

# Land at Church Lane, Lydden

Dover District Council

**HERITAGE STATEMENT | AUGUST 2023**

On behalf of Quinn Estates



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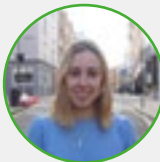
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Section 1

**Introduction.**

# 1 | Introduction

1.1 This Heritage Statement has been prepared on behalf of Quinn Estates and relates to Land at Church Lane, Lydden (henceforth 'the Site'). The Site is within Dover District Council and covered by Site Allocation SAP47.

1.2 The proposals relate to development on the site • with the provision of up to 23 high quality dwellings. This application is submitted in outline with all matters reserved for future consideration, except access. The proposed description of development is as follows:

*Outline proposal for the erection of up to 23 dwellings including affordable housing together with associated parking, infrastructure and open space; with all matters reserved except access.*

1.3 The site is not within a Conservation Area and contains no heritage designations, however is located within the near vicinity of a number of listed buildings (illustrated on the map below), and the northern edge of the Kent Downs AONB (assessed under a separate LVIA provided with the application pack)

1.4 The site is allocated in Dover District Council's Draft Local Plan, which accepts the principle of development of this site for around 30 dwellings, subject to a number of considerations. The policy acknowledges potential effects on the setting of nearby heritage assets (St Mary's Church (Grade II\*), Court Lodge Farm House (Grade II); which have been factored into the decision to allocate the site. The Proposed Development responds directly to the policy set out in the draft Site Allocation in order to reduce the potential for any harmful effects upon these heritage assets.

## Purpose of the Statement

1.5 The purpose of this Heritage Statement is to assist with the determination of the application by informing the decision makers of the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised. Specifically, this report assesses the capability of the setting of the listed buildings to absorb change without causing harm to its significance. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2021 and local planning policy.



Figure 1.1 Site Location



# 1 | Introduction - Identification of Heritage Assets

- 1.6 The heritage assets affected have been observed and assessed by the author following a site visit in July 2023 in good weather and a desk-based study was also undertaken which included review of the local policy and guidance, historical sources on the development of Lydden and Ordnance Survey map regression.
- 1.7 The report will;
- Set out the relevant legislative and policy framework within which to understand the proposed redevelopment of the Site;
  - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
  - Describe the site and identify relevant designated heritage assets;
  - Appraise the contribution the site makes to setting of nearby heritage assets of the Site
  - Provide a detailed assessment of impact for the proposals on the Site and its setting,
- 1.8 The report is produced by Icen Projects. Specifically, it is authored by Edward Wollaston Senior Consultant – Built Heritage & Townscape with guidance and review by Georgia Foy, Associate – Built Heritage & Townscape.

## Identification of Heritage Assets

- 1.9 Heritage Assets within 1km of the site boundary have been considered and are listed below. Due to distance, intervening topography and lack of historic connection there are no heritage assets beyond the village cluster which stand to be affected by the proposals.
- 1.10 Heritage assets included within this assessment include;
- A - Church Of St Mary Church of St Mary Virgin (Grade: II\*, List Entry Number: 1342746)
- B - Lydden Court Farmhouse (Grade: II, List Entry Number: 1070028)
- C - Bell Inn (Grade: II, List Entry Number: 1070027)
- D - Wellington House (Grade: II, List Entry Number: 1067690)
- E - Anne Cottage (Grade: II, List Entry Number: 1363385)
- F - 138 And 140, Canterbury Road (Grade: II, List Entry Number: 1356611)

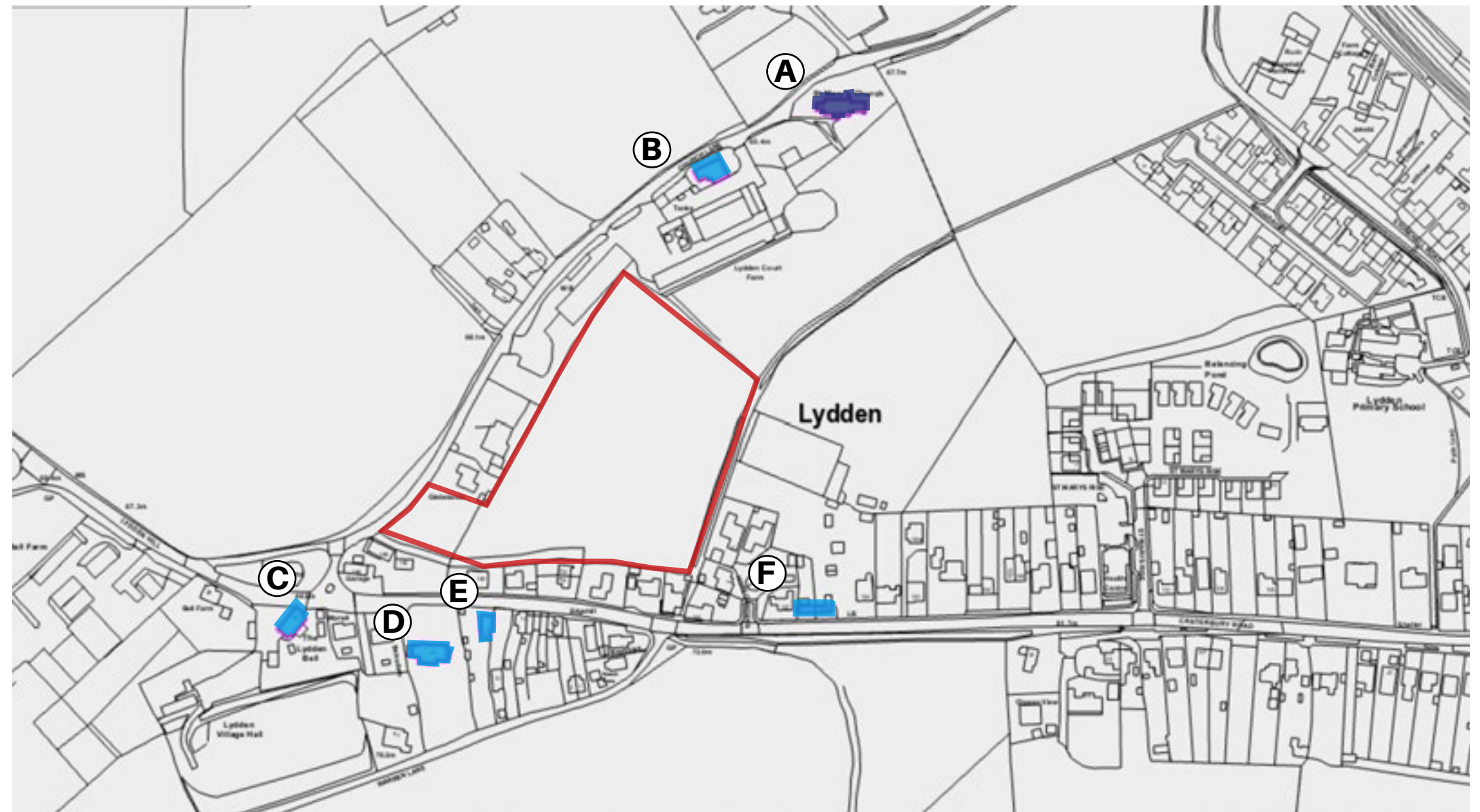


Figure 1.2 Heritage Asset Map

Section 2

# **Planning, Legislation, Policy & Guidance.**

Legislation

- 2.1
- Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2
- Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses

Dover District Local Planning Policy

- 2.3
- Dover District Local Development Framework: Core Strategy 2010: sets out policies and objectives for shaping development in the District. This includes the objective to ‘Ensure the intrinsic quality of the historic environment is protected and enhanced and that these assets are used positively to support regeneration, especially in Dover’.
- 2.4
- The current planning policies for Dover district are set out in the statutory Development Plan. which is made up of a number of documents, relevant to this assessment are:

Core Strategy

- 2.5
- The Core Strategy was adopted on 24 February 2010 and sets out the priorities for the future of the district. It allocates a number of strategic sites and contains the Core Policies and Development Management Policies to guide the future development of the district.

