock Home Farmhouse will be **Nil**. The significance of the effect would be **None**.

**WOODSTOCK COTTAGES; WOODSTOCK COTTAGE FARMHOUSE
DEMOLITION AND CONSTRUCTION**

7.120 The heritage baseline report identifies the Grade II Woodstock Cottages as having Medium heritage value.

7.121 The wider setting of the Cottages already contains views of the commercial buildings of the Kent Science Park and these are experienced in distant views travelling along Broadoak Road. The field immediately to the north of the receptor is open. The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium**.

7.122 The Heritage baseline report identifies the Grade II listed Woodstock Cottage Farmhouse as being of Medium heritage value. The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium**.

7.123 Both receptors are located close to the Application Site boundary and are likely to experience the effects within their immediate settings during the construction phase of the new homes and the extension to the Science Park as proposed. The proximity of the receptors to the Application Site and the development parcels means these effects are likely to be major in magnitude and will include visual impacts arising from the visibility of the structures associated with construction such as cranes, noise from a large number of construction vehicles and environmental impacts such as dust and dirt. The construction activity will also affect land that contributes positively to the setting of these listed buildings.

7.124 The magnitude of the impact is likely to be **High**. The significance of the effect is judged to be **Medium / Major Adverse**. The effect is significant.

OPERATIONAL

WOODSTOCK COTTAGES

7.125 The heritage baseline report identifies the Grade II Woodstock Cottages as having Medium heritage value.

7.126 The wider setting of the Cottages already contains views of the commercial buildings of the Kent Science Park and these are experienced in distant views travelling along Broadoak Road. The field immediately to the north of the receptor is open. The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium**.

7.127 The principal considerations with regards to the effect on this receptor are the proposed Extension to Kent Science Park, the introduction of new

housing to the north field, and the environmental effects from the new link road joining Broadoak Road to the southern roundabout.

7.128 The height of the buildings proposed closest to the receptor on the east side of the masterplan are set at 10m, equivalent to the residential dwellings proposed in the field to the north. The height and scale of the commercial buildings mean these are unlikely to be dominant in views from the receptor.

7.129 Whilst glimpsed views of the commercial buildings of KSP come in and out of view when travelling along Broadoak Road, there would be no direct intervisibility between the expanded Science Park and the cottage.

7.130 Residential plots are proposed to be located immediately to the north of the receptor and residential plots are proposed to the south of Broadoak Road also. The Woodstock Cottages are currently experienced as part of residential dwellings along Broad Oak Road which were built in the Twentieth Century. Whilst the proposed residences are in line with the character of the more recent development in the setting of the listed building, the proposed density of the development will have a significant urbanising effect on these elements of the setting of the listed building.

7.131 It is expected that there will likely be an intensification in environmental effects arising from the proposed new link road joining Broadoak road to the Kent Science Park extension. A relevant consideration when assessing the effects of new development on the setting of heritage assets as defined in Historic England Guidance GPA 3 (2017).

7.132 The proposed new link road to join up with Broadoak Road and provide access through to Highsted Village East will lead to additional vehicular movements and busyness over and above the level that frequents the road currently, intensifying the urbanising impact of the residential plots. This leads to an impact on the ability to appreciate significance owing to the expected substantial change in vehicular movements.

7.133 The magnitude of the impact on the Woodstock Cottages will be **Medium**. The significance of the effect would be **Moderate Adverse**. The effect is significant.

WOODSTOCK COTTAGE FARMHOUSE

7.134 The Heritage baseline report identifies the Grade II listed Woodstock Cottage Farmhouse as being of Medium heritage value.

7.135 The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium**.

- 7.136 The buildings of the Kent Science Park feature in views from the immediate setting of the listed building. The building is seen in combination with the Science Park also in views from the south and east, looking north and west. The principal architectural significance of the receptor is appreciated on approach from the east looking west.
- 7.137 The two principal considerations for the assessment of the effects on Woodstock Cottage Farmhouse are the Extension of Kent Science Park to the east of the listed building, given the proximity to this part of the Application Site, as well as the new link road from Broadoak Road to the roundabout to the south.
- 7.138 Buildings proposed as part of the Science Park extension are to be located along the eastern boundary of the science park, approximately 100m to the west of the receptor, arranged with amenity spaces between them. The heights of these buildings are fixed at being up to 10m high. Further into the Science Park to the west where the historic environment sensitivities are less, the buildings are of heights up to 21m.
- 7.139 By placing the smaller buildings on this eastern boundary, the visual impact in the immediate setting of the receptor is reduced. The buildings will still be visible close to the eastern boundary of the Application Site and will be appreciated as larger and more bulky than residential dwellings as a result of their commercial use. Screening in the form of planting will be included on the boundary to ensure a dense tree cover matures over time to reduce visibility. In the short term, the buildings are likely to be highly visible and will change the character of views to the west in the setting of the listed building.
- 7.140 The new link road is proposed between the eastern boundary of the Application Site and the receptor at a distance of approximately 80m to the west.
- 7.141 There will likely be significant intensification in the environmental effects arising from the proximity of the new road linking Broadoak Road to the roundabout to the south. The road proposed will be a primary road, linking the parcels of development including Highsted Village: East, around Kent Science Park and the extension to the south and ultimately going under the link road alongside the motorway and connecting to Highsted Village: West. It would also be used as a bus corridor. It is likely there will be a significant increase in vehicular movements in peak times along this road, although the exact numbers have not been confirmed.

- 7.142 This will have a significant urbanising effect on the setting and the way the asset is experienced. The noise and activity will be readily apparent from the close setting of the listed building. In this instance, the appreciation of the Farmhouse and its relationship with the fields to the west, and its relatively rural and tranquil setting (de-sensitised to a certain extent by the visual presence of the buildings on Kent Science Park to the north) will be significantly affected by the sight and sound of vehicles so as to detract from an experience of the intrinsic values of this receptor as a formerly isolated farmstead.
- 7.143 The screening would increase over time as the vegetation develops, thus reducing the visibility and the visual impact.
- 7.144 The impact on the Woodstock Cottage Farmhouse is considered to be of **High magnitude** owing to the fact the proposals will introduce new components in the close setting of the listed building which will lead to an intensive change which will be very noticeable. The historic relationship of the farmhouse to the surrounding agricultural fields will be affected and the contribution this previously made to an understanding of the way the receptor functioned with the land.
- 7.145 Our methodology indicates that the significance of the effect would be Moderate/Major Adverse. In this instance, given the effects are confined to setting effects, and the principal significance of the fabric remains unaffected, the effect overall would be judged to be **Moderate Adverse**. This likely effect is significant.

OAKWOOD FARM

DEMOLITION AND CONSTRUCTION

- 7.146 The heritage baseline identifies the receptor as having a Low heritage value.
- 7.147 The susceptibility of the receptor is judged to be **Medium**. The sensitivity of the receptor is **Low to Medium**.
- 7.148 The receptor is located adjacent to the Site boundary and therefore there would be environmental and visual effects of the demolition and construction phase in the immediate setting of the receptor.
- 7.149 To the immediate north would be amenity greenspace, which would provide a buffer between the receptor and the residential parcels proposed (see the Development Structuring Plan prepared by Milton

- Studio). There would be residential development to the west of the receptor and to the east, the existing woodland would be retained.
- 7.150 The construction of the new homes and green infrastructure would cause environmental and disturbances in the immediate setting of the receptor and would likely lead to increased traffic on Ruins Barn Road.
- 7.151 The construction activity will affect land that contributes positively to the setting of the receptor.
- 7.152 The magnitude of the impact is likely to be **Medium**. The significance of the effect is judged to be **Moderate Adverse**. The effect is significant.

OPERATIONAL

- 7.153 The heritage baseline identifies the receptor as having a Low heritage value.
- 7.154 The susceptibility of the receptor is judged to be **Medium**. The sensitivity of the receptor is **Low to Medium**.
- 7.155 The Proposed Development would transform the immediate and wider setting of the receptor from agricultural land to development forming Highsted Village West.
- 7.156 Residential parcels would extend to the north and west of the receptor, with green buffers provided to separate the development parcels.
- 7.157 Despite this being a substantial change to the receptor's setting, it has already lost its functional link to the surrounding fields having been converted to residential. As such, the change to the receptor's setting would be limited but is still judged to cause some harm by virtue of the change to the character of the land that currently makes a positive contribution to the heritage value of the receptor.
- 7.158 The magnitude of the effect will be **Low**. The significance of the effect will be **Minor / Moderate Adverse**. The effect is not significant.

BROADOAK FARM; OASTHOUSE AT BROADOAK FARM

DEMOLITION AND CONSTRUCTION

- 7.159 The heritage baseline identifies the receptor as having a Low heritage value. The receptor is judged to have a susceptibility of **Medium** and therefore a sensitivity of **Low to Medium**.
- 7.160 The receptors are located adjacent to the Site boundary and therefore there would be environmental and visual effects of the demolition and construction phase in the immediate setting of the receptor.

7.161 There would be effects from the construction of employment-use development to the west, and a residential parcel to the east. This would disrupt views of the receptor from Broadoak Road and would result in increased traffic and other disturbances in the immediate and wider setting of the receptor.

7.162 The construction activity will affect land that contributes positively to the setting of the receptors.

7.163 The magnitude of the impact is likely to be **Medium**. The significance of the effect is judged to be **Moderate Adverse**. The effect is significant.

OPERATIONAL

7.164 The heritage baseline identifies the receptor as having a Low heritage value. The receptor is judged to have a susceptibility of **Medium** and therefore a sensitivity of **Low to Medium**.

7.165 To the immediate west of the receptors, the parcel of land is allocated to buildings in employment use, between 10m-16.5m in height. To the east of the receptor beyond Broad Oak Road, a residential parcel of housing up to 10m in height is proposed.

7.166 There will be a marked change to the character of the land in the immediate setting of the receptor and that makes a positive contribution to its heritage value. The employment-use development is of substantial height in relation to the receptors and would appear in views of the receptors from Broad Oak Road.

7.167 That said, the receptors are no longer functionally linked to the agricultural land and their setting is already characterised by some urbanising features such as the M2 to the south and the existing Kent Science Park to the north and northwest.

7.168 The magnitude of the impact is likely to be **Medium**. The significance of the effect is judged to be **Moderate Adverse**. The effect is significant.

OAST HOUSE, PRIMROSE LANE

DEMOLITION AND CONSTRUCTION

7.169 The heritage baseline identifies the receptor as having a Low heritage value. The receptor is judged to have a susceptibility of **Medium** and therefore a sensitivity of **Low to Medium**.

7.170 The receptor would experience some visual and environmental effects by virtue of the Proposed Development, owing to the relative proximity of the Site. These effects would comprise views of residential parcels being

constructed, and associated construction paraphernalia. This would be seen in peripheral views of the receptor when facing eastwards on Bredgar Road and at a distance of around 200m.

7.171 There would not likely be an increase in traffic during this phase of the development because the parcels would be accessed from the east and not from Bredgar Road.

7.172 Principal views of the receptor would be unaffected and the land to its immediate north would also be unaffected, however, the awareness of the activity in the wider setting of the receptor and the impact on views from and across the receptor would result in some harm to the receptor.

7.173 The magnitude of the impact is likely to be **Low**. The significance of the effect is judged to be **Minor Adverse**. The effect is significant.

OPERATIONAL

7.174 The heritage baseline identifies the receptor as having a Low heritage value. The receptor is judged to have a susceptibility of **Medium** and therefore a sensitivity of **Low to Medium**.

7.175 Residential parcels of up to 10m would be visible in the wider setting of the receptor in easterly views from and across the receptor. This would be seen at a distance of around 200m and would not affect the open rural land to the north of the receptor which currently makes a positive contribution to the heritage value of the receptor.

7.176 It would, however, signal an increase in urbanisation in the wider setting of the receptor, which historically has developed in a rural setting. There are existing urbanising features in the setting of the receptor, such as the M2 to the south, but this is not discernible from the receptor due to interposing vegetation and distance (over 300m).

7.177 Principal views of the receptor would be unaffected, and its architectural and historic interest would still be understood.

7.178 The magnitude of the impact on the receptor is likely to be **Low**. The significance of the effect is judged to be **Minor Adverse**. The effect is significant.

GROUP 8: HIGHSTED

OLD COTTAGE; HIGHSTED FARMHOUSE; STANLEY VILLAS

DEMOLITION AND CONSTRUCTION

7.179 The Heritage baseline report identifies the Grade II listed Old Cottage, Highsted Farmhouse and Stanley Villas as being of Medium heritage value.

7.180 The receptors are currently experienced as part of a small rural settlement and currently have an aspect that looks out over existing orchards which form part of its wider setting and are a visual link to the agricultural use of the wider land. The susceptibility of the receptors of Old Cottage (Grade II listed), Highsted Farmhouse (Grade II) and Stanley Villas (Grade II listed) are judged to be **Low**. The sensitivity of these receptors is therefore **Low**.

7.181 The construction effects on these receptors will likely be limited to activities associated with the planting of trees in the creation of the new woodland immediately to the south west. This will likely comprise vehicle movements and digging and planting. These actions will be a new element in the setting of the listed buildings but will not disrupt an appreciation of the significance of the receptors. The magnitude of the effect will be **Low**. The significance of the effect will be **Minor Adverse**. The effect is not significant.

OPERATIONAL

7.182 The Heritage baseline report identifies the Grade II listed Old Cottage, Highsted Farmhouse and Stanley Villas as being of Medium heritage value.

7.183 The receptors are currently experienced as part of a small rural settlement and currently have an aspect that looks out over existing orchards which form part of its wider setting and are a visual link to the agricultural use of the wider land. The susceptibility of the receptors of Old Cottage (Grade II listed), Highsted Farmhouse (Grade II) and Stanley Villas (Grade II listed) are judged to be **Low**. The sensitivity of these receptors is therefore **Low**.

7.184 Views of the proposals afforded from these receptors will be onto newly planted woodlands that will mature overtime into dense woodland thickets. The proposals will change the nature of the planting and use of the land but will remain demonstrably rural. This will not affect the value of the receptor.

7.185 The magnitude of the impact will be **Very Low**. The nature of the likely effect is judged to be adverse owing to the change in character of the use of the land and the minor loss of one element of the setting and views out from the immediate settings of the receptors. The significance of the effect on these receptors will be **Negligible Adverse**. The effect is not significant.

GROUP 9: RODMERSHAM GREEN

VICTORIA HOUSE; ORSETT HOUSE; HOLLY TREE LODGE; PARDONERS COTTAGE; BAKER COTTAGES; VINE COTTAGES

DEMOLITION AND CONSTRUCTION

- 7.186 The value of the Grade II listed receptors of Victoria House, Orsett House, Holly Tree Lodge, Pardoners Cottage, Baker Cottages and Vine Cottages is identified in the baseline report as being of Medium heritage value. The listed buildings form part of the picturesque group of designated and non-designated heritage assets that are inward looking to Rodmersham Green. Together with the Green, they form the key focus and central point of the CA. The immediate settings of the listed buildings comprise their own garden plots which define their demise.
- 7.187 The susceptibility of the receptors is judged to be **Low**. The sensitivity of the receptors is therefore **Low**.
- 7.188 The construction associated with the creation of the Southern Relief Road and the housing parcels to the north east will be at a significant distance to the receptors and will not affect elements of their immediate setting which contribute positively to significance. It may be possible to experience environmental effects such as noise from the construction of the infrastructure or visual effects from the construction equipment. These effects will be **Very Low** in magnitude and the overall significance of the effect will be **Negligible Adverse**. The effect is not significant.

OPERATIONAL

VICTORIA HOUSE; ORSETT HOUSE; VINE COTTAGES

- 7.189 The value of the Grade II listed receptors of Victoria House, Orsett House and Vine Cottages is identified in the baseline report as being of Medium heritage value. The listed buildings form part of the picturesque group of designated and non-designated heritage assets that are inward looking to Rodmersham Green. Together with the Green, they form the key focus and central point of the CA. The immediate settings of the listed buildings comprise their own garden plots which define their demise.
- 7.190 The susceptibility of the receptors is judged to be **Low**. The sensitivity of the receptors is therefore **Low**.
- 7.191 The new Southern Relief Road will be located approximately 600m to the north west, arching around to connect the Highsted Villages with the Oakwood Villages to the north. The topography means the road will be

located in a shallow dip of the valley that runs to the north, helping to screen and shield some of the visual and noise effects of the road.

- 7.192 A buffer of c. 20m will be protected either side of the road itself as Natural Open Space. Beyond that, some agricultural land will be landscaped in a light touch fashion to create the Highsted Country Parks. Whilst a change in the character of the land, this will maintain the open nature of the surrounding fields. The residential parcels are at a significant distance from the receptors and whilst glimpsed views may be afforded to the new settlements, these will be experienced in a similar way to those existing settlement of Sittingbourne and are unlikely to affect an appreciation of setting or significance.
- 7.193 There may be some distant urbanising effects of the location of the Southern Relief Road but given the distance and nature of the mitigation green infrastructure, the magnitude of the impact on the value of these receptors is judged to be **Very Low**.
- 7.194 The significance of the effect would be **Negligible Adverse**. The effect is not significant.

HOLLY TREE LODGE; PARDONERS COTTAGE; BAKER COTTAGES

- 7.195 The Heritage baseline report identifies the Grade II listed Holly Tree Lodge, Pardoners Cottage and Baker Cottages as being of Medium heritage value.
- 7.196 The susceptibility of the receptors is judged to be **Low**. The sensitivity of the receptor is **Low**.
- 7.197 Similarly to the group of listed buildings at Victoria House, Orsett House and Vine Cottages, the listed buildings form part of the wider picturesque group of designated and non-designated heritage assets that are inward looking to Rodmersham Green. Together with the Green, they form the key focus and central point of the CA. The immediate settings of the listed buildings comprise their own garden plots which define their demise.
- 7.198 From these receptors there may be glimpsed views of the residential plots proposed at Oakwood Village East, but given the distance between the receptors and the proposals, these are likely to be limited to views of rooftops and will be well screened by the proposed landscaping as shown on the Green Infrastructure parameter plan. Residences currently seen from these receptors are usually seen as isolated settlements and the so the denser residential development will have an urbanising effect in wider views although it is considered this will not affect an appreciation of the core attributes that contribute to the value of these receptors. The change

in use of these distant fields will not harm an understanding of the historic and architectural value of the receptors.

- 7.199 The key views from the Conservation Area and these isolated receptors across open agricultural fields to Grade I listed St Nicholas' Church are maintained. It may be possible to detect the change in use of some of the fields to recreation and leisure grounds but this is unlikely to affect how the value of these receptors is appreciated.
- 7.200 The Southern Relief Road will be located on other side of the village green, approximately 650m to the north-west. There may be some appreciation of the noise and urbanising effect of the road but this will not affect the key elements of the significance and setting of the listed buildings.
- 7.201 The magnitude of the impact on these receptors will be will be **Nil**. The significance of the effect would be **None**. The effect is not significant.

RODMERSHAM GREEN CONSERVATION AREA

DEMOLITION AND CONSTRUCTION

- 7.202 The heritage baseline report identifies the CA as being of medium heritage value. The Rodmersham Green CA. The receptor has a susceptibility of **Medium**. The sensitivity of the receptor is **Medium**.
- 7.203 The Site boundary is located over 400m to the northwest of the receptor at the closest point. The part of the Site located closest to the receptor would comprise landscaping, the Southern relief Road, and sports facilities. It might be possible to view taller machinery and equipment associated with construction activity within the wider setting of the CA, however, the core attributes and the character of the CA will remain unaffected.
- 7.204 The magnitude of the impact is judged to be **Nil** and the significance of the effect is **None**.

OPERATIONAL

- 7.205 The heritage baseline report identifies the CA as being of medium heritage value. The Rodmersham Green CA. The receptor has a **susceptibility of Medium**. The sensitivity of the receptor is **Medium**.
- 7.206 The principal consideration of the development proposals will be the urbanising effect of the Southern Relief Road on the character and appearance of the Conservation Area. The CA is inward focussing on the group of listed buildings around the village green and this is where the special interest of the CA is focussed.

- 7.207 Long views to and from the surrounding open land are obtained from the north and east, although less so to the south due to hedgerows and mature trees along Bottles Lane. This setting makes a positive contribution to the character and appearance of the CA as it reflects the original rural setting of the settlement.
- 7.208 The Highsted Country Park will feature in longer range views from the northern edge of the Conservation Area. The low intensity of the proposed development and the open nature of the land that will be retained will not have an effect on the key view of the Church of St Nicholas to the northeast.
- 7.209 The environmental effects of the Southern Relief Road in the setting of the Conservation Area will include some noise and lighting. The effects will be minimised and mitigated to a certain extent as a result of the intervening distance between the receptor and the road and through the proposals to screen and buffer the road which will reduce noise and light.
- 7.210 There will be some adverse effects to the wider setting of the CA arising from the urbanisation through the dilution of the historic relationship of the receptor with the wider landscape. The core attributes and the character of the CA will remain unaffected. The magnitude of the impact is judged to be **Very Low** and the significance of the effect is **Negligible Adverse**.

BROWNINGS FARM

DEMOLITION AND CONSTRUCTION

- 7.211 Brownings Farm is a non-designated heritage asset of Low value. It is located on the southeastern edge of Rodmersham Green, on Bottles Lane. It is surrounded by open agricultural land to the east, which makes a positive contribution to its significance as there is a functional link between the building and the land.
- 7.212 Brownings Farm has a **Medium susceptibility** and therefore a **Low to Medium sensitivity**.
- 7.213 There would be no change to the immediate and wider setting of Brownings Farm given the Site boundary is located on the other side of Rodmersham Green and a considerable distance to the northeast of the farm.
- 7.214 The demolition and construction phase would have no impact on the significance of the non-designated heritage asset.
- 7.215 The magnitude of the construction effects is considered to be **Nil**. The effect is **None**.

OPERATIONAL

- 7.216 Brownings Farm is a non-designated heritage asset of Low value. It is located on the southeastern edge of Rodmersham Green, on Bottles Lane. It is surrounded by open agricultural land to the east, which makes a positive contribution to its significance as there is a functional link between the building and the land.
- 7.217 Brownings Farm has a **Medium susceptibility** and therefore a **Low to Medium sensitivity**.
- 7.218 There would be no change to the setting of Brownings Farm resulting from the Proposed Development, owing to the considerable separating distance between the receptor and the Site boundary to the northeast (over 800m at the closest point). The Site boundary is closer on the western side but owing to the interposing Rodmersham Green settlement there would be no intervisibility or change to those aspects of the building's setting that contribute to its significance.
- 7.219 The magnitude of the construction effects is considered to be **Nil**. The effect is **None**.

FORMER PROVIDENCE CHAPEL, RODMERSHAM GREEN, RODMERSHAM, SWALE

DEMOLITION AND CONSTRUCTION

- 7.220 The Former Providence Chapel is located on the northern edge of Rodmersham Green, on the north side of the green. Its historic development is synonymous with the settlement of Rodmersham Green and it does not have a functional link with the surrounding agricultural development or with the Site itself.
- 7.221 The susceptibility of the non-designated heritage asset is judged to be **Low**. Its sensitivity is therefore **Low**.
- 7.222 During this stage of the Proposed Development it may be possible to discern construction activity in the wider setting of the receptor to the north and northwest. This would be seen at a distance of over 400m and would comprise visual impacts of construction paraphernalia and vehicular movement and activity to facilitate the construction of landscaped areas, sports facilities and the Southern Relief Road.
- 7.223 The important aspect of the building's setting is the relationship with Rodmersham Green, onto which the building fronts, and the Proposed Development would have no impact on this relationship. Construction

activity would be at such a distance and in a part of the wider setting of the building that does not contribute to an understanding of its heritage value.

- 7.224 The magnitude of impact is therefore judged to be **Nil**. The likely effect is **None**.

OPERATIONAL

- 7.225 The Former Providence Chapel is located on the northern edge of Rodmersham Green, on the north side of the green. Its historic development is synonymous with the settlement of Rodmersham Green and it does not have a functional link with the surrounding agricultural development or with the Site itself.
- 7.226 The susceptibility of the non-designated heritage asset is judged to be **Low**. Its sensitivity is therefore **Low**.
- 7.227 The Proposed Development would introduce the Southern Relief Road, areas of landscaping, and a sports facility into the areas to the north and northwest of the receptor. This would be located over 400m to the north of the receptor and in land that does not contribute to the significance of the locally listed building or to an appreciation thereof.
- 7.228 The Proposed Development would have no impact on the relationship between the building and Rodmersham Green, which forms the important aspect of the building's setting and heritage value.
- 7.229 The magnitude of impact is therefore judged to be **Nil**. The likely effect is **None**.

ELIZABETH COTTAGES; THE RAMBLERS

DEMOLITION AND CONSTRUCTION

- 7.230 The receptors are located on the western side of Rodmersham Green. Their historic development is synonymous with the settlement of Rodmersham Green and they does not have a functional link with the wider agricultural setting or with the Site itself.
- 7.231 The susceptibility of the non-designated heritage assets is judged to be **Low**. Their sensitivity is therefore **Low**.
- 7.232 During this stage of the Proposed Development it may be possible to discern construction activity in the wider setting of the receptor to the north and northwest. This would be seen at a distance of over 400m and would comprise visual impacts of construction paraphernalia and vehicular movement and activity to facilitate the construction of an eco park, country parkland and the Southern Relief Road.

7.233 This would be discerned at such distance that it would have no material impact on the experience of the receptors. There would also be no visual impact on primary views of the receptors from Rodmersham Green due to distance and interposing vegetation and topography.

7.234 The important aspect of the buildings' settings is the relationship with Rodmersham Green, onto which the buildings front, and the Proposed Development would have no impact on this relationship. Construction activity would be at such a distance and in a part of the wider setting of the building that does not contribute to an understanding of its heritage value.

7.235 The magnitude of impact is therefore judged to be **Nil**. The likely effect is **None**.

OPERATIONAL

7.236 The receptors are located on the western side of Rodmersham Green. Their historic development is synonymous with the settlement of Rodmersham Green and they does not have a functional link with the wider agricultural setting or with the Site itself.

7.237 The susceptibility of the non-designated heritage assets is judged to be **Low**. Their sensitivity is therefore **Low**.

7.238 The Proposed Development would introduce the Southern Relief Road, an eco park and a Country Park into the areas to the north and northwest of the receptor. This would be located over 350m from the receptor at the closest point, and in land that does not contribute to the significance of the locally listed buildings or to an appreciation of their heritage value.

7.239 The Proposed Development would have no impact on the relationship between the building and Rodmersham Green, which forms the important aspect of the building's setting and heritage value.

7.240 The magnitude of impact is therefore judged to be **Nil**. The likely effect is **None**.

GROUP 10: BAPCHILD

CHURCH OF ST LAWRENCE

DEMOLITION AND CONSTRUCTION

7.241 The baseline report identifies the Church of St Lawrence as having a High heritage value. It is judged to have a **High susceptibility** to change and thus a **High sensitivity**.

7.242 The construction effects of the Proposed Development in this location would be limited to views of cranes and equipment associated with the construction of the infrastructure and limited noise. The magnitude of the impact is judged to be **Very Low**. The significance of the effect is judged to be **Negligible Adverse**. The effect is not significant.

OPERATIONAL

7.243 The baseline report identifies the Church of St Lawrence as having a High heritage value. It is judged to have a **High susceptibility** to change and thus a **High sensitivity**.

7.244 The Application Site is located approximately 440m southeast of the Church of St Lawrence at the closest point. This part of the Application Site comprises residential development which would occupy the field beyond Church Lane and Panteny Lane. These existing byways would be treated with new planting to create thick vegetated boundaries between the proposed residential development and the wider landscape. There would be a similar treatment to the proposed new road c.700m to the south of the church, although the landscaped buffer would be denser and wider here. The link roads to the south and southeast of the Proposed Development would ensure much of the traffic would bypass Church Lane, meaning minimal additional traffic on this road leading past the church. The extensive greenery proposed around the Application Site boundary would limit much, if any, visual interaction between the residential development and the church. However the addition of the new road to the south of the church and presence of residential development to the southeast would affect the wider setting of the grade I listed church by virtue of the urbanisation of the currently rural setting in these areas.

7.245 The magnitude of the impact is judged to be **Very Low**. The significance of the effect is judged to be **Negligible Adverse**. The effect is not significant.

MORRIS COURT FARMHOUSE

DEMOLITION AND CONSTRUCTION

7.246 The baseline report identifies Morris Court Farmhouse as having a Medium heritage value. It is judged to have a **Medium susceptibility** to the Proposed Development and therefore a **Medium susceptibility**.

7.247 The construction of the Proposed Development would likely be visible in views along Church Street to the southeast in the setting of the listed building. This would comprise construction activity, including construction vehicles, and associated temporary structures. There would be an increase in traffic on Church Street adjacent to the listed building, and associated noise and movement to facilitate the construction of the Southern Relief Road to the south of the receptor, residential development to the east of Bapchild and the sports complex to the south of Bapchild.

7.248 This activity would result in an increased sense of urbanisation in the setting of the receptor, in locations which currently make a positive contribution to its significance by virtue of the historic functional link (agricultural fields currently make a positive contribution in the setting of the receptor).