Dover District Heritage Strategy 2013 (Updated June 2020)

- 2.6
- The Heritage Strategy seeks to set out a positive strategy for the conservation and enjoyment of the historic environment in Dover District. It aims to make information about the significance of the historic environment accessible, to apply the high level guidance contained within the NPPF and articulate what this means for Dover District. The strategy is intended will support Dover District Council in fulfilling its aims for the historic environment as part of its Local Plan process and to help ensure that the District’s policies for its historic environment are positively prepared, justified, effective and consistent with national policy.

Dover Distinct Local Plan to 2040 - Regulation 19 Submission (October 2022)(New Local Plan)

- 2.7
- The New Dover District Local Plan was submitted for Examination on Friday 31st of March 2023.
- 2.8
- This is not yet adopted but remains a material consideration. Relevant to this application are: The new Local Plan, once adopted, replaces the Core Strategy 2010 and the Land Allocations Plan2015, as well as saved policies from the 2002 Local Plan

PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes

- 2.9
- All development in the District must achieve a high quality of design, that promotes sustainability, and fosters a positive sense of place, by responding to the principles within the policy in an integrated and coherent way.
- 2.10
- The principles are set out along 5 key points;
  - Context and Identity
  - Built Form
  - Movement
  - Nature
  - Public Spaces
  - Homes and Buildings

HE1 - Designated and Non-designated Heritage Assets

- Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register, into appropriate and viable use consistent with their conservation, will be encouraged.
- Development will not be permitted where it will cause total loss of significance or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.
- All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement, which should draw on the evidence contained in the Dover District Heritage Strategy, including referencing the heritage themes of the Strategy that apply. Such a Statement should include a description of the asset’s historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.

Land Allocations SAP47 - Land adjacent to Lydden Court Farm, Church Lane, Lydden (LYD003)

- 2.11
- The site has been identified with the Regulation 19 Submission as; SAP47 - Land adjacent to Lydden Court Farm, Church Lane, Lydden (LYD003)
- 2.12
- The Site, is allocated for an indicative capacity of 30 dwellings. The policy states that development proposals for the site shall include the following heritage concerns, This assessment addresses points A, B & K;

**A. Development should be sensitive to the setting of the adjacent farmstead as a group of historic buildings with a rural/agricultural function;**

**B. Development should be restricted to the southernmost part of the site with a significant buffer zone and density significantly decreased, in order to reduce potential harm to the setting of the farmstead and Grade II\* Church;**

**K. A Heritage Assessment for the site must be carried out in accordance with Policy HE1 the results of which should inform the layout and design of the development which is necessary to avoid harm to any heritage assets identified through the assessment;**



National Policy

National Planning Policy Framework (July 2021) (As amended)

- 2.13 In July 2018, the government published the updated National Planning Policy Framework ("NPPF"), which was again updated in February, June 2019 and July 2021. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.
- 2.14 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).
- 2.15 Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 130, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 2.16 The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.17 Heritage Assets are defined in Annex 2 of the NPPF as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning

- authority (including local listing).'  
Listed buildings and Conservation Areas are both designated heritage assets.
- 2.18 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'
- 2.19 The 'Setting of a heritage asset' is defined 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.'
- 2.20 Paragraph 192 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
- 2.21 Paragraph 194 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.22 Paragraph 197 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

- 2.23 Paragraph 199 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. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.24 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.25 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas, Paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

National Design Guide (September 2019)

- 2.26 In September 2019, the Ministry of Housing, Communities and Local Government (MHCLG) produced a National Design Guide illustrating how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance, alongside the separate planning practice guidance on design process and tools.
- 2.27 The Guide recognises that well-designed places have individual characteristics which work together to create its physical Character. It introduces 10 specific characteristics that would need to be considered when considering new development. These are:
- 2.28 MHCLG have also recently published a National Model Design Code, setting out detailed standards

- for key elements of successful design. The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide.
- 2.29 The NDG acknowledges that quality design does not look the same across different areas of the country, for instance, that by definition local vernacular differs. MHCLG, therefore, expects that local planning authorities develop their own design codes or guides, taking into consideration the National Model Design Code. These would be expected to set clear parameters for what good quality design looks like in their area, following appropriate local consultation.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, last updated July 2019)

- 2.30 The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.31 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:
- 2.32 archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.33 architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.



## 2 | Planning Legislation, Policy & Guidance

2.34	historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.	or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.	2.43	The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.	makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.	
2.35	The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.	<b>Historic Environment Good Practice Advice in Planning</b>	2.44	This note gives assistance concerning the assessment of the setting of heritage assets and the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings; and that settings can contribute to the significance of a heritage asset.	2.49	The next stage is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
2.36	Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-202) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.	<b>GPA 1: The Historic Environment in Local Plans [March 2015]</b>	2.45	This note gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:	2.50	At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:
2.37	Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.	<b>GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]</b>	2.46	indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or <ul style="list-style-type: none"><li>specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or</li><li>advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected.</li></ul>	<ul style="list-style-type: none"><li>removing or re-modelling an intrusive building or feature</li><li>replacement of a detrimental feature by a new and more harmonious one</li><li>restoring or revealing a lost historic feature or view</li><li>introducing a wholly new feature that adds to the public appreciation of the asset</li><li>introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or</li><li>improving public access to, or interpretation of, the asset including its setting.</li></ul>	
2.38	The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 201 to 202 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible	<b>GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]</b>	2.47	Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.		
		<b>GPA 4: The Setting of Heritage Assets (2nd Edition) [December 2017]</b>	2.48	This should be followed by an analysis to assess whether the setting of an affected heritage asset		

Section 3

# **Historic Development of the Site and Surroundings.**



### 3 | Historic Development of the Site and Surroundings

3.1 The early development of Lydden up to 1901 is described within THE DOVER EXPRESS AND EAST KENT NEWS-FRIDAY, OCTOBER 11, 1901 and available online at the Dover Kent archives.