7.249 The architectural and historic interest of the receptor would still be appreciable in direct views of the receptor but the construction activity would result in a temporary adverse impact to the receptor by virtue of the change to the character of the land in the receptor's setting and the adverse impacts resulting from visual and environmental effects of construction including increased traffic on Church Street.

7.250 The magnitude of impact is judged to be **Low**. The likely effect is judged to be **Minor Adverse**. The effect is not significant.

OPERATIONAL

7.251 The baseline report identifies Morris Court Farmhouse as having a Medium heritage value.

- 7.252 At present, the surrounding agricultural fields to the east and south of the receptor make a limited positive contribution to the significance of the receptor by virtue of revealing the historic function of the building as a farmstead which would have formerly been isolated from the settlement and surrounded by open fields. Now, the receptor's setting has been incrementally built on by modern housing in Bapchild and immediately surrounding the receptor, so this setting relationship has been eroded to an extent and the contribution of the wider open fields to the significance of the receptor is now limited.
- 7.253 The receptor is therefore judged to have a **Medium susceptibility** to change and its sensitivity is **Medium**.
- 7.254 The Proposed Development includes provision for sports facilities to the west of the receptor, south of the edge of the Bapchild settlement around 140m east of the receptor. The Southern Relief Road would be located around 200m south of the receptor in what is currently open agricultural land. Residential parcels are proposed in the area east of Bapchild.
- 7.255 This development would change the character of the land in the setting of the receptor and this would be experienced when moving along Church Street. This agricultural land currently makes a limited positive contribution to the significance of the receptor, and so the change in the character of this land would result in some harm to the receptor. This harm would be limited given the relationship between the receptor and the agricultural land has been eroded through development in the immediate setting of the receptor. The harm would also be mitigated through the landscaping elements of the Proposed Development, which includes a green buffer to the north of the relief road and landscaping along Church Street which will be subject to detailed design presented in subsequent Reserved Matters planning applications.
- 7.256 The intrinsic architectural and historic interest of the listed building would be unaffected and principal views of the listed building from Church Street would similarly be unaffected.
- 7.257 The magnitude of impact is judged to be **Low**. The likely effect is judged to be **Minor Adverse**. The effect is not significant.

GROUP 13: TEYNHAM

THE OLD VICARAGE, TONGE

DEMOLITION AND CONSTRUCTION

- 7.258 The receptor's plot is bounded by the Site to the west and south. The Site is also located to the east beyond Dully Road.
- 7.259 The receptor is judged to have a High susceptibility owing to the proximity of the receptor to the Site and Dully Lane. This results in a Medium to High sensitivity to change.
- 7.260 Dully Road is located to the immediate east of the receptor, however this is well-enclosed by vegetation along the road edge and within the receptor's plot boundary. Vehicle movement may increase along Dully Road as a result of the construction activity but this will be a temporary effect and will not affect the intrinsic values of the receptor. Further, the separation between the receptor and the lane by way of dense and mature vegetation would limit the impacts brought by construction traffic further.
- 7.261 The receptor would experience construction-associated noise and visual impacts in its wider setting to the northwest, west and southwest. This is a result of the proposed housing parcels, landscape buffer and new infrastructure located in the Site adjacent to the receptor's plot on these sides. It is likely that the cranes and construction infrastructure will be visible from the receptor and there will be increased noise and potential environmental impacts within its immediate setting.
- 7.262 The Proposed Development is judged to have a Low to Medium magnitude of impact to the receptor. The likely effect arising from the impact to heritage value is judged to be Minor Adverse. This effect is not significant.

OPERATIONAL

- 7.263 The receptor's plot is bounded by the Site to the west and south. The Site is also located to the east beyond Dully Road.
- 7.264 The receptor is judged to have a **High susceptibility** owing to the existing contribution of the rural quality of the surrounding land and proximity of the Site. This results in a **Medium to High sensitivity** to change.

- 7.265 As set out in the baseline section of this report, there is a general lack of intervisibility between the receptor and the land to the east due to dense and mature vegetation within the Site and along the road boundary. As such, the location of parcels of housing within this part of the Site would not materially impact the receptor due to the physical and visual separation.
- 7.266 The land to the west and southwest would be redeveloped according to the masterplan, with parcels of residential development and new infrastructure serving the housing and linking it with surrounding road network. This would have the effect of extending the settlement edge of Bapchild, up to the plot boundary.
- 7.267 While this development would be located in the adjacent field to the Site, and would share intervisibility with the Site, embedded mitigation in the form of a landscape buffer along the eastern boundary of the Site would limit the visual impact to an extent. This would also serve to echo the existing landscape buffer currently enjoyed by the property on its eastern boundary.
- 7.268 Furthermore, the existing of low rise residential development in the wider setting of the receptor is not an alien feature at present, as the receptor shares intervisibility with the settlement edge of Bapchild further to the west. The Proposed Development would serve to bring this settlement edge closer to the plot boundary, which would result in an increased sense of urbanisation in the setting of the receptor. This would erode, to a degree, the understanding of the vicarage's historic development as an isolated, rural dwelling surrounded by agricultural land.
- 7.269 The Proposed Development would not, however, have any impact on the principal significance of the listed building derived from its architectural and historic interest and survival of much of its original planform and outbuildings.
- 7.270 The Proposed Development is judged to have a **Low to Medium** magnitude of impact to the receptor. The likely effect arising from the impact to heritage value is judged to be **Minor Adverse**. This effect is not significant.

RADFIELD HOUSE; BEECHES; LITTLE RADFIELD; OAST EAST OF RADFIELD HOUSE

DEMOLITION AND CONSTRUCTION

- 7.271 The baseline report identifies Radfield House and railings to forecourt (grade II), Beeches (grade II) and Little Radfield (Grade II) as having a Medium heritage value. The Oast east of Radfield House is a locally listed building (non-designated heritage asset).
- 7.272 They are located approximately 30–60m to the east of the Site boundary at the closest points. The receptors are located to each side of the London Road, within approximately 110m of each other. The effects on these three receptors are considered together given their proximity and shared setting on London Road.
- 7.273 At present, their setting in the location of the Site principally comprises open agricultural land which contributes positively to the heritage value of the receptors insofar as it reinforces an understanding of the historic agricultural character of the area and provides an open backdrop in kinetic views of the receptors along London Road.
- 7.274 This setting relationship is limited by virtue of detracting development along London Road in the setting of the receptors and which is detailed in the baseline section. It is also limited owing to the fact that the receptors are principally experienced within the context of linear development along London Road and there is no obvious or apparent functional linked between the listed buildings and the agricultural land located within the Site.
- 7.275 The receptors are judged to have a **High susceptibility** and a **Medium sensitivity** to change.
- 7.276 The proposals would lead to construction effects in the vicinity of these receptors, including increased noise, vibration, dust and traffic along London Road.
- 7.277 The construction of the Proposed Development would be partially visible in kinetic views of the receptors as experienced from the London Road. However, the receptors are already experienced in the setting of the busy and developed London Road, which would mitigate these aural and vibrational effects.
- 7.278 The construction of the Proposed Development is judged to have a **Very Low magnitude of impact** to the receptors. The likely effect arising from

the impact to heritage value is judged to be **Negligible Adverse**. This likely effect is not significant.

OPERATIONAL

- 7.279 The baseline report identifies Radfield House and railings to forecourt (grade II), Beeches (grade II) and Little Radfield (Grade II) as having a Medium heritage value. The Oast east of Radfield House is a locally listed building (non-designated heritage asset). They are located approximately 30–60m to the southeast of the site boundary at the closest points. The receptors are located to each side of the London Road, within approximately 110m of each other. The effects on these three receptors are considered together given their proximity and shared setting on London Road.
- 7.280 At present, their setting in the location of the Site principally comprises open agricultural land which contributes positively to the heritage value of the receptors insofar as it reinforces an understanding of the historic agricultural character of the area and provides an open backdrop in kinetic views of the receptors along London Road.
- 7.281 This setting relationship is limited by virtue of detracting development along London Road in the setting of the receptors and which is detailed in the baseline section. It is also limited owing to the fact that the receptors are principally experienced within the context of linear development along London Road and there is no obvious or apparent functional linked between the listed buildings and the agricultural land located within the Site.
- 7.282 The receptors are judged to have a **Medium susceptibility** and a **Medium sensitivity** to change.
- 7.283 The Proposed Development would result in a change to the character of the land to the southwest of the receptors. It would introduce parcels of residential development into the Site in the locations closest to the receptors, and a new relief road which would link London Road with Oakwood Village.
- 7.284 This change would result in some limited harm to the receptors by virtue of the introduction of a new settlement in an area historically defined by open agricultural land, and an increased sense of urbanisation in the setting of the receptors.
- 7.285 The Proposed Development would incorporate landscaped buffers

around the parcels of residential development, which would limit intervisibility, as well as along the road edge. This would also enhance the appearance of the relief road. Landscaping, which will be subject to detailed design in forthcoming Reserved Matters applications, would mitigate some of the impact to the listed buildings. Furthermore, the existence of buildings of large scale and poor visual quality along the London Road within the vicinity of the receptors means that there are already urbanising features in these buildings' settings.

- 7.286 Furthermore, the receptors are best appreciated in views of their principal facades as one travels along the busy thoroughfare of the London Road. The Proposed Development would likely form a peripheral element in this experience of the receptors, and visibility limited to views of the landscape buffer. The intrinsic architectural and historic interest of the receptors would be unaffected.
- 7.287 Due to the change in the receptors' wider settings to the southeast and change in use of the land, the Proposed Development is judged to have a **Very Low magnitude of impact** to the receptors. The likely effect arising from the impact to heritage value is judged to be **Negligible Adverse**. This likely effect is not significant.

HAYWOOD

DEMOLITION AND CONSTRUCTION

- 7.288 The receptor is bounded by the Site on all sides.
- 7.289 The receptor is judged to have a High susceptibility owing to the proximity of the receptor to the Site and the location of the receptor adjacent to Dully Road. This results in a Medium sensitivity to change.
- 7.290 The Site bounds the receptor on all sides and the receptor is located adjacent to Dully Road, where it is anticipated there will be an increase in noise and traffic associated with the construction of the Proposed Development. This will be a temporary effect and will not affect the intrinsic values of the receptor.
- 7.291 The receptor would experience construction-associated noise and visual impacts in its setting on all sides, associated with the construction of parcels of housing and new infrastructure. It is likely that the cranes and construction infrastructure will be visible from the receptor and there will be increased noise and potential environmental impacts within its immediate setting.

7.292 The Proposed Development is judged to have a High magnitude of impact to the receptor. The likely effect arising from the impact to heritage value is judged to be Moderate/Major Adverse. This effect is significant but indirect and temporary in nature.

OPERATIONAL

7.293 The receptor is judged to have a High susceptibility owing to the proximity of the receptor to the Site and the location of the receptor adjacent to Dully Road. This results in a Medium sensitivity to change.

7.294 The Proposed Development would introduce residential development in the immediate setting of the receptor on all sides. This would affect principal views of the receptor from Dully Road and would result in a change to the character of the land that makes a positive contribution to the heritage value of the receptor.

7.295 There would be a landscape buffer around the property but the residential development would be discernible and this would result in some harm to the heritage asset due to the effect on views of the locally listed building and the change to the character of the land that makes a positive contribution to the receptor.

7.296 The receptor's intrinsic architectural and historic interest would be unaffected.

7.297 The Proposed Development is judged to have a High magnitude of impact to the receptor. The likely effect arising from the impact to heritage value is judged to be Moderate/Major Adverse. This effect is significant.

GROUP 14: RODMERSHAM

CHURCH OF ST NICHOLAS

DEMOLITION AND CONSTRUCTION

7.298 The Heritage baseline report identifies the Grade I Church of St Nicholas, Rodmersham to be of High heritage value. The susceptibility of the receptor is **High**. The sensitivity of the receptor is therefore **High**.

7.299 The construction effects are likely to be experienced within the immediate and wider setting of the church and will comprise environmental and visual effects of the creation of the new housing to the south east and the planting and re-landscaping to the north. Construction traffic is likely to travel through the village contributing to the change in character of the village setting. These effects will be temporary.

7.300 The magnitude of the impact on the receptor will be **Low**. The assessment tables suggest that the significance of the effect on the Church of St Nicholas would be **Moderate Adverse**. The effect is significant.

OPERATIONAL

7.301 The Heritage baseline report identifies the Grade I Church of St Nicholas, Rodmersham to be of High heritage value.

7.302 The susceptibility of the receptor is **High**. The sensitivity of the receptor is therefore **High**.

7.303 To the south and west of the receptor, the proposed playing fields and recreation grounds of the Highsted Country Park will maintain the open nature of the existing agricultural fields. There will however be a change in character of these fields away from their historic use as orchards and planting fields, which will contribute to a gradual urbanising effect.

7.304 Residential parcels are proposed to the south, south east and north east. The residences will be approximately 9m in height in the areas closest to the Church which equates to approximately 2.5 storeys.

7.305 The proposed housing parcels to the north are unlikely to limit some of the key, open views from the north which are afforded on approach into Rodmersham.

7.306 The Southern Relief Road will be a significant piece of new infrastructure in the wider setting of the receptor which will lead from the north west to the west of the receptor. The noise and activity associated with the road will have an urbanising effect although the distance from the receptor, the topography of the land which rolls down and away from the receptor, and the parks that will be retained in the intervening setting will mean this is limited.

7.307 Mitigation is proposed in the form of planting bund along the length of the embankment. This is proposed to be approximately 20m deep which will act as a noise barrier and a visual buffer.

7.308 There will likely be an increase in traffic movements along Church Street over and above the level that frequents the road currently, which could lead to greater environmental effects on the setting of the listed buildings in terms of noise and movement. As set out in Historic England's Guidance Note 3 The Setting of Heritage Assets (2017), heritage value can be affected where an appreciation of the place is affected or obscured by the sight and sound of vehicles so as to detract from an experience of the true values of the place.

7.309 There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. This is not expected to be significant at the Southern Relief Road is expected to take the significant majority of traffic travelling north and south between the London Road and the M2.

7.310 The Church was always meant to be experienced as part of a residential settlement albeit of a much smaller scale and more rural character than the proposed extent of the residential parcels. The impact of the proposals will arise primarily from the proximity of the denser residential dwellings and the loss of the historic association between the Church and the wider agricultural fields. The immediate setting and experience of the Church in its village situation will not be directly affected and it is considered therefore that the magnitude of the impact will be **Low**.

7.311 The significance of the effect will be **Moderate Adverse**. The effect is significant.

RODMERSHAM HOUSE

DEMOLITION AND CONSTRUCTION

7.312 The Heritage baseline report identifies the Grade II listed Rodmersham House as being of Medium heritage value.

7.313 The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium** owing to its location and situation accessed from Church Street and surrounded by open fields.

7.314 The construction of the housing in plots to the south east of the receptor is unlikely to be experienced within the setting of the receptor in a way that would affect its value. Visual effects from the location of cranes and environmental effects arising from construction traffic might be experienced but not to a significant degree. The magnitude of the impact will be **Very Low**. The significance of the effect will be **Negligible Adverse**. The effect is not significant.

OPERATIONAL

7.315 The Heritage baseline report identifies the Grade II listed Rodmersham House as being of Medium heritage value.

7.316 The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium** owing to its location and situation accessed from Church Street and surrounded by open fields.

- 7.317 The proposals are contained to the north of the receptor. The proposed Southern Relief road is separated from the receptor by fields that will be retained in agricultural use and landscaped as parkland as part of the Highsted Country Park. The fields between the receptor and the Grade I St Nicholas Church will be re-planned as sports fields. Immediately to the north of the receptor, the fields will be used as community gardens.
- 7.318 New residential parcels will be located to the east, stretching to the north and south. There may be glimpsed views from the vehicular drive of the receptor but these will be screened with the proposed planting and are at a distance beyond the existing orchard which will be partially retained in agricultural use as it is outside the redline boundary.
- 7.319 The immediate setting of the receptor is preserved and change to the wider setting will largely maintain the open views from the rear garden of the property. Where the denser residential development is seen, the urbanising effect of this will not affect the intrinsic values of the receptor or the way it is experienced.
- 7.320 The magnitude of the impact will be **Very Low**. The significance of the effect will be **Negligible Adverse**. The effect is not significant.

BARN AT TQ 921 618

DEMOLITION AND CONSTRUCTION

- 7.321 The Heritage baseline report identifies the Grade II listed Barn at TQ 921 618 as being of medium heritage value.
- 7.322 The susceptibility of the receptor is **High**. The sensitivity of the receptor is **Medium** owing to its location and situation as an isolated farm building surrounded by open fields.
- 7.323 The construction effects in the setting of the receptor are likely to include the moving of earth and planting and landscaping associated with the creation of the new parkland and the tennis and recreation courts. This is unlikely to change the value of the receptor but the effects will be result in the loss of the immediate agricultural setting of the barn. The magnitude of the effect will be **Low**. The significance of the effect will be **Minor Adverse**. The effect is not significant. Professional judgement has been applied to identify a minor effect given the nature of the proposals in this location.

OPERATIONAL

- 7.324 The Heritage baseline report identifies the Grade II listed Barn at TQ 921 618 as being of medium heritage value.
- 7.325 The susceptibility of the receptor is **High**. The sensitivity of the receptor is **Medium** owing to its location and situation as an isolated farm building surrounded by open fields.
- 7.326 The fields immediately to the north-east and east will be laid out as sports pitches. The fields to the north will be retained as open parkland, forming the Highsted Country Park. The open aspect currently appreciated from the barn will be preserved. The character and use of the fields converted for use as sports pitches will be a new land use in the wider setting of the listed building and alter the character of the land. This will only be appreciable from some aspects of the listed barn and its immediate setting, and views across the existing fields to the north – west will be preserved.
- 7.327 The Southern Relief Road located to the north and west of the receptor will have an urbanising effect on the wider setting of the Barn but will be screened. The distance from the receptor and the mitigation will reduce potential impacts. If noise or activity from the traffic are appreciated then this will not detract from an appreciation of the value of the receptor.
- 7.328 The magnitude of the impact will be **Low**.
- 7.329 The significance of the effect will be **Minor Adverse**. The effect is not significant. Professional judgement has been applied to identify a minor effect given the nature of the proposals in this location.

MATSONS

DEMOLITION AND CONSTRUCTION

- 7.330 The Heritage baseline report identifies the Grade II listed Matsons (also known as Church House Farm) as being of Medium heritage value. The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium** owing to its location and situation as part of group of farm buildings surrounded by open fields in agricultural use.
- 7.331 The construction effects are likely to be experienced within the immediate and wider setting of Matsons and will comprise environmental and visual effects of the creation of the new housing to the south east and the planting and re-landscaping to the north. Construction traffic is likely to

travel through the village contributing to the change in character of the village setting. These effects will be temporary.

- 7.332 The magnitude of the impact on the receptor will be **Medium**. The significance of the effect would be **Moderate Adverse**. The effect is significant.

OPERATIONAL

- 7.333 The Heritage baseline report identifies the Grade II listed Matsons as being of Medium heritage value.
- 7.334 The susceptibility of the receptor is **Medium**. The sensitivity of the receptor is **Medium** owing to its location and situation as part of group of farm buildings surrounded by open fields in agricultural use.
- 7.335 Part of the field to the south east of the property will be retained as nature open space, which will provide a buffer to the boundary of the residential plots that are located to the south east.
- 7.336 Beyond, the residential plots forming the new village of Oakwood Village East will be a dominant feature in the wider setting of the listed building and are likely to be appreciated in close views of the property looking east.
- 7.337 The settlement of Rodmersham will change in character as it currently stands as an isolated settlement and will be more readily appreciated as part of the new development in north and south views along Church Street.
- 7.338 The visual effects will be mitigated through the proposed planting, but the proposals will change the character of the wider setting, introducing a significant urbanising effect in the experience of the asset. The characteristics of the area and the historical development of this part of Kent mean that dispersed historic farming settlements and hamlets derive some value from a visual and functional connection to their rural settings which help explain their historic use. The loss of this visual and functional connection will have an adverse effect on an understanding of the historic setting and function of the receptor.
- 7.339 There will likely be an increase in traffic movements along Church Street over and above the level that frequents the road currently, which could lead to greater environmental effects on the setting of the listed buildings in terms of noise and movement. As set out in Historic England's Guidance Note 3 The Setting of Heritage Assets (2017), heritage value can be affected where an appreciation of the place is affected or obscured by the sight and sound of vehicles so as to detract from an experience of the true values of the place.

- 7.340 There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. This is not expected to be significant at the Southern Relief Road is expected to take the significant majority of traffic travelling north and south between the London Road and the M2.
- 7.341 The magnitude of the impact on Matsons will be **Medium**. The significance of the effect would be **Moderate Adverse**. The effect is significant.

CHURCH HOUSE; CHURCH COTTAGE DEMOLITION AND CONSTRUCTION

- 7.342 The heritage baseline report identifies the Grade II listed Church House and Church Cottage as being of Medium heritage value. The susceptibility of the receptors is **Low**. The sensitivity of the receptors is judged to be **Medium** owing to their location as part of an isolated rural settlement and aspect surrounded by wooded gardens.
- 7.343 The construction effects are likely to be experienced within the immediate and wider setting of Church House and Church Cottage and will comprise environmental and visual effects of the creation of the new housing to the south east and the planting and re-landscaping to the north. Construction traffic is likely to travel through the village contributing to the change in character of the village setting. These effects will be temporary.
- 7.344 The magnitude of the impact on the receptors will be **Medium**. The significance of the effect would be **Moderate Adverse** on the receptors. The effect is significant.

OPERATIONAL

- 7.345 The heritage baseline report identifies the Grade II listed Church House and Church Cottage as being of Medium heritage value.
- 7.346 The susceptibility of the receptors is **Low**. The sensitivity of the receptors is judged to be **Medium** owing to their location as part of an isolated rural settlement and aspect surrounded by wooded gardens.
- 7.347 The garden plots and paddock immediately to the north west of the receptors, which form their immediate setting, will be preserved, providing a buffer between the receptor and the development. Beyond, and further to the north and west, the fields will be converted partially to recreational sport use and re-landscaped as the Highsted Country Park. The noise and activity of the sports fields may be appreciated from the setting of the listed building but to a limited extent given the distance from the receptor.

- 7.348 The Southern Relief Road will be a significant piece of new infrastructure in the wider setting of the receptors. The noise and activity associated with the road will have an urbanising effect although the distance from the receptor, the topography of the land which rolls down and away from the receptor, and the parkland that will be maintained in the intervening setting will mean the effect will be mitigated.
- 7.349 Mitigation is proposed in the form of planting along the length of the embankment to the Southern Relief Road and also along the boundary of the residential plots. This is proposed to be approximately 20m deep at its shallowest and will act as a noise barrier and a visual buffer.
- 7.350 There will likely be an increase in traffic movements along Church Street over and above the level that frequents the road currently, which could lead to greater environmental effects on the setting of the listed buildings in terms of noise and movement. As set out in Historic England's Guidance Note 3 The Setting of Heritage Assets (2017), heritage value can be affected where an appreciation of the place is affected or obscured by the sight and sound of vehicles so as to detract from an experience of the true values of the place.
- 7.351 There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. This is not expected to be significant at the Southern Relief Road is expected to take the significant majority of traffic travelling north and south between the London Road and the M2.
- 7.352 There will likely be glimpsed views of the residential plots to the south east which will form part of Oakwood Village East, but these would be limited and would not interact with in a meaningful way with the receptor or affect the way elements of its setting contributes to its significance. The development of the fields to the east and north east will however alter the character of the land and have a significant urbanising effect in the character of the isolated settlement and the wider setting of the receptor. The village of Rodmersham will be experienced as part of the much larger development of Oakwood Village East, albeit at the historic core.
- 7.353 The magnitude of the impact on Church House and Church Cottage will be **Low**. The significance of the effect would be **Minor Adverse**. The effect is not significant.

RODMERSHAM CHURCH STREET CONSERVATION AREA DEMOLITION AND CONSTRUCTION

- 7.354 The baseline assessment in this report identifies the Rodmersham Church Street Conservation Area to be of Medium heritage value.
- 7.355 The heritage value of the receptor is partly derived from the relationship between the buildings in the village and the wider setting, including views afforded across the currently open landscape. The experience of the village in its rural setting enables an understanding of the development of the village as a rural parish functionally linked to the surrounding farmland. The susceptibility of the receptor to the type of development proposed is therefore judged to be **High**. This is because the receptor is currently experienced as a rural village largely surrounded by open fields affording views across the landscape. The sensitivity of the receptor is therefore **Medium to High**.
- 7.356 The Site is located around the periphery of the conservation area boundary and partially overlaps with it on the southern side. The Proposed Development would introduce construction activity and associated visual and environmental effects into the immediate and wider setting of the conservation area.
- 7.357 This would comprise the construction of residential development to the east of Rodmersham (beyond a landscaped buffer), the construction of sports facilities and a community garden to the southwest of the settlement, and the Southern Relief Road and associated landscaping to the northwest of the settlement.
- 7.358 The construction of these parts of the Proposed Development would introduce views of construction activity taking place, which would be unattractive and would signal an urbanisation of the rural settlement. There may be increased construction activity moving through the CA as a result.
- 7.359 The setting of the CA makes a contribution to its significance, as set out in the baseline section, and these areas would be affected by this stage of the Proposed Development.
- 7.360 For the reasons described, the magnitude of impact to the conservation area during this stage of the Proposed Development is judged to be **Medium**.

7.361 The significance of the effect will be **Moderate/Major Adverse**. The effect is significant.

OPERATIONAL

7.362 The baseline assessment in this report identifies the Rodmersham Church Street Conservation Area to be of Medium heritage value.

7.363 The heritage value of the receptor is partly derived from the relationship between the buildings in the village and the wider setting, including views afforded across the currently open landscape. The experience of the village in its rural setting enables an understanding of the development of the village as a rural parish functionally linked to the surrounding farmland. The susceptibility of the receptor to the type of development proposed is therefore judged to be **High**. This is because the receptor is currently experienced as a rural village largely surrounded by open fields affording views across the landscape. The sensitivity of the receptor is therefore **Medium to High**.

7.364 The Development Structuring Plan shows the location of development in relation to the conservation area. The redline circuits the edge of the village. To the east, Oakwood Village East would be located beyond an elliptical strip of amenity space and landscape buffer. This part of the development would comprise a mix of uses led by residential development. To the west, the land would be reconfigured to form a Country Park. This would be complemented by a sports pitch, Eco Park and community gardens to the south and southwest of the village.

7.365 There will likely be an increase in traffic movements along Church Street over and above the level that frequents the road currently, which will increase environmental effects within the conservation area. The increase of noise and movement on this principal route through the conservation area will affect the way the receptor is currently experienced as a rural village, resulting in urbanising effects. This is a direct impact on the receptor. As set out in Historic England's Guidance Note 3 The Setting of Heritage Assets (2017), heritage value can be affected where an appreciation of the place is affected or obscured by the sight and sound of vehicles so as to detract from an experience of the true values of the place.

7.366 This would be compounded by the awareness of the Relief Road to the north. The Southern Relief Road will be a significant piece of new infrastructure in the setting of the receptor which will lead from the north

west to the north east of the receptor. The noise, views, and activity associated with the road will have an urbanising effect although the distance from the receptor, the topography of the land which rolls down and away from the receptor, and the parks that will be retained in the intervening setting will mitigate this impact to a degree. Mitigation is proposed in the form of planting bund along the length of the embankment. This is proposed to be approximately 20m deep which will act as a noise barrier and a visual buffer.

7.367 There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. This is not expected to be significant as the Southern Relief Road is expected to take the significant majority of traffic travelling north and south between the London Road and the M2.

7.368 Residential parcels are proposed to the south, south east and north east. The residences will be approximately 9m in height in the areas closest to the conservation area, which equates to approximately 2.5 storeys.

7.369 The proposed housing parcels to the north are unlikely to limit some of the key, open views from the north which are afforded on approach into Rodmersham.

7.370 To the south and west of the receptor, the proposed playing fields and recreation grounds of the Highsted Country Park will maintain the open nature of the existing agricultural fields, but will change the character of the landscape, as their historic uses of orchards and planting fields is lost. This will result in a gradual urbanising effect in the immediate setting of the conservation area on these sides.

7.371 The impacts to the conservation area can be summarised as follows:

Direct impact

- Increased movement, noise and associated activity along Church Street, the principal road through the conservation area, resulting in an urbanising effect.

Indirect impact (setting)

- Proximity to asset;
- Position of the development in relation to key views to, from and across the receptor, resulting in change to the views;
- The proposals would result in some physical and visual isolation of the receptor, in particular to the east, and would have the effect of amalgamating the village with surrounding settlements such as

Sittingbourne, reducing the ability to appreciate it as a standalone settlement;

- The proposals would be prominent in the immediate setting of the receptor owing to the open views currently afforded;
- Introduction of movement and activity into the immediate setting of the receptor currently characterised by tranquillity;
- Change to uses in the immediate setting from farming to residential and other suburban uses; and
- Change to surrounding spaces through land cover and change to land uses.