*Lydden, a small but interesting village, lies snugly amid the chalk uplands which surround it on all sides, except a ravine through which comes the road from Dover to London, up an incline well known to cyclists as Lydden Hill, and from the top of which there is a fine view of Dover Castle, five miles distant.*

#### Village and Parish

*As a parish, Lydden is compact, and to a great extent independent. It has a Church, a National School, a Wesleyan Chapel, a Post Office, a General Shop, and there are two Public Houses, for although the village is small, the main road traffic is considerable. The village is the centre for farming operations carried on from five farms, the total area of the parish being 1,444 acres. The Church benefice is a vicarage, which has been held by the Rev. J. Larking Latham, M.A., since 1865, during whose term the Church has been restored, and the National School built. The parish is represented on the Board of Guardians and the Rural District Council, by Mr. Henry Woodland, of Lydden Court, whose close attention to the public business, and the ability and good judgment he brings to bear upon it, make him one of the leading men of the parish and district. Although this parish has a population of 177, there was, according to the Lady Day returns, only one recipient of out-door relief, a widow of 78 years, and two persons from the parish are in the house. Few parishes can show a better record, and although the place is small and quiet, it is evidently above the level of rural prosperity. The growth of the population appears to be fairly steady, though slow. In the year 1801 the number was 103, in 1831 it was 124, in 1841 it was 148, in 1861, when the making of the railway had attracted outsiders, the number was 198, in 1871 the number had fallen back to 188, in 1891 there was a further decrease to 170, and the present census of 1901 shows an increase to 177, or for the century an increase of 74. The population of this ward at the 2011 census was 2,342*

#### The History of Lydden.

*In writing the history of Lydden, to treat it exhaustively, we should have to consider its hills and natural features which give it a romantic aspect. That, however, is beyond our scope, for the causes that*

*scooped out this valley and built up the natural amphitheatre of surrounding hills, lie in pre-historic times. Leaving that part of the subject, and looking at the name of the village, we find that the Lydden of today was spelled Liddon at the beginning of the last century, and that in ancient times it was Leddenne, "Denne" is, of course, a valley, and "Led" in Saxon means "to lead away," hence the etymology of the word indicates a valley that leads to some special point, and that is just what the valley of Lydden does,—it leads to the point on the coast which has been the destination of millions of travellers who have, age after age, passed from the metropolis to the coast, and it is from Lydden Hill that the first view of Dover, its Castle, and the sea, is obtained. The records from which the history of the parish can be definitely gleaned, do not go further back than the Conquest. At that time there were three principal manors, Lydden Manor, which was the possession of William de Auberville, who held it for Knights' service from Hamo de Crevequer as part of the Manor of Folkestone to which it is still subject. This William de Auberville was one of the Knights' entrusted with the defence of Dover Castle, but was evidently of a religious or ecclesiastical turn of mind, for in the year 1192 he founded Langdon Abbey, and established there a community of white canons. Being enriched with other lands at Oxney and Westenhanger, Sir William gave the Lydden Manor as an endowment of Langdon Abbey, and it was so held until Henry VIII dissolved the monasteries and then this Manor was given by the King to the See of Canterbury, and that is why it is, to this day, the property of the Ecclesiastical Commissioners. The next Manor is that of Cocklescombe, which includes that part of the parish which lies northward in the Bewsborough hundred. This, too, was at the Conquest apportioned as a Dover Castle Knights' fee, but in the reign of Edward I. it became the property of the Knights' of the John of Jerusalem, and was so held till the Reformation. At that time, the lands, falling into the hands of the Crown, they were sold to Mr. Edward Monins, of Waldershare, from whom they passed to Sir Henry Furness, of Waldershare. Afterwards they went, by marriage, to Viscount Bolingbroke, and in 1791 the lands of Cocklescombe were sold to Peter Harnett, in whose family it remained until recent years. Swanton Manor is in the west of the parish in the Folkestone hundred, near Swingfield. This, at the*



Figure 3.1 OS Map 1873



Figure 3.2 OS Map 1896



### 3|Historic Development of the Site and Surroundings

Conquest was part of the possession of Bishop Odo, but after he was disgraced the possession passed to a family who took their name from the place, the owner in the time of Henry III being William de Swantone. Owing to the property descending to female heirs, the name of the owner has changed from Swantone to Lutteridge, and then to Greenford, but there was no alienation from the family. John Greenford, dying in the year 1472, the Manor passed by marriage to the Monins family, with whom it remained until 1663, when it passed to Viscount Bolingbroke who sold it to Messrs. Nutt and Walker, and they sold it in 1792 to Samuel Egerton Brydges, of Denton, and is at present attached to the Denton estates, owned by Willat's Trustees. There is a tradition that Swanton was once a monastic establishment, but although the ancient residence which gave place to the present one some fifty years ago was stone built, and very curious in its architectural features, there is no evidence that it was ever anything more than a manorial residence. Mr. Smith is the present occupier of Swanton Court and farm. There was a Manor of Penryn in this parish, held for Knights services in connection with Dover Castle. That is believed to have been part of Swanton, but its situation is unknown.

#### Historic Development

3.2 The OS Maps from 1873 - 1905 demonstrates that the village remained a small cluster of buildings to the east of The Bell Inn along Canterbury Road until the early 20th Century. St Mary's Church, Stone Hall, and Court Lodge are all located to the north east and maintain a distinct separation. Although this may not have always been the case with St Mary's, as due to its age it may have held a small cluster of buildings in its near vicinity which have since been demolished. Expansion in the 20th Century has largely occurred to the east and north east of the historic village core. The OS Map from 1937 shows an intensified village core with residential plots along Canterbury Road which have been subdivided and properties built with smaller plot sizes. There is a large expanse of development of residential homes, each with large garden plots which have developed nearby to Stone Hall and constrained by the Railway Line. This has created a triangular pattern of development with the historic village core positioned nearby to the junction Lydden Hill, Canterbury Road. Church Lane from as the western edge with a scattering of residential buildings and St Mary's Church, Vicarage to the western edge, and development intensifying with

interwar suburban development to the eastern edge of Stonehall Road and extending north to where Stone Hall Road meets Church Lane Coldred Hill.

3.3 The historic core of the village has intensified in the late 20th Century East from the Bell Inn along Canterbury Road with some plots further subdivided and a number of newer buildings developed within historic plots - which are entirely (and often boldly) late 20th Century in character. This has created a wide mix of building types and periods, along these have all broadly followed a residential plot pattern with few larger footprint structures (excepting Lydden Primary School and agricultural buildings along Church Lane).

#### Historic Development of the Site

3.4 The OS Map Illustrates the site has been in use as an open pasture field since at least the 19th Century. A foot path runs adjacent to the eastern edge field as a route connecting St Marys Church and Canterbury Road marked R.H 3ft denoting a root hedgerow. In early 20th century the historic field boundary (and part of the current application site) adjacent to Church Lane was separated out as a separate apportionment and a building developed in the northern portion of the plot (now demolished and of unknown use). This portion was then subdivided into two, the southern part returned to the field (restoring access to Church lane) and the northern portion providing a building plot for the current building 'Glebelands' No.3 Church Lane. Development around the field has largely occurred to the south and east adjacent to the garden of buildings fronting onto Canterbury Lane.

3.5 The Site was identified as suitable for development with 65 Units within Dover District Council Regulation 18 Submission. under Site Allocation SAP47. Following updated site assessments and evidence. The number of units for SAP47 was reduced to 30 within The Selection of Site Allocations for the Regulation 19 Submission Local Plan (September 2022.) for reasons of flood risk.

3.6 The Site Allocation has broadly maintained the dimensions of the historic field boundary (excepting the parcel of land broken away for residential development detailed above).



Figure 3.3 OS Map 1905



Figure 3.4 OS Map 1937



### 3 | Historic Development of the Site and Surroundings

LAND AT CHURCH LANE, LYDDEN

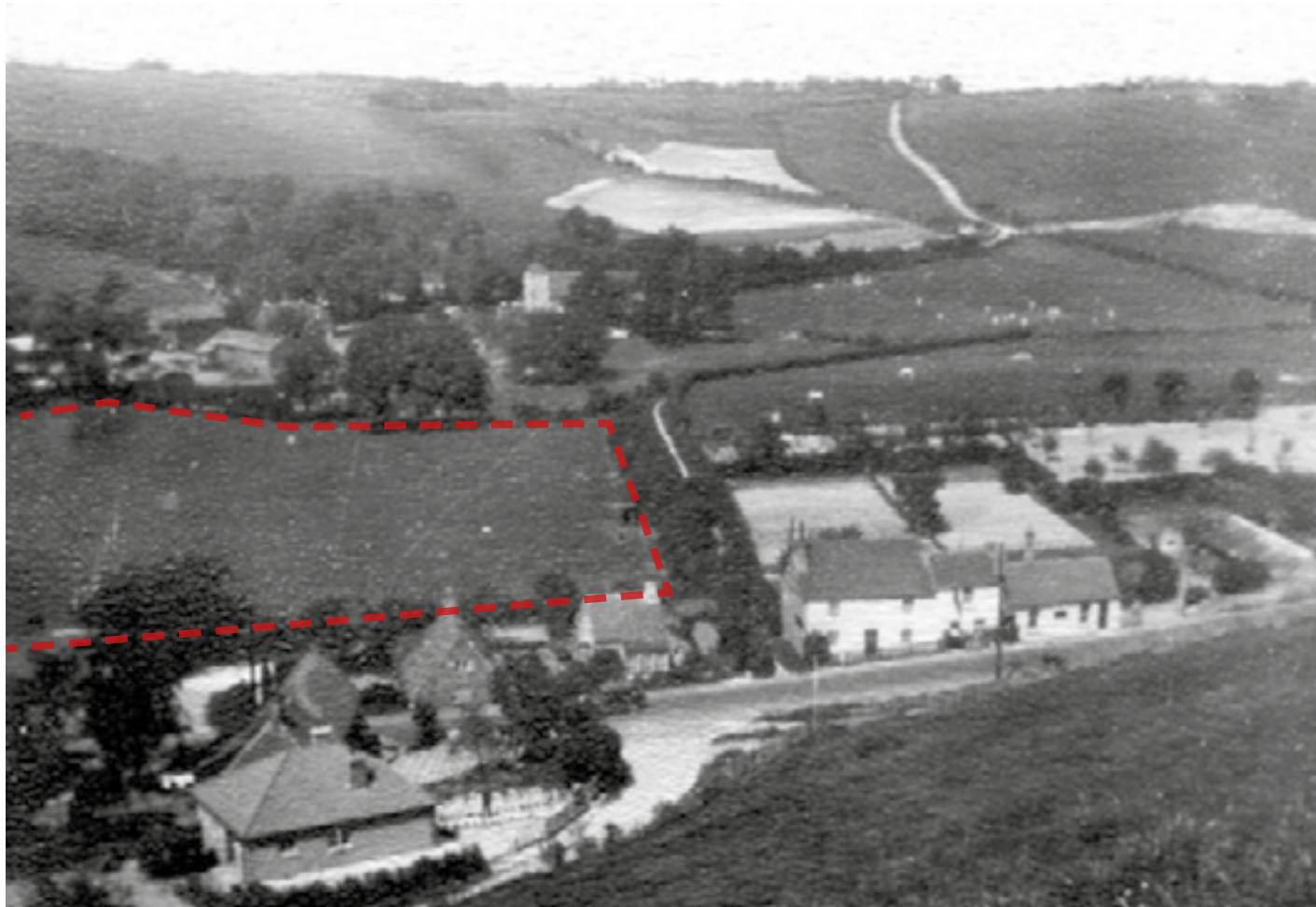


Figure 3.5 View north from Hope Hill c. 1930

Although the angle is slightly distorted The Site can be seen clearly in this view from 1930. Here there is a clear separation between the fields, with a line of mature trees as the boundary to the north. The tree lined footpath which affords views into the site, on the route to the Church is appreciable and appears as a more prominent route than it the present. New buildings (contemporary for the 1930s) are present in the frame illustrating the beginning of the phase of the villages intensification in the early 20th Century.



Figure 3.6 Canterbury Road looking East,

This view dates from the early-mid 20th Century, the Bell Inn is visible to the right of the frame, as is the mature boundary to the frontage to Wellington House.

Section 4

# **Site Description and Assessment of Significance.**



## 4 | Site Description & Assessment of Significance Site Description

- 4.1 The Site appears as an open grassed field. There is disused farming equipment visible within the site, with a number of motor vehicles along the fringes of the plot (some in disuse). The site is bounded by verdant planting to the southern edge, which features mature trees, fencing and hedges to the gardens of the buildings on the south side of Canterbury Road, where the open field appears within the context of residential buildings (Figures 4.1-4.2). The eastern boundary of The Site similarly has a residential context but features a footpath which reaches north through a back route behind the houses and towards the Church. Views from this footpath are illustrated in Figure 4.3-4.4
- 4.2 The western edge of the site is characterised by the farmstead, where ancillary farming equipment and buildings screen views from Church Lane. The northern edge of the site is more tranquil in character and becomes apparent from the footpath as you move forward past the rear line of residential development and towards the more rural surroundings apparent to the north of the Church.
- 4.3 The site sits within an established semi rural context, which has seen steady residential development from the early 20th Century onwards. Much of the surrounding built form to the east is a result of a development pattern which has seen demolition and rebuilding, sub division of plots and a general intensification and urbanising of the village along Canterbury Road as the primary route.
- 4.4 The boundary of the Kent Down AONB boundary is located along the southern edge of Canterbury Road.