7.372 For the reasons described, the magnitude of impact to the conservation area is judged to be **Medium to High**.

7.373 The significance of the effect will be **Moderate/Major Adverse**. The effect is significant.

GLEBE COTTAGE; GLEBE HOUSE; ASHGORES HOUSE; ORCHARD; AND 5, CHURCH STREET

DEMOLITION AND CONSTRUCTION

7.374 These buildings are non-designated receptors located in Rodmersham Church Street Conservation Area. Their significance is described in the baseline section of this report under Rodmersham Church Street Conservation Area. They are of Low heritage value.

7.375 The receptors are judged to have a **Medium** susceptibility to the type of change proposed. This results in a **Low to Medium** heritage value.

7.376 Construction of Oakwood Village East, to the east and south of Rodmersham, and the Southern Relief Road to the north and northwest, would necessitate activity and visual disturbance that would affect the locally listed buildings' settings.

7.377 There would likely be increased traffic and noise in the immediate and wider setting of the receptors to facilitate construction works around the village. The construction of Highsted Village East and the Southern Relief Road would introduce views of construction activity taking place, which would be unattractive and would signal an urbanisation of the rural settlement. There may be increased construction activity moving through the village. These effects would impact the setting of the receptors and the setting relationship with the Rodmersham Church Street Conservation Area.

- 7.378 The setting of the locally listed buildings makes a contribution to its significance, in particular the village context of Rodmersham set within its wider rural landscape, as set out in the baseline section, and these areas would be affected by this stage of the Proposed Development.
- 7.379 For the reasons described, the magnitude of impact to the receptors is judged to be **Medium**.
- 7.380 The significance of the effect will be **Moderate Adverse**. The effect is significant.
- OPERATIONAL**
- 7.381 There are a number of non-designated heritage assets within Rodmersham Church Street Conservation Area which have been identified for assessment:
- Glebe Cottage;
 - Glebe House;
 - Ashgores House;
 - Orchard; and
 - 5, Church Street.
- 7.382 The impact of the proposals on the receptors is assessed below.
- 7.383 The value of Glebe Cottage and Glebe House is Low. The receptors have been grouped because they are located adjacent to each other at the north end of the village and are historically associated through function and architecture. The receptors are located at the north end of the village, within the conservation area. They are set within a generous walled plot with mature trees. Glebe Cottage is located near the entrance onto Church Street, and Glebe House is set back to the southeast. They are surrounded by arable fields. The buildings do not appear to be historically or functionally associated with the surrounding agricultural land, but it does contribute positively within their wider setting.
- 7.384 Their susceptibility is judged to be **Medium** as the nature of the proposals does not have the potential to impact their inherent architectural and historic interest and would not sever their relationship with the historic village core of Rodmersham, which would still be understood. Their sensitivity is therefore **Low to Medium**.
- 7.385 The redline runs around the outside of the boundary of the properties. The areas closest to the receptors within the redline boundary would comprise a landscaped buffer, beyond which a parcel of residential development would be located on an axis running from the north to the southeast. Beyond this, there would be a network of roads connecting Oakwood village residential parcels together.
- 7.386 The heritage value of the receptors is primarily derived from their architectural and historic interest and group value. They also have wider group value with Rodmersham Church Street Conservation Area, and their setting contributes positively to an appreciation of them. Attractive views of the receptors can be obtained on the approach from the north along Church Street, and directly opposite from Church Street. These views would be preserved in the proposed scenario, owing to the green buffer to the north of the receptors and to the rear.
- 7.387 The proposals would alter the wider setting of the receptors, however building heights would be limited to two to three storeys in the parcel of land to the rear of the receptors, so would likely not be visible in views of the receptors from Church Street. However, the receptors' wider setting would change from rural to suburban, and this would have an adverse impact on the receptors given they were originally understood as part of a rural village.
- 7.388 There may, in addition to visual impacts, be some environmental impacts to the setting of the receptors comprising increased traffic and noise along Church Street. This would have the effect of a slight urbanisation of the setting of the receptors, which were originally understood as part of a rural village. This impact would be harmful. There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. This is not expected to be significant as the Southern Relief Road is expected to take the significant majority of traffic travelling north and south between the London Road and the M2.
- 7.389 On balance and taking into account the green buffer around the receptors, the magnitude of the impact on the value of these receptors is judged to be **Very Low**.
- 7.390 The significance of the effect would be **Negligible Adverse**. The effect is not significant.
- 7.391 The value of Orchard is Low. The receptor is judged to have a **Medium susceptibility** to the proposals. This results in a sensitivity of **Low to Medium**.
- 7.392 Part of the field to the south east of the property will be retained as nature open space, which will provide a buffer to the boundary of the residential plots that are located to the south east. The residential parcels will be linked by a series of link roads. There will be sports facilities located to the south of the receptor beyond the landscaped buffer.
- 7.393 The residential plots forming the new village of Oakwood Village East will be a dominant feature in the wider setting of the receptor and are likely to be appreciated in close views of the property looking east.
- 7.394 The settlement of Rodmersham will change in character as it currently stands as an isolated settlement and will be more readily appreciated as part of the new development in north and south views along Church Street.
- 7.395 The visual effects will be mitigated through the proposed planting, but the proposals will change the character of the wider setting, introducing a significant urbanising effect in the experience of the asset. The characteristics of the area and the historical development of this part of Kent mean that dispersed historic farming settlements and hamlets derive some value from a visual and functional connection to their rural settings which help explain their historic use. The loss of this visual and functional connection will have an adverse effect on an understanding of the historic setting and function of the receptor.
- 7.396 There will likely be an increase in traffic movements along Church Street over and above the level that frequents the road currently, which could lead to greater environmental effects on the setting of the receptors in terms of noise and movement. As set out in Historic England's Guidance Note 3 The Setting of Heritage Assets (2017), heritage value can be affected where an appreciation of the place is affected or obscured by the sight and sound of vehicles so as to detract from an experience of the true values of the place.
- 7.397 There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. This is not expected to be significant as the Southern Relief Road is expected to take the significant majority of traffic travelling north and south between the London Road and the M2.
- 7.398 The magnitude of the impact on Orchard is judged to be **Medium**. When calibrated with the sensitivity, the significance of the effect would be **Minor / Moderate Adverse**. The effect is not significant.

- 7.399 The value of Ashgores is **Low**.
- 7.400 The receptor is located at the northern edge of the village, beyond the main village core. The conservation area boundary extends to include the property. It faces the west side of Church Street and is surrounded by a landscaped plot. Its susceptibility is judged to be **Medium**. Its sensitivity is therefore **Low to Medium**.
- 7.401 The new Southern Relief Road will be located approximately 160m to the north of the receptor, in its wider setting, arching around to connect the Highsted Villages with the Oakwood Villages to the north. The topography means the road will be located in a shallow dip of the valley that runs to the north, helping to screen and shield some of the visual and noise effects of the road. There would also be a road extending opposite, linking parcels of residential development within Oakwood Village. To the rear, the area would be landscaped as a nature park.
- 7.402 The receptor's setting would therefore be urbanised, particularly to the east and north. This would result in visual impacts passing along Church Street, in which views the receptor would be experienced alongside new development, as well as the proximity of the relief road and roundabout to the north. The nature park to the west would mitigate this impact to a degree, but there would be a change to the way the receptor is understood and experienced from an isolated rural building to a suburban one.
- 7.403 Notwithstanding, the integral architectural and historic interest of the locally listed building would not be affected, and views of its principal façade would not be affected.
- 7.404 There will also likely be an increase in traffic movements along Church Street over and above the level that frequents the road currently, which could lead to greater environmental effects on the setting of the receptor in terms of noise and movement. As set out in Historic England's Guidance Note 3 The Setting of Heritage Assets (2017), heritage value can be affected where an appreciation of the place is affected or obscured by the sight and sound of vehicles so as to detract from an experience of the true values of the place.
- 7.405 There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. The proximity of the receptor to the Southern Relief Road will accentuate these effects.
- 7.406 The magnitude of impact on Ashgores House is judged to be **Low**. The likely effect is therefore judged to be **Minor / Moderate Adverse**. The effect is not significant.
- 7.407 The value of 5, Church Street is **Low**. 5, Church Street fronts onto the east side of Church Street, at the southern part of the village opposite the Church of St Nicholas. It is the first building on the entrance into the village from the south. The building is a simple brick building with a central gabled porch and central chimneystack. It is set in a garden which extends to the rear. It is surrounded by agricultural land and is experienced with the rural context of the village. Its susceptibility is judged to be **Medium**. Its sensitivity is therefore **Low to Medium**.
- 7.408 Part of the field to the south east of the property will be retained as natural open space, which will provide a buffer to the boundary of the residential plots that are located to the south east. the residential parcels will be linked by a series of link roads. There will be sports facilities located to the south of the receptor beyond the landscaped buffer. To the southwest on the other side of Church Street, there would be community space and more natural space, with sports pitches beyond.
- 7.409 The residential plots forming the new village of Oakwood Village East will be a dominant feature in the wider setting of the receptor and are likely to be appreciated in close views of the property looking east.
- 7.410 The settlement of 5, Church Street will change in character as it currently stands within an isolated settlement but will be more readily appreciated as part of the new development in north and south views along Church Street.
- 7.411 The visual effects will be mitigated through the proposed planting, but the proposals will change the character of the wider setting, introducing a significant urbanising effect in the experience of the receptor. The characteristics of the area and the historical development of this part of Kent mean that dispersed historic farming settlements and hamlets derive some value from a visual and functional connection to their rural settings which help explain their historic use. The loss of this visual and functional connection will have an adverse effect on an understanding of the historic setting and function of the receptor.
- 7.412 There will likely be an increase in traffic movements along Church Street over and above the level that frequents the road currently, which could lead to greater environmental effects on the setting of the listed buildings in terms of noise and movement. As set out in Historic England's Guidance Note 3 The Setting of Heritage Assets (2017), heritage value can be affected where an appreciation of the place is affected or obscured by the sight and sound of vehicles so as to detract from an experience of the true values of the place.
- 7.413 There is likely to be an increase in these effects which will to an extent, detract from an understanding and appreciation of the current, more tranquil, situation. This is not expected to be significant as the Southern Relief Road is expected to take the significant majority of traffic travelling north and south between the London Road and the M2.
- 7.414 The magnitude of the impact on 5, Church Street is judged to be **Low**. The likely effect would be **Minor / Moderate Adverse**. The effect is not significant.
- GROUP 15: SOUTH TEYNHAM**
SUNDERLAND FARMHOUSE
DEMOLITION AND CONSTRUCTION
- 7.415 The Heritage baseline report identifies the Grade II* Sunderland Farmhouse as being of High heritage value. The susceptibility of the Sunderland Farmhouse is **Medium**. The sensitivity is judged to be **Medium**.
- 7.416 The receptor is located a significant distance from the Site, approximately 800m at the closest point. The construction effects will not be readily noticeable in the setting of these receptors and will have no effect on their value.
- 7.417 The magnitude of the effect is **Nil**. The significance of the effect is **None**. The effect is not significant.
- OPERATIONAL**
- 7.418 The Heritage baseline report identifies the Grade II* Sunderland Farmhouse as being of High heritage value.
- 7.419 The susceptibility of the Sunderland Farmhouse is **Medium**. The sensitivity is judged to be **Medium**.

7.420 Open views across a flat field topography to the west will be afforded towards the development plot boundaries. The residential plots as part of the Oakwood Village East will be appreciated in the background to those views looking west and will have an urbanising effect on these views and the wider setting of the farmhouse. It is judged however that this visibility will not affect the appreciation of the asset or its immediate and closer rural setting and how this contributes to an understanding of its historic function.

7.421 Overall the proposals will not affect the value of the receptor.

7.422 The magnitude of the impact on Sunderland Farmhouse will be **Nil**. The significance of the effect would be **None**.

DEMOLITION AND CONSTRUCTION

7.423 The Heritage baseline report identifies the Grade II* Malthouse as being of High heritage value. The susceptibility of the receptor is **Low**. The sensitivity is judged to be **Medium**.

7.424 The receptor is located a significant distance from the Site, approximately 1km at the closest point. The construction effects will not be readily noticeable in the setting of these receptors and will have no effect on their value.

7.425 The magnitude of the effect is **Nil**. The significance of the effect is **None**.

OPERATIONAL

7.426 The Heritage baseline report identifies the Grade II* Malthouse as being of High heritage value.

7.427 The susceptibility of the receptor is **Low**. The sensitivity is judged to be **Medium**.

7.428 The Malthouse is located to the east of Lynsted Lane and is part of the small settlement around South Teynham. The receptor's setting is semi-rural, with scattered residential development in the vicinity.

7.429 The building is semi-enclosed within its garden plot and with associated rural buildings by hedges and trees. Views out from this immediate setting are limited due to the interposing buildings and hedge boundaries. The nearest development parcels are at their nearest approximately 1km to the west and there is unlikely to be any intervisibility within the elements of the setting of this receptor which contribute to its value. This, combined with the nature of the interposing settlement and fields means the magnitude of the impact will be **Nil**. The significance of the effect will be **None**.

WOODSTREET HOUSE; WOODSTREET COTTAGE

7.430 The Heritage baseline report identifies Woodstreet House (Grade II); Woodstreet Cottage (Grade II) as being of Medium heritage value.

7.431 Woodstreet House and Woodstreet Cottage are located to the west of the small settlement of Lynsted and about 150m east of the eastern boundary of the development and the residential plots in Oakwood Village East. The susceptibility of these receptors is **Medium**. The sensitivity of the receptors is **Medium**.

7.432 The activities associated with the construction of the proposed development may be visible and experienced within the wider settings of the receptors. These effects are likely to include the activity of construction traffic and noise. This will be contained to the west and will not affect the immediate setting of the receptors or their value. The magnitude of the effect is **Very Low**. The significance of the effect is **Negligible Adverse**. The effect is not significant.

OPERATIONAL

7.433 The Heritage baseline report identifies Woodstreet House (Grade II); Woodstreet Cottage (Grade II) as being of Medium heritage value.

7.434 Woodstreet House and Woodstreet Cottage are located to the west of the small settlement of Lynsted and about 150m east of the eastern boundary of the development and the residential plots in Oakwood Village East.

7.435 The susceptibility of these receptors is **Medium**. The sensitivity of the receptors is **Medium**.

7.436 Trees on the boundary of the gardens of these properties define the demise and the immediate settings of the buildings. There are extensive views across the countryside fields from the wider surroundings of the receptors. Owing to their enclosed immediate settings, there are only glimpsed views of the more open countryside from the receptors themselves.

7.437 The residential plots proposed at Oakwood Village East will have an urbanising effect on the surrounding countryside that contributes to the character of longer range views and an understanding of the historic function of the area to the west. The 150m distance from the Application Site will limit the effect and the mitigation that is proposed in the form of an area of amenity green space will filter views of the development and soften the visual effect of the built form.

7.438 The enclosed nature of the gardens around the heritage receptors mean that the immediate settings of the listed buildings will not be affected.