Figure 4.1 The Site, Looking East, Viewed from Church Lane



Figure 4.2 The Site, Looking East, Viewed from Church Lane



Figure 4.3 The Site, Looking South West Viewed from the footpath to the east,



Figure 4.4 The Site, Looking West, Viewed from the footpath to the east



## 4 | Assessment of Significance

### Assessment of Significance

Church of St Mary Virgin (Grade: II\*, List Entry Number: 1342746)

4.5 The building is officially described as;

TR 24 NE LYDDEN Church LANE (south side) 2/85 Church of 22.8.62 St. Mary (formerly listed as Church of St Mary Virgin) GV II\* Parish Church. C12 origin, now largely C13, restored 1866, 1868-9 and 1899. Flint with plain tiled roof. Chancel, nave with west tower and south porch. Single stage tower, the top stage removed after C16 earth-quake damage, with clasping buttresses and brick eaves cornice to low tiled spire, and blocked belfry windows. Small single lights on ground floor with trefoil heads carved from single block, C13 south porch with chamfered outer door and roll moulded inner doorway with attached shafts, and medieval ogee-shaped door. Chancel stepped in from nave, with corner buttresses to nave and chancel. East wall rebuilt C19. Lancets throughout. Interior: C19 chamfered doorway to tower. Blocked stop-chamfered north doorway, tall and narrow. Two chamfered, elliptical recesses in north wall, the easternmost with a low window inset, and 2 on south wall, with crude enrichment of figures, flower ornament, attached shafts and cusping; utilised or intended as tomb recesses for the Monyns family. Blocked and truncated semi-circular arch in extreme south east of nave with small round-headed lancet on east wall C19 trussed rafter roof. Chancel arch of 1866, and C19 chancel roof. Two hollow chamfered elliptical recesses on south wall, integral with double sedilia. Simple trefoiled piscina in chancel. Fittings all C19. (BOE Kent II, 1983,375).

4.6 St Mary's Church sits at the northern fringe of the village on the south side of Church Lane. It is relatively isolated from the main cluster of historic buildings within Lydden. Serving a relatively disparate and scattered parish. The history of the Church and its parish registry are available is explained in detail within THE DOVER EXPRESS AND EAST KENT NEWS-FRIDAY, OCTOBER 11, 1901 and available online at the Dover Kent archives. And s summarised as:

*'The exact age of Lydden Church is nowhere definitely stated, but it may be safely taken as being partly late Saxon, and partly early Norman; most probably it dates from the decade before the Conquest, when Edward the Confessor built Church es with the aid of Norman architects. Experts in*

*Norman work have traced work of that early period in the tower, the inner arch of the porch has plain early Norman impost, the three eastern lights are deemed to be pre-Norman, and the small one by the pulpit, while the plain round arches on the north of the nave are also without doubt pre-Norman in design. This Church has since the Conquest been appendant to the Manor of Lydden'*

4.7 The significance of the building is predominantly derived from its architectural and historic interest. The Church has origins in the 12th Century but appears largely as fabric from the 13th Century and retains this character as an early medieval country manorial Church. The building is flint, with stone dressings, below a hung clay tile roof and consists of the west tower, nave and chancel. Although much of the village is located on the opposite side of the valley the orientation, positioning of the Church and small openings illustrate that a small cluster of buildings may have stood in the near vicinity on this side of the Lydden valley. The chancel has two blank walls with arcades on north and south walls featuring rounded heads, sedilia (stone seating), a piscina (stone basin) which are noted as 13th Century The building features a number of interesting ecclesiastical features internal including two recesses for tombs in the south nave wall. These feature late medieval stone carvings and further elements of restrained ecclesiastical late medieval stone detailing are present throughout. There is evidence of 19th century restoration internally and further later additions including a stained glass window (1952) behind the pulpit. There is an associative historical interest related to the past parishioners.



Figure 4.5 Historic Photo of Church of St Mary Virgin



Figure 4.6 Church of St Mary Virgin Lychgate looking north



## 4 | Assessment of Significance

### Setting

- 4.8 The immediate setting of the Church is formed of the Church Yard, this includes a lychgate, boundary wall and mature tree lined boundary. There are headstones of past local residents and these chart the long history of the community. The Church Yard is constrained by the boundary wall and boundary trees which provides a sense of enclosure to the Church grounds which is further enforced by the topography where the retaining wall drop steeply to the fields below.
- 4.9 Landscape features connected with the Church all contribute to its setting, historical context and legibility as a country Church. This includes the Yew tree within the Church Yard, the lychgate, field boundaries, hedgerows, and stone walls and historic routes of access which have all emerged to recognise the primacy of the Church within the village context.
- 4.10 There is an appreciable 'Manor Farm House to Parish Church' relationship with Court Lodge Farm House, the two buildings have direct Intervisibility which allows a legibility of the importance of both of these buildings within the village context. This is best experienced within their near vicinity along Church Lane.
- 4.11 Considered within the context of the wider village, while the Church sits in relative isolation, it was never intended to have great prominence, it sits low within the valley, nestled within a cluster of trees and is read with the conflation of buildings around Court Lodge Farm. This limits a consideration of its wider setting and what it contributes to the significance of the asset. The Church appears as a rural parish Church which served a small community contained within the valley.
- 4.12 The vicarage is located a short distance to the north, is an unlisted grand late Victorian house and located within its own plot with a mature tree boundary and, as a private dwelling, is no longer associated with the activities of the Church. Although a much later addition this further contributes to an understanding of the importance of the vicar and the church in village life into the 20th Century and forms another important aspect of the Church's setting.
- 4.13 Buildings built along its approach have partially eroded the sense of its isolation and it primarily experienced within a mixed semi rural context before a different character emerges within the Church

Ground to the north and the availability of views. This piecemeal residential and agricultural development is largely associated with Court Lodge Farm and has eroded the rural character Church Lane. This is mixed in character and contains some historic ancillary farm structures but generally has dampened an appreciation of the Church in its quiet rural context.

- 4.14 The route north along Church Lane is the primary access, due to high hedgerows, topography, intervening agricultural development at Court Lodge the turn of Church Lane, the Church and its lychgate only become apparent within the near proximity. In these close range views looking north along the tower it can be appreciated with the context of its retaining wall, lychgate, with the Church tower framed by the mature trees along the boundary and large yew tree to the east.
- 4.15 Beyond the immediate vicinity is the wider setting of the Church, which is formed of semi-rural small grouping of fields to the south and more open farmland to the north within the triangle created by Church Lane, Stone Hall and Canterbury Road. Views north towards open countryside are uninterrupted and add to its sense of isolation and rural tranquillity as a country church.



Figure 4.7 Church Lane Looking North



Figure 4.8 Church Yard Looking North



Figure 4.9 Church Yard Looking South



## 4 | Assessment of Significance

### Views

- 4.16 Primary views of the building are experienced north along Church Lane where the tower becomes apparent framed by the trees and the lychgate. Here the historic connection between Court Loge Farm House and the Church can be best appreciated.
- 4.17 Although the Church has a degree of isolation from the main village settlement geographically (although this may not have always been the case). In distance views it readily appears within the context of Court Lodge Farmhouse. The Church may be viewed in a small number of glimpsed views between the houses on the south side of Canterbury Road when looking north, where the tower is apparent. The Church appears modestly in this context, amongst the trees and without any clear prominence. The sense of an isolated country church has been partially diminished by mixed architectural character and the buildings in the foreground when these views are available.
- 4.18 Important views outwards from the Church grounds are largely achieved looking northwards from the embankments at the open countryside. Where there is a distinctly different rural character. Views south along Church Lane from the lychgate are also important.
- 4.19 Outward views from the Church grounds to the south occupied by the Site Allocation SAP 47 are predominantly screened by Court Lodge Farm and its ancillary buildings or set against the backdrop of residential buildings within the village centre. In these areas to the south, while they maintain a rural context this has been diminished through an intensification of development along Canterbury Road, Court Lodge Farm and conflated with areas to the east.