7.439 The magnitude of the impact will be **Very Low**. The significance of the effect will be **Negligible Adverse**. The effect is not significant.

JEFFERIES

DEMOLITION AND CONSTRUCTION

7.440 The Heritage baseline report identifies Jefferies (Grade II) as being of Medium heritage value.

7.441 The susceptibility of the receptor is **Low**. The sensitivity is judged to be **Low**.

7.442 The development is approximately 1km to the west. The construction activity associated with the nearest development parcels on the eastern boundary is not likely to be experienced within the setting of these receptors and their value will not be affected. This, combined with the nature of the interposing settlement and fields means the magnitude of the impact will be **Nil**. The significance of the effect will be **None**.

OPERATIONAL

7.443 The Heritage baseline report identifies Jefferies (Grade II) as being of Medium heritage value.

7.444 The susceptibility of the receptors is **Low**. The sensitivity of the receptor is **Low**.

7.445 Open views across a flat field topography to the west mean that some glimpsed views will be afforded of the roofs of the houses on the residential plots as part of the Oakwood Village East. These will be in the background to these views and where they are seen, there will be an urbanising effect on the currently predominantly rural context.

7.446 From this receptor however the level of visibility is likely to be limited given the 500m between the receptor and the eastern edge of the Application Site boundary which is proposed to be softened and the visibility of the dwellings screened with planting as shown on the Green Infrastructure Plan.

7.447 It is judged overall that this limited visibility will not affect the appreciation of the asset or its immediate and closer rural setting and how this contributes to an understanding of its historic function.

7.448 Overall the proposals will not affect the value of the receptor.

7.449 The magnitude of the impact on Jefferies will be **Nil**. The significance of the effect would be **None**.

DULLY**DEMOLITION AND CONSTRUCTION**

- 7.450 The receptor is bounded by the Site on the north, west and south sides.
- 7.451 The receptor is judged to have a High susceptibility. This results in a Medium sensitivity to change.
- 7.452 The receptor is located on Dully Road, where it is anticipated there will be an increase in noise and traffic associated with the construction of the Proposed Development. This will be a temporary effect and will not affect the intrinsic values of the receptor.
- 7.453 The receptor would experience construction-associated noise and visual impacts in its immediate setting, associated with the construction of parcels of housing and new infrastructure in Oakwood Village East. It is likely that the cranes and construction infrastructure will be visible from the receptor and there will be increased noise and potential environmental impacts within its immediate setting.
- 7.454 The Proposed Development is judged to have a High magnitude of impact to the receptor. The likely effect arising from the impact to heritage value is judged to be Moderate/Major Adverse. This effect is significant but indirect and temporary in nature.

OPERATIONAL

- 7.455 The receptor is judged to have a High susceptibility owing to the proximity of the receptor to the Site and the fact that the open agricultural land makes a positive contribution to the heritage value of the receptor. This results in a Medium sensitivity to change.
- 7.456 The Proposed Development would introduce residential development in the immediate setting of the receptor. This would affect principal views of the receptor from Dully Road and would result in a change to the character of the land that makes a positive contribution to the heritage value of the receptor.
- 7.457 There would be a landscape buffer around the property but the residential development would be discernible and this would result in some harm to the heritage asset due to the effect on views of the locally listed building and the change to the character of the land that makes a positive contribution to the receptor.
- 7.458 The receptor's intrinsic architectural and historic interest would be unaffected.

- 7.459 The Proposed Development is judged to have a Medium magnitude of impact to the receptor. The likely effect arising from the impact to heritage value is judged to be Moderate Adverse. This effect is significant.

GROUP 16: UPPER RODMERSHAM**HILL FARM; ORCHARD FARMHOUSE; BARN 20 YARDS EAST OF ORCHARD FARMHOUSE****DEMOLITION AND CONSTRUCTION**

- 7.460 The listed buildings in the Group are located on a stretch of rural road between Upper Rodmersham Road and Dully Road, these are: Hill Farm, Orchard Farmhouse and the barn 20 yards east of Orchard Farmhouse. The heritage baseline report identifies that these receptors each have Medium heritage value.
- 7.461 This separating distance, flat topography and the interposing fields means that the listed buildings are considered to have a **Low susceptibility** to change and a **Low sensitivity**.
- 7.462 Given the distance between the receptors and the Proposed Development, the construction activity is unlikely to be experienced within the setting of these receptors. The magnitude of impact on the heritage value of the listed buildings is considered to be **Nil** and the likely effect None.

OPERATIONAL

- 7.463 The listed buildings scoped into assessment in this Group are located on a stretch of rural road between Upper Rodmersham Road and Dully Road, these are: Hill Farm, Orchard Farmhouse and the barn 20 yards east of Orchard Farmhouse. The heritage baseline report identifies that these receptors each have Medium heritage value. Their setting is that of an agricultural landscape with panoramic views across the fields to the south of the lane provided by the flat topography. The listed buildings are located in a small group of properties clustered around a junction. You are aware of the same vast agricultural setting in glimpses through buildings and vegetation on the north side of the lane.
- 7.464 The Application Site is located approximately 860m north-east of the listed buildings. This separating distance, flat topography and the interposing fields means that the listed buildings are considered to have a **Low susceptibility** to change and a Low sensitivity. The sensitivity is **Low** rather than Low to Medium because the receptors are mainly appreciated from the lane to the south and the visibility of the Proposed Development will be very limited.

- 7.465 At the part of the Proposed Development nearest the listed buildings the Parameters Plans indicate residential development of up to 10m (equivalent to two storeys). Green Infrastructure at the edge of the Application Site is also indicated.

- 7.466 Over the distance and given the nature and scale of the Proposed Development, the magnitude of impact on the heritage value of the listed buildings is considered to be **Nil** and the likely effect **None**. There will be no change to the way they are appreciated as historic buildings that are part of a very small outlying cluster development.

SCUTTINGTON MANOR; FARMSTEAD NORTH WEST OF SCUTTINGTON MANOR; OASTHOUSE AT SCUTTINGTON MANOR**DEMOLITION AND CONSTRUCTION**

- 7.467 The locally listed buildings are identified in the baseline report as having Low heritage value. They are considered to have a **Medium susceptibility** and a **Low to Medium sensitivity** to the Proposed Development.
- 7.468 It is likely that views of the proposed machinery associated with the construction of the development will be discerned from within the setting of the receptor. The noise associated with construction might also be appreciable given the proximity of the Site boundary. The magnitude of impact on the heritage value of the locally listed building is considered to be **Very Low**. The likely effect is therefore judged to be **Negligible Adverse**. This likely effect is not significant.

OPERATIONAL

- 7.469 The locally listed buildings are identified in the baseline report as having Low heritage value. They are located off Dully Road to the north of the listed buildings in Group 16. Scuttington Manor is on raised ground above Dully Road and it is the main feature on the horizon on this stretch of road, with the oast houses in the backdrop. Travelling north, the east side of Dully Road is planted and enclosed. The west side of the road, which includes the locally listed building, is more open looking towards the Application Site.
- 7.470 The topography drops away to the north and this means that there is the potential to reveal the Proposed Development as part of the distant setting of the locally listed buildings. The boundary of the Application Site is approximately 120m to their north. They are considered to have a **Medium susceptibility** and a **Low to Medium sensitivity** to the Proposed Development.

7.471 The Parameter Plans indicate residential development of between 10 and 12 metres in the part of the Application Site nearest to the receptors. This will change the wider rural setting of the buildings and remove an aspect of their historic context. The magnitude of impact on the heritage value of the locally listed buildings is considered to be **Very Low**, however, because the topography will help to screen the Proposed Development in the main views from Dully Road, and Green Infrastructure is planned at the boundary of the Application Site which will maintain the green nature of the views. The likely effect is therefore judged to be **Negligible Adverse** to the heritage receptors. This likely effect is not significant.

GROUP 17: LYNSTED

LYNDALE

DEMOLITION AND CONSTRUCTION

7.472 Lyndale is identified in the heritage baseline as having Medium heritage value. The separating distance and interposing landscape features means that the Proposed Development will not change the setting of Lyndale.

7.473 Its susceptibility is considered **Low**, it has a **Low sensitivity**. The magnitude of impact is considered to be **Nil** and the likely effect **None**.

OPERATIONAL

7.474 Lyndale is identified in the heritage baseline as having Medium heritage value. It is located on Lyndale Lane, approximately 100m west of the high street that runs through Lynsted. It is located approximately 640m east of the Application Site boundary. Lyndale is located at the edge of Lynsted on Lyndale Lane, and the building can be considered a gateway point into the settlement from the west. Beyond Lyndale, there is agricultural land. Lyndale Lane travels into this area and is tightly enclosed by heavy vegetation. The vegetation at the edge of the lane prevents long views out to the wider area from the listed building. These views would be less screened in the winter months, though the structure of the vegetation (branches etc.) would still occlude much of the wider area from the setting of the listed building.

7.475 The separating distance and interposing landscape features means that the Proposed Development will not change the setting of Lyndale. Its susceptibility is considered Low, it has a Low sensitivity. The magnitude of

impact is considered to be Nil and the likely effect None. This likely effect is not significant.

BATTERIES; BARN 20 YARDS EAST OF BATTERIES; THE OASTHOUSE AND OASTS 30 YARDS SOUTH WEST OF BATTERIES

DEMOLITION AND CONSTRUCTION

7.476 The receptors are of Medium heritage value. They comprise a grouping located at the north end of Lynsted on Claxfield Road. Similarly to Lyndale, the Batteries grouping is the western edge of the village and acts as a gateway in the approach from the west. The susceptibility of the receptors is judged to be **Medium**. This results in a **Medium sensitivity**.

7.477 The views across the wide open areas in the setting of the receptors are limited by the dense vegetation which encloses Claxfield Road. The separating distance of around 500m at the closest point, and interposing landscape features, means that the construction of the Proposed Development will be barely discernible or not discernible from the listed buildings. There may be an awareness of construction activity when moving to and from the listed buildings in their wider setting, but this would not affect their heritage value and the ability to appreciate their heritage value.

7.478 The magnitude of impact is considered to be **Nil** and the likely effect **None**. This likely effect is not significant.

OPERATIONAL

7.479 The receptors are of Medium heritage value. They comprise a grouping located at the north end of Lynsted on Claxfield Road. Similarly to Lyndale, the Batteries grouping is the western edge of the village and acts as a gateway in the approach from the west. The susceptibility of the receptors is judged to be **Medium**. This results in a **Medium sensitivity**.

7.480 The Application Site is located approximately 500m west of the Batteries grouping. Similarly to Lyndale, the setting of the listed buildings comprises the open agricultural landscape beyond the village boundary. The views across the wide open areas from the listed buildings are limited by the dense vegetation which encloses Claxfield Road.

7.481 The separating distance and interposing landscape features means that the Proposed Development will not change the setting of the listed buildings. The ability to appreciate their significance will not be affected.

7.482 The magnitude of impact is considered to be **Nil** and the likely effect **None**. This likely effect is not significant.

SECTION SUMMARY

7.483 The findings of the assessment of likely effects on heritage receptors is summarised at **Table 7.1** below.

7.484 Summary of likely effects on heritage receptors. Significant likely effects are shaded in blue.

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Demolition and Construction						
Group 1						
Oakwood Gate Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Parsonage Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Carthouse 20 Yards West of the Parsonage Farm	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Kingsdown Cottage Nether Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Group 2						
Grove End	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Barn 30 Yards North of Grove End	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Stables 30 Yards North of Grove End	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Barn 60 Yards North East of Grove End	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Shepherd's Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Group 3						
Bexon Manor	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Barn 15 Yards South East of Bexon Manor	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Bexon Court	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	None (Not Significant)	Valid
Yew Tree Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
The Malthouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Group 4						
Church of St John the Baptist	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (not significant)	Valid
Monument to the Homewood Children 25 Yards South West of Tunstall church Tower	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (not significant)	Valid

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Law Family Monument 15 Yards West of Tunstall Church Tower	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (not significant)	Valid
Cedar House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (not significant)	Valid
Tunstall House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (not significant)	Valid
Wall, Stables and Dovecot South of Tunstall House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Tunstall House Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Oast	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Former Oast now Garage 10 Yards South of the Oast	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
The Village School	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Group 6						
Woodstock Home Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid
Woodstock Cottages	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate / Major Adverse (Significant)	N/A	Moderate / Major Adverse (Significant)	Valid
Woodstock Cottage Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate / Major Adverse (Significant)	N/A	Moderate / Major Adverse (Significant)	Valid
Oakwood Farm	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (significant)	N/A	Moderate Adverse (significant)	New receptor
Broadoak Farm	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (significant)	N/A	Moderate Adverse (significant)	New receptor
Oasthouse at Broadoak Farm	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (significant)	N/A	Moderate Adverse (significant)	New receptor
Oasthouse, Primrose Lane	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (not significant)	N/A	Minor Adverse (not significant)	New receptor
Group 8						
Old Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid
Highsted Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid
Stanley Villas	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Group 9						
Victoria House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Orsett House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Vine Cottages	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Holly Tree Lodge	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Pardoners Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Baker Cottages	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Brownings Farm	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	None	N/A	None	New receptor
Former Providence Chapel, Rodmersham Green, Rodmersham, Swale	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	None	N/A	None	New receptor
Elizabeth Cottages	XXXX					
The Ramblers	XXXX					
Group 10						
Church of St Lawrence	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Morris Court Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (not significant)	N/A	Minor Adverse (not significant)	New receptor
Group 13						
The Old Vicarage, Tonge	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (not significant)	N/A	Minor Adverse (not significant)	New receptor
Radfield House and railings	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (not significant)	N/A	Negligible Adverse (not significant)	New receptor
Little Radfield	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (not significant)	N/A	Negligible Adverse (not significant)	New receptor
Beeches	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (not significant)	N/A	Negligible Adverse (not significant)	New receptor
Haywood	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate/Major Adverse (not significant)	N/A	Moderate/Major Adverse (not significant)	New receptor

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Oast east of Radfield House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (not significant)	N/A	Negligible Adverse (not significant)	New receptor
Group 14						
Church of St Nicholas, Rodmersham	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Rodmersham House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Barn at TQ 921 618	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid
Matsons	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Church House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Church Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Glebe Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Glebe House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Ashgores House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Orchard	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
5, Church Street	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Group 15						
Sunderland Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Malthouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Woodstreet House	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Woodstreet Cottage	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Jefferies	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Dully	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Moderate/Major Adverse (significant)	N/A	Moderate/Major Adverse (significant)	New receptor
Group 16						