### Contribution of the site to the setting

- 4.20 This is predominantly derived from;
- Church Lane - The views of the open field along the historic approach to the Church north along Church Lane, contributes to a sense of the separation of the Church and Farmstead from the village core and rural qualities of the area.
  - Character - surrounding fields remain illustrative of the historic agrarian character of the area and contribute to a rural quality of the village.
- 4.21 As open agricultural former pasture land the Site has little defined connection to the historic operations of the Church, however through its openness the field contributes in a small way to the sense of the assets rural setting, allowing a legibility of the villages historic development, and the primacy of the Church in this context it illustrates the agricultural community to which the Church has historically served. This has however been diminished by appearance of the extended farm yard to the south of this asset and other nearby residential development. Importantly, the field occurs as just one of a number of open fields within the immediate context of the Church which illustrate this same rural quality and therefore the contribution overall is minimal.



Figure 4.11 View between houses on Canterbury Road towards the site



Figure 4.10 Glimpsed view between modern buildings on Canterbury Road



## 4|Assessment of Significance

Court Lodge Farmhouse (Grade: II, List Entry Number: 1342746)

4.23 The building is officially described as;

*TR 24 NE LYDDEN CANTERBURY ROAD (north side)  
2/84 Lydden Court 22.8.62 Farmhouse GV II House.  
Mid C18. Red and blue brick with plain tiled roof.  
Two parallel ranges. Two storeys and basement  
on plinth with garret and stacks to left and to right.  
Regular fenestration of 3 sashes on first floor, and 2  
segmentally headed sashes on ground floor with  
central door of 6 raised and fielded panels with  
traceried fanlight, in keyed semi-circular surround, with  
open pediment on attached columns with entablature  
blocks. Basement opening to right.*

4.24 The building likely replaced an earlier structure on the site of which no evidence remains. The farmhouse faces north fronting towards St Mary's Church. It looks out over a small front garden and a strip of land in use for vegetable growing with and views directly onto the church and with open agricultural land beyond stretching north through the valley. The immediate area to the frontage is contained by walls built of brick and local flint, which denote the landholding and form an approach to the main farmhouse. OS Maps show the farmstead was historically structured around two long ranges, orientated north – south, one formed of the farm house and the open barn along Church Lane and the other parallel and formed of an 'E' shape of red brick ancillary barns. These have been heavily altered, with what appears to be an early 20th Century Phase and more modern ancillary barns. The more historic barns were partially demolished in the 20th Century and amalgamated into a modern structure although the frontage remains partially intact as does portions of the 'wings'. Some of these are more historic in character form part of the curtilage.

4.25 Architectural interest in the farm house is primary related to the main elevation and the order and symmetry inherent in its Mid 18th century design. The building appears with typical features from the period including a regular fenestration pattern, fanlight above the front door, and a pedimented main entrance. There is also a degree of architectural interest inherent as an illustrative Kentish farm of the period. Historic interest is largely related to the former use of the building as a farmstead and its position with the historic development of Lydden. Lydden Court Farmhouse has been one of the primary commercial enterprises in this portion of the village,



Figure 4.13 Rear Farm Yard Church Lane



Figure 4.12 Court Lodge Farm House Main Elevation, Church Lane



Figure 4.15 Rear Elevation Church Lane



Figure 4.14 Court Lodge Farmhouse Rear Elevation



## 4|Assessment of Significance

its landholding has helped shape the form and development of the village and there is an associative interest in the lives of former occupants and owners whom have held a prominent position in village life.

### Setting

- 4.26 The immediate setting of the farmhouse is composed of three primary aspects
- 4.27 Church Lane - The building has an important relationship with the Church of St Mary on Church Lane, the main elevation of the farmhouse is orientated towards the Church and it forms a group of buildings which directly illustrate the importance of these structures within the village context.
- 4.28 Farm Yard - The immediate farm Yard centred around the central route between the farm house and the ancillary barns is an unconventional arrangement for Kent. The historic buildings and the farm Yard context contribute to a legibility of the farms historic use. The immediate setting is characterised by the mix of ancillary agricultural buildings surrounding the farmstead many of these are curtilage listed and have the character of a working farm. The extent of modern built form, historic alterations and general farm clutter, has reduced the sensitivity of these buildings to change within their setting. Although the building range in quality they have a functional link to the historic use and as such contribute a small degree towards its historic interest.
- 4.29 Wider rural context - The wider setting is open agricultural fields, this is the prevalent pattern of land to the north. The rural character of the surrounding fields provide a historic context to the use of the asset as a farm.

### Contribution of the site to setting

- 4.30 This is predominantly derived from;
- *The former landholding of the farm* - the field contributes to a legibility of the farms historic functional use, its extent of ownership, and historic role in the development of the village.
  - *Character* - surrounding fields remain illustrative of the historic agrarian character of the area and contribute to a rural quality of the village. Although importantly the site remains within an semi-agricultural context, with various other fields adjacent to the farm and so the individual contribution to the rural character of the area is minimal. The field occurs as just one of a number of open fields which illustrate this rural quality within the setting of the asset. The role overall in the rural character of the and the wider setting of this asset is therefore minimal



Figure 4.18 Historic Ancillary Barns Church Lane



Figure 4.17 Dairy Barns viewed from Church Lane



Figure 4.16 Approach to the rear of the Farm from Church Lane



## 4|Assessment of Significance

### Bell Inn (Grade: II, List Entry Number: 1070027)

4.32 The building is officially described as;

*TR 24 NE LYDDEN CANTERBURY ROAD (south side) 2/80 Bell Inn 4.11.76 II Public House. Circa 1700, altered mid C19. Painted brick with plain tiled roof. Two storeys on plinth with roof hipped to left and stacks to rear left and right. Originally regular fenestration of 2 tripartite and central single sashes on first floor, and 2 segmentally headed tripartite sashes on ground floor, extended to right by 2 storey block, with 1 sash on first floor and 2 small irregular wooden casements and sashes on ground floor. Half-glazed door to centre left with sidelights in wide gabled porch. Catslide outshot to rear.*

4.33 The building was constructed as a coaching inn c.1700 on the route between Dover and Canterbury. The building underwent significant alterations in the Mid-19th century when the extension was added. It is two storeys, predominantly a painted brick with a hipped tiled roof. Originally the building would have carried a more ordered fenestration, and symmetrical composition, which is still evident in the pattern of windows.

4.34 The significance of the building is predominantly derived from an architectural interest inherent in its age, methods of construction and level of preserved historic detailing. The pub is easily discernible as one of the centre piece buildings of the village, set back from the road and with a broad front intended to welcome guests and visitors travelling along the Canterbury Road. Historic interest is predominantly derived from its long history of serving the community of Lydden, the pub has remained part of village life for over 300 years and as such has plays an important role in the cultural interest of the village and in illustrating the lives of past residents.

#### Setting

4.35 The immediate setting of the building is defined by the junction of Canterbury Road, the communal area at the 'centre' of the village. This relationship to the roadway as a former coaching house defines the contribution setting makes to the significance of this asset.

4.36 The building has a strong presence as part of the sense of arrival in the village, its main elevation facing onto the communal area around the pond and the

junction of Church Lane. The white painted iron fencing surrounding the pond opposite appears as historic, and contributes to the setting of the building by virtue of creating a defined enclosure within the centre of the village which is evidently for amenity and communal use. The allows a sense of openness and creates a distinct character to the area around the pub, which enhances the relationship to the road and the village centre.

4.37 There is a loose collection of traditional vernacular buildings including the 'Lydden Garage' (appears to be a former general purpose building or barn), Village Hall and boundary walls which are located nearby, and further add to the legibility as part of the historic village core. Although these are set amongst more contemporary structures which has diminished historic character. The village 'green', pond and large willow tree adjacent to the pond, add to the aesthetic and rural village quality of the scene and allows a greater understanding of the public house as a historic rural 'coaching house'. There are views of open countryside with the road cutting through to the south, which further contribute to setting and the sense of a historic rural country village pub. The contextual relationship between other emblematic village features; The Lydden sign, pond, willow tree, grassed public space, iron fencing and other buildings from a similar period, all enhance the historical and cultural value of the building, contributing to its overall importance in the local landscape.

4.38 The cluster of ancillary structures associated with functions of the Public House, are shown in historic mapping and are noted in recent applications for Listed Building Consent as curtilage listed, although have all been evidenced to have undergone a significant reconfiguration, therefore highlighting its adaptability to requirements throughout the early 20th century and it sensitively to change within its setting.

#### Contribution of the site

4.39 The Site has a only a very minimal contribution to the setting of this asset by virtue of its character as open agricultural land within the near proximity. In this way it contributes to the legibility of the Bell Inn as a rural village coaching house. This is not exclusive to the application site and a number of more active agricultural fields can be seen in key views from pub.



Figure 4.19 Old Photograph of the Bell Inn Date Unknown



Figure 4.20 Bell inn Main Elevation



## 4|Assessment of Significance

### Wellington House (Grade: II, List Entry Number: 1067690)

4.40 The building is officially described as;

*TR 24 NE LYDDEN CANTERBURY ROAD (south side) 2/81 Wellington House 22.8.62 GV II House. C18, in 2 stages. Red brick with plain tiled roof. Two storeys and parapet to hipped roof with stacks to left and to centre right. Originally regular fenestration of 3 glazing bar sashes with cambered heads on first floor, 2 on ground floor, with central door of 6 raised and fielded panels with semi-circular fanlight at head of flight of 5 steps with simple iron rail. Extended to right with 1 cambered headed glazing bar sash on first floor, and canted bay with basement opening to right. Hipped rear wings.*

4.41 The building is a well presented Georgian house, which formerly functioned as the vicarage. The main elevation was originally a double fronted symmetrical composition but later with a west wing added. This has unbalanced the composition, but increased the sense of scale. The house is set within its own grounds, which although relatively small are larger than most of the residential plots within the village. The significance of the building is predominantly derived from its architectural and historic interest. Architectural interest is primarily related to the grand appearance of the building frontage and the quality of the architectural detailing, which are all illustrative of the type of high status building constructed in the period.

4.42 Historic interest is largely related to the status of the building as the former vicarage, and as one of the grander houses in the village. This is illustrative of the historic development of the area and the status of the building and its occupants in village life. An associative historic interest is derived through the occupants of the house. While under the ownership of Honor Wyatt (Journalist and Radio presenter and and George Ellidge from 1945 the house was the childhood home of Robert Wyatt (musician) and hosted notable lodgers and guests including Daevid Allen and Kevin Ayers. There are accounts of life at Wellington House are described online.

Daevid Allen describes the house c. 1960

*A large number of rooms with crooked doors and whole walls of fabulous books. Robert's mum, Honor Wyatt, always behind her typewriter, intelligent, good humoured and with an academic concentration on the tasks at hand. Usually writing compassionate journalistic pieces for BBC Women's Hour. Radio 3 always on making interesting listening or otherwise off. Benson & Hedges. Tea. Left wing, tweed jacketed, piano playing and pipe smoking George Ellidge, wheelchair, dryly humorous.*

*I was a 21 year old Australian beatnik poet & I was in love with the romance of olde england being so lush and soft. I wandered about the fields in gardens and pretty much wherever I wanted without a worry. My hair was long enough that people never knew what gender I was. People were unsettled by my appearance. Wherever I was I was either writing or reading or getting drunk.*

#### Setting

4.43 The building is constrained by the mature planting and high fencing which surrounds the plot and makes it barely perceivable from the roadway. The boundary is shown as well established in historic photographs and has further matured so a number of significant trees now screen views further of the upper elevations. The result is that the building can only be experienced from within its plot, or glimpsed above the entrance gate. The lack of these outward and inward views being not easily obtainable results in a setting which is relatively inward facing and with only low potential for development within the wider village to affect upon the experience or an appreciation of this asset.

4.44 The wider setting can be defined as the historic village core and includes a number of nearby historic buildings of similar age but without the same sense of grandeur or presence. Generally, the character of this part of the village is mixed and includes a number of more modern structures and residences which have all diminished the sensitivity of this asset to change. While the wider agricultural setting does offer some contribution to a legibility of the building as a rural country house, the location of the building with a cluster of historic built form, and constrained by the boundary planting mean that any contribution setting makes to special interest is related to the buildings presence is predominantly understood as part of the village centre, with little meaningful connection to the wider rural character.

#### Contribution of the site to setting

4.45 The site makes only a minimal contribution to the wider setting of this asset through its character as open land, illustrative of the historic development of the settlement. Although any appreciation of this from the asset is diminished by the extent of development on the north side Canterbury Road and lack of outward views. There is no clear historical associations, connections to the application site or any direct intervisibility.



Figure 4.21 Wellington House Main Elevation from Canterbury Road



Figure 4.22 Wellington House Main Entrance from Canterbury Road



## 4|Assessment of Significance

### Anne Cottage (Grade: II, List Entry Number: 1363385)

4.46 The buildings are officially described as;

*TR 24 NE LYDDEN CANTERBURY ROAD (north side) 2/79 Nos. 138 and 140 31.7.75 II Cottage pair. Circa 1800. Flint with red brick dressings and thatched roof. Built in 2 stages. One storey with hipped roof, the eaves line at 2 levels, stepped up to right, with stacks to left, centre and right. Three shuttered horizontally sliding glazing bar sashes to each cottage, with boarded doors to left and right.*

4.47 The significance of the building is largely derived from its architectural and historic interest. Architectural interest is defined by the buildings vernacular qualities including use of flint and brick and how these are features are illustrative of the prevailing building methods of the period. As a part of the historic core of the village the building contributes to the setting of other buildings as an illustrative example of the historic streetscape. Historic interest is broadly defined by this contribution to a legibility of the village's historic development and through the inherent age of the building.