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Hill Farm	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Orchard Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Barn 20 Yards East of Orchard Farmhouse	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Scuttington Manor	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Oasthouse at Scuttington Manor	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Farmstead northwest of Scuttington Manor	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Group 17						
Batteries	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Barn 20 Yards East of Batteries	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Oasthouse and Oasts 30 Yards southwest of Batteries	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Lyndale	Change to heritage value as a result of the demolition and construction of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Conservation Areas						
Tunstall Conservation Area	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Rodmersham Green Conservation Area	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	None (Not Significant)	N/A	None (Not Significant)	Valid
Rodmersham Church Street Conservation Area	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Temporary	Moderate/Major Adverse (significant)	N/A	Moderate/Major Adverse (significant)	New receptor
Completed Proposed Development						
Group 1						
Oakwood Gate Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Parsonage Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Carthouse 20 Yards West of the Parsonage Farm	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Kingsdown Cottage Nether Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Group 2						
Grove End	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (not significant)	N/A	Minor/Moderate Adverse (not significant)	Valid
Barn 30 Yards North of Grove End	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (not significant)	N/A	Minor/Moderate Adverse (not significant)	Valid
Stables 30 Yards North of Grove End	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (not significant)	N/A	Minor/Moderate Adverse (not significant)	Valid
Barn 60 Yards North East of Grove End	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (not significant)	N/A	Minor/Moderate Adverse (not significant)	Valid
Shepherd's Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Group 3						
Bexon Manor	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Barn 15 Yards South East of Bexon Manor	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Bexon Court	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor Adverse (not significant)	N/A	None (not significant)	Valid
Yew Tree Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
The Malthouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Group 4						
Church of St John the Baptist	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (not significant)	Valid
Monument to the Homewood Children 25 Yards South West of Tunstall church Tower	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (not significant)	Valid
Law Family Monument 15 Yards West of Tunstall Church Tower	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (not significant)	Valid
Cedar House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (not significant)	Valid

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Tunstall House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (not significant)	Valid
Wall, Stables and Dovecot South of Tunstall House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Tunstall House Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Oast	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Former Oast now Garage 10 Yards South of the Oast	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
The Village School	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Group 6						
Woodstock Home Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Woodstock Cottages	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Woodstock Cottage Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Oakwood Farm	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (not significant)	N/A	Minor/Moderate Adverse (not significant)	New receptor
Broadoak Farm	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	New receptor
Oasthouse at Broadoak Farm	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	New receptor
Oast House, Primrose Lane	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor Adverse (Not significant)	N/A	Minor Adverse (Not significant)	New receptor
Group 8						
Old Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Highsted Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Stanley Villas	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Group 9						

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Victoria House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Orsett House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Vine Cottages	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Holly Tree Lodge	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Pardoners Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Baker Cottages	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Brownings Farm	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	New receptor
Former Providence Chapel, Rodmersham Green, Rodmersham, Swale	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	New receptor
Elizabeth Cottages	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	New receptor
The Ramblers	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	New receptor
Group 10						
Church of St Lawrence	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Morris Court Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor Adverse (not significant)	N/A	Minor Adverse (not significant)	New receptor
Group 13						
The Old Vicarage, Tonge	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor Adverse (not significant)	N/A	Minor Adverse (not significant)	New receptor
Radfield House and railings	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Little Radfield	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Beeches	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Haywood	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate/Major Adverse (Significant)	N/A	Moderate/Major Adverse (Significant)	New receptor

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Oast east of Radfield House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Group 14						
Church of St Nicholas, Rodmersham	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Rodmersham House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Barn at TQ 921 618	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid
Matsons	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	Valid
Church House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid
Church Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)	Valid
Glebe Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Glebe House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Ashgores House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (Not Significant)	N/A	Minor/Moderate Adverse (Not Significant)	New receptor
Orchard	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (Not Significant)	N/A	Minor/Moderate Adverse (Not Significant)	New receptor
5, Church Street	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Minor/Moderate Adverse (Not Significant)	N/A	Minor/Moderate Adverse (Not Significant)	New receptor
Group 15						
Sunderland Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Malthouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Woodstreet House	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid
Woodstreet Cottage	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	Valid

RECEPTOR	POTENTIAL EFFECT	NATURE OF EFFECT (PERMANENT OR TEMPORARY)	SIGNIFICANCE	MITIGATION/ ENHANCEMENT MEASURES	RESIDUAL EFFECTS	SUBMITTED ASSESSMENT VALIDITY
Jefferies	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (Not Significant)	N/A	None (Not Significant)	Valid
Dully	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate Adverse (Significant)	N/A	Moderate Adverse (Significant)	New receptor
Group 16						
Hill Farm	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Orchard Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Barn 20 Yards East of Orchard Farmhouse	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Scuttington Manor	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (not significant)	N/A	Negligible Adverse (not significant)	New receptor
Oasthouse at Scuttington Manor	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Farmstead northwest of Scuttington Manor	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (Not Significant)	N/A	Negligible Adverse (Not Significant)	New receptor
Group 17						
Batteries	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Barn 20 Yards East of Batteries	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Oasthouse and Oasts 30 Yards southwest of Batteries	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Lyndale	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	None (not significant)	N/A	None (not significant)	Valid
Conservation Areas						
Tunstall Conservation Area	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (not significant)	N/A	Negligible Adverse (not significant)	Valid
Rodmersham Green Conservation Area	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Negligible Adverse (not significant)	N/A	Negligible Adverse (not significant)	Valid
Rodmersham Church Street Conservation Area	Change to heritage value as a result of the Proposed Development in the setting of the receptor	Permanent	Moderate/Major Adverse (significant)	N/A	Moderate/Major Adverse (significant)	New receptor

Table 7.1 Summary of likely effects on heritage receptors

GROUP	HERITAGE RECEPTOR	MONTAGU EVANS ASSESSMENT CONCLUSION - OPERATIONAL EFFECTS (ES)	MONTAGU EVANS ASSESSMENT CONCLUSION (NON-TECHNICAL NPPF ASSESSMENT)	HISTORIC ENGLAND ASSESSMENT CONCLUSION (CONSULTATION RESPONSE LETTER DATED 16TH JANUARY 2023)	SWALE BOROUGH COUNCIL ASSESSMENT CONCLUSION (HISTORIC BUILDINGS AND CONSERVATION ADVICE LETTER DATED 28TH MAY 2024)
Listed buildings					
1	Oakwood Gate Cottage	None	Significance preserved	-	-
1	Parsonage Farmhouse	None	Significance preserved	-	-
1	Carthouse 20 Yards West of the Parsonage Farm	None	Significance preserved	-	-
1	Kingsdown Cottage Nether Cottage	None	Significance preserved	-	-
2	Grove End	Minor/Moderate Adverse (not significant)	Low to medium level of less-than-substantial harm	-	Low level of less-than-substantial harm
2	Barn 30 Yards North of Grove End	Minor/Moderate Adverse (not significant)	Low to medium level of less-than-substantial harm	-	Low level of less-than-substantial harm
2	Stables 30 Yards North of Grove End	Minor/Moderate Adverse (not significant)	Low to medium level of less-than-substantial harm	-	Low level of less-than-substantial harm
2	Barn 60 Yards North East of Grove End	Minor/Moderate Adverse (not significant)	Low to medium level of less-than-substantial harm	-	Low level of less-than-substantial harm
2	Shepherd's Cottage	None	Significance preserved	-	-
3	Bexon Manor	None	Significance preserved	-	-
3	Barn 15 Yards South East of Bexon Manor	None	Significance preserved	-	-
3	Bexon Court	Minor Adverse (Not Significant)	Low level of less-than-substantial harm	-	Less-than-substantial harm (middle of spectrum)
3	Yew Tree Cottage	None	Significance preserved	-	-
3	The Malthouse	None	Significance preserved	-	-
4	Church of St John the Baptist	None	Significance preserved	-	-
4	Monument to the Homewood Children 25 Yards South West of Tunstall church Tower	None	Significance preserved	-	-
4	Law Family Monument 15 Yards West of Tunstall Church Tower	None	Significance preserved	-	-
4	Cedar House	None	Significance preserved	-	-
4	Tunstall House	None	Significance preserved	-	-
4	Wall, Stables and Dovecot South of Tunstall House	None	Significance preserved	-	-
4	Tunstall House Cottage	None	Significance preserved	-	-
4	Oast	None	Significance preserved	-	-
4	Former Oast now Garage 10 Yards South of the Oast	None	Significance preserved	-	-
4	The Village School	None	Significance preserved	-	-
6	Woodstock Home Farmhouse	None	Significance preserved	-	-
6	Woodstock Cottages	Moderate Adverse (significant)	Medium level of less than substantial harm	-	Low level of less-than-substantial harm

GROUP	HERITAGE RECEPTOR	MONTAGU EVANS ASSESSMENT CONCLUSION - OPERATIONAL EFFECTS (ES)	MONTAGU EVANS ASSESSMENT CONCLUSION (NON-TECHNICAL NPPF ASSESSMENT)	HISTORIC ENGLAND ASSESSMENT CONCLUSION (CONSULTATION RESPONSE LETTER DATED 16TH JANUARY 2023)	SWALE BOROUGH COUNCIL ASSESSMENT CONCLUSION (HISTORIC BUILDINGS AND CONSERVATION ADVICE LETTER DATED 28TH MAY 2024)
6	Woodstock Cottage Farmhouse	Moderate Adverse (significant)	Medium level of less than substantial harm	-	Less-than-substantial harm (middle of spectrum)
8	Old Cottage	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
8	Highsted Farmhouse	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
8	Stanley Villas	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
9	Victoria House	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
9	Orsett House	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
9	Vine Cottages	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
9	Holly Tree Lodge	None	Significance preserved	-	-
9	Pardoners Cottage	None	Significance preserved	-	-
9	Baker Cottages	None	Significance preserved	-	-
10	Church of St Lawrence	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	-
10	Morris Court Farmhouse	Minor Adverse (Not Significant)	Low level of less-than-substantial harm	-	-
13	The Old Vicarage, Tonge	Minor Adverse (Not Significant)	Low level of less-than-substantial harm	-	Less-than-substantial harm (low to middle part of spectrum)
13	Radfield House and railings	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	-
13	Little Radfield	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	-
13	Beeches	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	-
14	Church of St Nicholas, Rodmersham	Moderate Adverse (significant)	Medium level of less than substantial harm	Less-than-substantial harm (middle of the range)	Less-than-substantial harm (middle of spectrum)
14	Rodmersham House	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	-
14	Barn at TQ 921 618	Minor Adverse (Not Significant)	Low level of less-than-substantial harm	-	Medium level of less-than-substantial harm
14	Matsons	Moderate Adverse (significant)	Medium level of less than substantial harm	-	Less-than-substantial harm (middle of spectrum)
14	Church House	Minor Adverse (Not Significant)	Low level of less-than-substantial harm	-	Low level of less-than-substantial harm
14	Church Cottage	Minor Adverse (Not Significant)	Low level of less-than-substantial harm	-	Low level of less-than-substantial harm
15	Sunderland Farmhouse	None	Significance preserved	-	-

GROUP	HERITAGE RECEPTOR	MONTAGU EVANS ASSESSMENT CONCLUSION - OPERATIONAL EFFECTS (ES)	MONTAGU EVANS ASSESSMENT CONCLUSION (NON-TECHNICAL NPPF ASSESSMENT)	HISTORIC ENGLAND ASSESSMENT CONCLUSION (CONSULTATION RESPONSE LETTER DATED 16TH JANUARY 2023)	SWALE BOROUGH COUNCIL ASSESSMENT CONCLUSION (HISTORIC BUILDINGS AND CONSERVATION ADVICE LETTER DATED 28TH MAY 2024)
15	Malthouse	None	Significance preserved	-	-
15	Woodstreet House	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
15	Woodstreet Cottage	Negligible Adverse (not significant)	Very low level of less than substantial harm	-	Lowest level of less-than-substantial harm
15	Jefferies	None	Significance preserved	-	-
16	Hill Farm	None	Significance preserved	-	-
16	Orchard Farmhouse	None	Significance preserved	-	-
16	Barn 20 Yards East of Orchard Farmhouse	None	Significance preserved	-	-
17	Batteries	None	Significance preserved	-	-
17	Barn 20 Yards East of Batteries	None	Significance preserved	-	-
17	Oasthouse and Oasts 30 Yards southwest of Batteries	None	Significance preserved	-	-
17	Lyndale	None	Significance preserved	-	-
Conservation Areas					
4	Tunstall Conservation Area	Negligible Adverse (not significant)	Very low level of less than substantial harm	Less-than-substantial harm (lower end of spectrum)	Low level of less-than-substantial harm
9	Rodmersham Green Conservation Area	Negligible Adverse (not significant)	Very low level of less than substantial harm	Less-than-substantial harm (lower end of spectrum)	Low level of less-than-substantial harm
14	Rodmersham Church Street Conservation Area	Moderate/Major Adverse (significant)	High level of less than substantial harm	Less-than-substantial harm (middle of range, could be higher)	Less-than-substantial harm (middle to high part of scale)
Non-designated heritage receptors					
6	Oakwood Farm	Minor/Moderate Adverse (not significant)	Low level of harm	-	-
6	Broadoak Farm	Moderate Adverse (significant)	Medium level of harm	-	-
6	Oasthouse, Broadoak Farm	Moderate Adverse (significant)	Medium level of harm	-	-
6	The Oast House, Primrose Lane	Minor Adverse (not significant)	Low level of harm	-	-
9	Former Providence Chapel, Rodmersham Green	None	Significance preserved	-	-
9	Brownings Farm	None	Significance preserved	-	-
9	Elizabeth Cottages	None	Significance preserved	-	Lowest level of harm
9	The Ramblers	None	Significance preserved	-	Lowest level of harm
13	Haywood	Moderate/Major Adverse (significant)	High level of harm	-	High level of harm

GROUP	HERITAGE RECEPTOR	MONTAGU EVANS ASSESSMENT CONCLUSION - OPERATIONAL EFFECTS (ES)	MONTAGU EVANS ASSESSMENT CONCLUSION (NON-TECHNICAL NPPF ASSESSMENT)	HISTORIC ENGLAND ASSESSMENT CONCLUSION (CONSULTATION RESPONSE LETTER DATED 16TH JANUARY 2023)	SWALE BOROUGH COUNCIL ASSESSMENT CONCLUSION (HISTORIC BUILDINGS AND CONSERVATION ADVICE LETTER DATED 28TH MAY 2024)
13	Oast East of Radfield House	Negligible Adverse (not significant)	Very low level of harm	-	-
14	Glebe Cottage	Negligible Adverse (not significant)	Very low level of harm	-	Low level of harm
14	Glebe House	Negligible Adverse (not significant)	Very low level of harm	-	Low level of harm
14	Ashgores House	Minor/Moderate Adverse (not significant)	Low level of harm	-	-
14	Orchard	Minor/Moderate Adverse (not significant)	Low level of harm	-	-
14	5, Church Street	Minor/Moderate Adverse (not significant)	Low level of harm	-	Low level of harm
15	Dully	Moderate Adverse (significant)	Medium level of harm	-	-
16	Scuttington Manor	Negligible Adverse (not significant)	Very low level of harm	-	-
16	Farmstead north west of Scuttington Manor	Negligible Adverse (not significant)	Very low level of harm	-	-
16	Oasthouse at Scuttington Manor	Negligible Adverse (not significant)	Very low level of harm	-	-

Table 7.2 Summary of conclusions on impact of planning application ref. 21/503914/EIOUT (inc. Regulation 25 revisions) to heritage receptors during the Operational stage of the development.

8.0

TECHNICAL AND NON-TECHNICAL CONCLUSION

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

TECHNICAL AND NON-TECHNICAL CONCLUSION

TECHNICAL (ES) SUMMARY

- 8.1 This document has summarised the effects of the Proposed Development on built heritage receptors. The particular characteristics of the area and the historical development of this part of Kent mean that dispersed historic farming settlements and hamlets derive some value from a visual and functional connection to their rural settings which help explain their historic use.
- 8.2 With that in mind, the masterplan proposals have sought to preserve this interest and the settings of heritage assets where possible. The masterplan has also been amended in response to anticipated impacts to a number of heritage assets.
- 8.3 There are two designated heritage assets within the redline boundary. These comprise the Rodmersham Church Street Conservation Area and the Grade II listed Cedar House. There are no non-designated heritage assets within the redline boundary.
- 8.4 There are a high number of heritage assets outside the redline boundary that have informed the development of the masterplan and whose settings are sensitive to the effects of the proposals.
- 8.5 The heritage receptors within a 1km study radius of the boundary of the Application Site have been identified and assessed. There are 81 heritage receptors scoped into the full assessment. These comprise:
- 3 conservation areas;
 - 3 grade I listed buildings;
 - 3 grade II* listed buildings;
 - 52 grade II listed buildings;
 - 20 non-designated heritage assets (locally listed buildings and positive contributors in a CA).
- 8.6 During construction, indirect effects to some receptors may arise from the Proposed Development through environmental effects such as noise, dust, vibration, visual effects such as intervisibility with cranes and construction vehicles, and the potential increase in activity affecting the local road network in the construction phase of the Proposed Development. These effects would be temporary. No direct construction effects are anticipated.
- 8.7 A number of significant effects are identified to arise during the construction phase. These significant effects are temporary.
- 8.8 During the operational phase, for the majority of the heritage receptors identified, there will be a negligible effect, or an effect of 'None' arising from the Proposed Development.
- 8.9 A Moderate Adverse effect is identified to four designated heritage receptors which lie outside of the Application Site boundary. These comprise:
- Woodstock Cottages (Grade II)
 - Woodstock Cottage Farmhouse (Grade II)
 - Church of St Nicholas (Grade I)
 - Matsons (Grade II)
- 8.10 A Moderate Adverse operational effect is identified to the following NDHAs:
- Broadoak Farm
 - Oasthouse Broadoak Farm
 - Dully
- 8.11 A Moderate / Major Adverse operational effect is identified to the following designated and non-designated receptors outside of the redline boundary:
- Rodmersham Church Street Conservation Area
 - Haywood (NDHA)
- 8.12 The Moderate Adverse effects have largely been identified as a result of the significant change to the character of the Application Site in the settings of the receptors. The majority of receptors are related to farming and agricultural functions, and are experienced as part of small settlements associated with the use of the land. The application proposals, by nature of the comprehensive approach to redevelopment, will alter the settings of a high number of listed buildings and the contribution made by this setting to their significance.
- 8.13 The proposals will also have an urbanising effect on the rural landscape and introduce noise and vehicular movements which will be a change to that character which contributes positively to the setting and significance of these listed buildings.
- 8.14 The fundamental character shift across the wider area would interrupt the historical spatial relationship between the assets and their settings. There will also be visual effects experienced from within the closer setting of the assets. These effects would be indirect and permanent.
- 8.15 This position is recognised by Historic England and Swale Borough Council conservation officer. A comparison of the assessment conducted by these stakeholders is contained at **Table 7.2**, and which highlights the alignment between the assessment completed in this report and that conducted by officers at SBC.
- 8.16 It is important to note that a Moderate Adverse effect has been identified to the highly graded asset of the Church of St Nicholas Rodmersham (Grade I). We note also that, although drafted using NPPF language, Historic England identify a middle of the range level of less than substantial harm to the significance of this asset. Historic England identify this level of harm to the Grade I listed asset (receptor) as serious.
- 8.17 This effect is brought by the impact of the proposed urbanisation of the wider settings of the Church. Whilst the masterplan has sought to minimise these effects by setting the proposed development parcels back from the Church in this location, introducing a green buffer and viewing corridor, these are not sufficient to reduce the harm in a material way.
- 8.18 The conclusions of this assessment align with those of Historic England.
- 8.19 A Minor / Moderate Adverse effect has been identified to arise to the following designated and non-designated heritage assets:
- Grove End (Grade II)
 - Barn 30 Yards North of Grove End (Grade II)
 - Stables 30 Yards North of Grove End (Grade II)
 - Barn 60 Yards North East of Grove End (Grade II)
 - Oakwood Farm (NDHA)
 - Ashgores (NDHA)
 - Orchard (NDHA)
 - 5 Church Street (NDHA)

- 8.20 A Minor Adverse effect has been identified to designated heritage receptors which include Bexon Court, Barn at TQ, Church House, Morris Court Farmhouse, The Old Vicarage and Church Cottage. A Minor Adverse effect has been identified to The Oast House, Primrose Lane.
- 8.21 These receptors will be subject to the same effects but due to distance from the site boundary. The Minor / Moderate and Minor Adverse effects identified are not significant in ES terminology.
- 8.22 Cumulative impacts have been considered which show that the majority of the identified cumulative developments are at a significant distance from the Application Site and will not directly affect the heritage receptors identified within the 1km study radius. Due to their distance from the Application Site, it is concluded that there will not be significant cumulative effects arising from the schemes identified.
- 8.23 As with any development of this nature, the effects can be managed through specific mitigation measures implemented as part of the development masterplan. These include the layout of the Proposed Development, the design of buildings, including their heights and character, and landscaping.
- 8.24 Further mitigation will come through the detailed design stage required of later Reserved Matters Applications. These measures could further include a high quality of design of the proposed buildings and visually appropriate design materials to mitigate the large scale change to the immediate built environment.
- 8.25 The residual effects of the Proposed Development on built heritage receptors is considered to range between None to Moderate / Major Adverse during the construction and None to Moderate / Major Adverse during the operational phases, pending the mitigation measures secured with the development proposals and through the course of detailed design.

NON-TECHNICAL NPPF SUMMARY

- 8.26 This Section provides an assessment of the impact of the Proposed Development on the significance of the heritage receptors in NPPF terminology to clarify the conclusions of the ES Chapter.
- 8.27 The impact to each receptor is summarised in **Section 7.0** according to ES methodology. As discussed earlier in this Section, the assessment identifies Moderate / Major Adverse effects during the construction phase and Moderate / Major Adverse Effects during the operational phase. These effects are identified as 'significant' in ES terminology.

- 8.28 These effects are setting effects. These are described above in the NTS. The effects do not directly impact the fabric of the receptors. Impacts identified as significant in ES terminology can be Moderate or Major. While the 'significant' effects identified in the ES Chapter are Moderate / Major Adverse effects at the construction phase, and Moderate / Major Adverse effects at the operational phase, these do not equate in NPPF terminology to effects that would fall to be considered as causing 'substantial' harm to heritage receptors as defined in paragraph 214.
- 8.29 In our view, the significant adverse effects would not equate to substantial harm under paragraph 214. In considering this, we make reference to the findings of the Bedford judgement (ref: CO/9953/2012). This judgement clarified how the decision maker should consider whether a development would lead to substantial or less than substantial harm. Of particular relevance to the approach is the below paragraph:
"25. Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."
- 8.30 Through this case the courts have made clear that substantial harm is a high test. This was subsequently been reaffirmed in the London Historic Parks and Gardens Trust v Minister of State for Housing³ which clarified that the Bedford definition was one way to define substantial harm, and that, as set out in the NPPG, it was sufficient to identify that an impact would 'seriously affect a key element of special architectural or historic interest' in assessing whether the effects should be defined as causing substantial harm or less than substantial harm to the significance of the identified assets.
- 8.31 As identified above, the 'significant' effects are setting effects which arise from development changing, to a significant extent, the character and relationship of the wider land to these assets.
- 8.32 The intrinsic architectural and historic interest of the listed buildings and Conservation Areas are unaffected by the proposals. Whilst the effects on

- the setting alter an important part of their setting, these significant effects do not cause significant harm to the intrinsic interest of the assets.
- 8.33 In these cases, the assessment concludes that the adverse effects would equate to less than substantial harm in NPPF terminology.
- 8.34 The scale of effects, (with a nature of effect of Adverse) which range from Negligible to Moderate / Major, fall within the less than substantial scale. Moderate / Major Adverse is judged to equate to the middle to upper end of less than substantial harm, and Negligible Adverse would fall at the very lowest end of the scale.
- 8.35 These effects, the Moderate and Moderate / Major Adverse effects, are serious but not permanent. The judgement here is that this level of non-permanent harm to the setting of the listed buildings will not meet the high tests for substantial harm. The core elements of the significance of the listed buildings, the Rodmersham Church Street Conservation Area and the locally listed building would be unharmed.
- 8.36 We note here also that it is possible to have a Major Adverse impact which is less than substantial, given that the test for substantial harm is so high. It is appreciated that any harm to a designated heritage asset is of great weight in the planning balance.
- 8.37 The assessment also identifies Minor Adverse impacts to a number of other assets. This would fall to the lower end of less than substantial harm.
- 8.38 Overall therefore, the assessment concludes that the proposed development would lead to less-than-substantial harm to heritage assets.
- 8.39 This report has been prepared in accordance with Section 66(1) and Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF (2024).
- 8.40 Paragraph 221 of the NPPF requires the public benefits of the proposals to be weighed against less than substantial harm to designated heritage assets. The Planning Statement submitted with the application sets out the public benefits of the proposals.

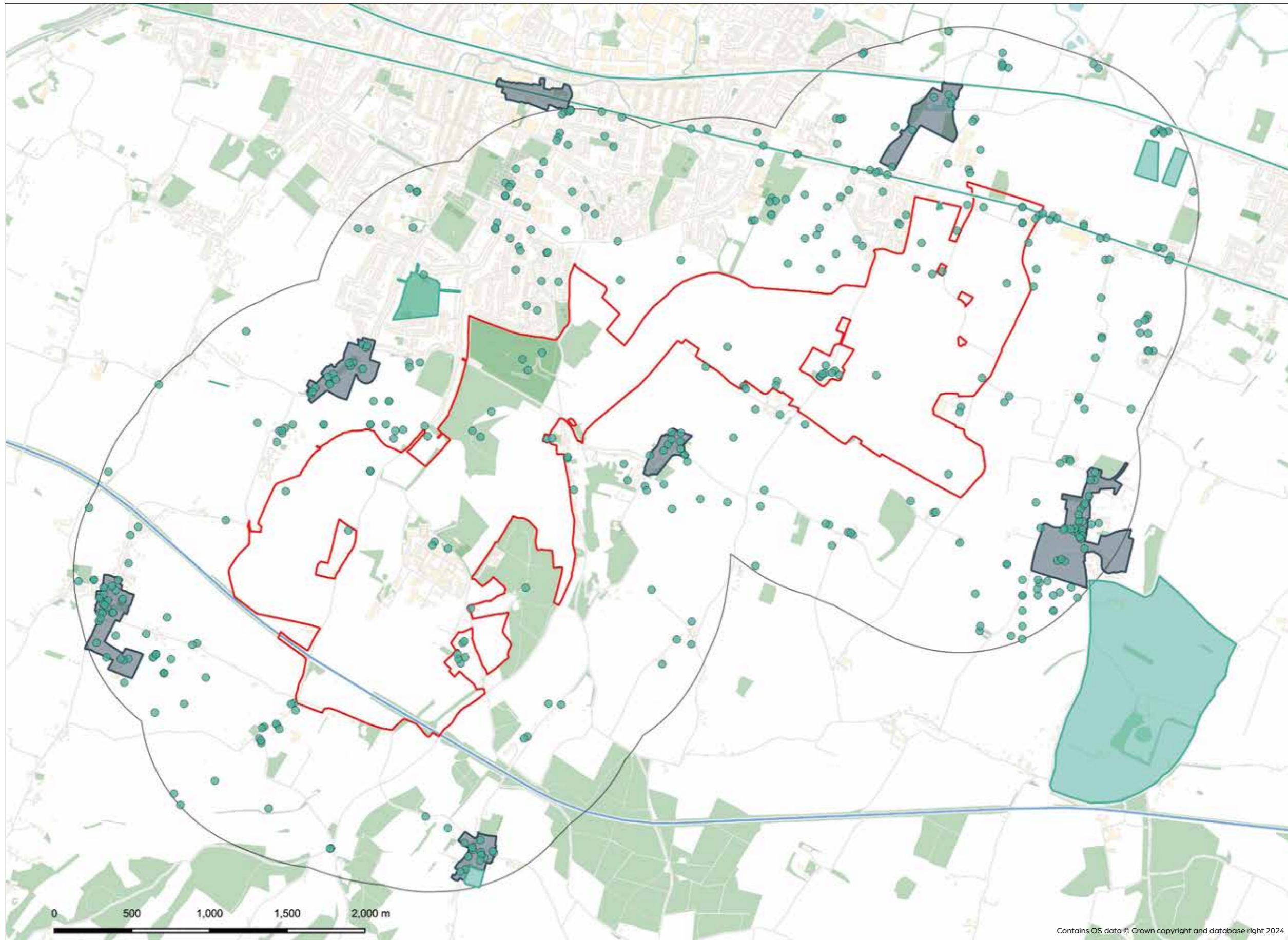
² Bedford BC v SSCLG [2013] EWHC 2847 (Admin)
³ London Historic Parks And Gardens Trust v Minister of State for Housing & Anor [2022] EWHC 829 (Admin) (08 April 2022)

APPENDIX 1: KENT HISTORIC ENVIRONMENT RECORD SEARCH JULY 2024 (MONUMENTS)

HIGHSTED PARK (SOUTH): LAND SOUTH AND EAST OF SITTINGBOURNE

HER REPORT

- Application Site
- CA Geometry
- Polygon
- Monument Geometry
- Point
- Polygon
- Line



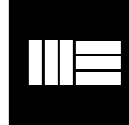
LOCATION:
Kent Science Park (south)

DATE:
August 2024

SCALE:
1:25,000 @ A3

FIGURE:

▲ NORTH



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