4.48 The building sits adjacent to the highway, there is no pavement on this side of the road so opportunities to appreciate the building within its historic context are sparse. The main elevation faces west meaning the end gable (evidently repaired heavily) is the most prominent part of the building which can be viewed from the opposite side of the road, the roof dormers allow for some appreciation of the western elevation behind the high hedge and gateway arch but is largely screened from public view by the layering of hedges. In views looking west along Canterbury Road the catslide roof is the only visible feature. Views east are constrained by the projecting hedge line of Wellington House. Although the cottage is located within the historic core of the village, it has little interaction with other historic buildings.

### Setting

4.49 The setting of the buildings is broadly defined by the roadway and the clusters of buildings nearby. Many of these are historic and have been constructed in the local vernacular style which adds to the historic character of the area and an appreciation of the cottage, however these are punctuated with more modern residential buildings immediately opposite and creates a varied streetscape. The topography of Canterbury Road gently slopes to the west and Anne Cottage is set with its rear to the east, meaning it is not readily experienced in west facing views towards the site. The building formerly would have held more views west wards before being blocked as the boundary treatment around Wellington House became more established sitting forward of the built line. Which constrains the building and views from the main elevation. Views of open countryside feature a range of residential buildings in the foreground notably the modern buildings opposite. The experience of the asset and views of the main elevation are also disrupted by the arrangement of hedging which blocks the majority of views from the street. This has reduced its sensitivity to change within its setting.

4.50 The experience of this asset and the contribution setting makes to its special interest is therefore largely limited to its immediate environs. Here the vernacular quality of the building (which is the most important aspect of its special interest) can be appreciated within the context of other buildings of a similar age, materiality and style.

### Contribution of the Site to setting

4.51 As an open agricultural field the site contributes to a small degree to character of the area and the legibility of the cottage as part of the rural settlement. Although any appreciation of this from the asset is diminished by the extent of development which extends along on the north side Canterbury Road. There is no historical associations, or connections and so the contribution to setting overall is diminutive. The qualities inherent in the application site as an open field are not exclusive to the application site and can be more readily appreciated in views to the north.



Figure 4.23 Main Elevation from Canterbury Road



Figure 4.24 Side Elevation from Canterbury Road



## 4 | Assessment of Significance

138 And 140, Canterbury Road (Grade: II, List Entry Number: 1356611)

4.52 The buildings are officially described as;

*TR 24 NE LYDDEN CANTERBURY ROAD (north side) 2/79 Nos. 138 and 140 31.7.75 II Cottage pair. Circa 1800. Flint with red brick dressings and thatched roof. Built in 2 stages. One storey with hipped roof, the eaves line at 2 levels, stepped up to right, with stacks to left, centre and right. Three shuttered horizontally sliding glazing bar sashes to each cottage, with boarded doors to left and right.*

4.53 The cottages are located on Canterbury Road and are sunken to the road level, and largely hidden behind hedging. The buildings contribution to the streetscape is therefore broadly defined by the thatched roof and how this appears juxtaposed against the mixed character within this portion of the village.

4.54 The significance of the building(s) is primarily derived from their architectural and historic interest. Architectural interest is expressed through the form of the cottages, architectural detailing, and methods of construction including timber framing and thatched roof. These all indicative of the local vernacular style of the period and largely still maintain their historic outward appearance. Although their relationship to the roadway appears to have changed considerably, the buildings remain illustrative of an earlier phase in the villages development and so carry a degree of historic interest.

### Setting

4.55 The setting of these buildings may be considered as the historic core of the village, although it is located further east along Canterbury Road and has a degree of separation from the more historic buildings by a significant amount of modern residential buildings, some of a bold character. The mix of periods and style in the surrounding built form has a resulted in juxtaposition against the more modern forms but more generally has reduced their sensitivity to change within their setting. The contribution setting makes to their special interest is low. The assets are best appreciated from Canterbury Road or steeping down to the main entrances of the cottages, immediately next to them where the timber framing is apparent and charm of their size, historic proportions and rural vernacular style can be read. Views of

open countryside are achievable from within the plot due to the topography, and add to the sense of the cottages rural character, although these can only be experienced in limited views northwards with modern residential development set in the foreground.

### Contribution of the site to setting

4.56 The contribution to setting is limited to the fields role in the sense of the historic character of the village. There is no direct contribution to the aesthetic appeal and overall visual experience of the cottage.

4.57 As an open agricultural field the site contributes minimally to the wider setting of this building and its legibility as a cottage within a historic rural settlement. However this contribution is limited, due to the location of the building eastwards on Canterbury Road and the extent of intervening built form. The qualities inherent in the application site as an open field are not exclusive to this site and can be more readily appreciated in north facing views from these buildings which make a more appreciable contribution to this characteristic of its setting.

LAND AT CHURCH LANE, LYDDEN



Figure 4.25 Main Elevation



Figure 4.26 Main Elevation looking south



## 4 | Assessment of Significance

LAND AT CHURCH LANE, LYDDEN



Figure 4.27 Village Green and Junction



Figure 4.28 View of the Junction and Village Pond



Figure 4.29 View up Canterbury Road



Figure 4.30 View of Lydden Garage

Section 5

# **Description of Proposals.**



5 | Description of Proposals

Description of Proposals

- 5.1

The proposals are set out in more detail within the Planning Statement also produced by Icenj, and the Design and Access Statement which forms part of the suite of the documents.
- 5.2

This application is submitted in outline with all matters reserved for future consideration, except access. The proposed description of development is as follows:  
  
*Outline proposal for the erection of up to 23 dwellings including affordable housing together with associated parking, infrastructure and open space; with all matters reserved except access.*
- 5.3

Decisions have been informed by expert heritage advice to minimise any potential harm to significance through disruption or removal of original fabric and original plan form.

Site Allocation

- 5.4

*The site is allocated in Dover District Council's Draft Local Plan, identified as suitable for development with 65 Units within Selection of Site Allocations for the Regulation 18 Submission. Following updated site assessments and evidence, the number of units for SAP47 was reduced to 30 within The Selection of Site Allocations for the Regulation 19 Submission Local Plan September 2022, subject to a number of considerations.*
- 5.5

Heritage was not considered as a reason for the reduction in quantum. The evidence base documents state this was entirely related 'To take into account the area of the site at risk from surface water flooding'
- 5.6

The current proposals comprise up to 23 dwellings.



Figure 5.1 Site Plan

## 5 | Description of Proposals

### Landscape Plan

- 5.7 The scheme is accompanied by a detailed Landscape Plan which will lessen or mitigate entirely many of the anticipated visual effects on the setting of nearby Heritage Assets.
- 5.8 This is achieved through;
- Buffer Zone to the North West of the Site - This screen the development from Court Lodge Farm House and St Mary's Church .
  - Mixed native tree and scrub planting, which will increase the ability of the proposals to blend with the sites existing landscape character,
  - The primary access on Church Lane will be tree lined to create a defined avenue into the development evocative of the former orchards.
  - Existing vegetation on the site boundary to be retained.



Figure 5.2 Landscape Plan



Section 6

# **Assessment of Effects.**

6 | Assessment of Effects

Potential effects on heritage assets

6.1	The effects on the heritage assets identified relates entirely to their setting. No assets would be physically impacted. It is important to consider in the judgement of effects upon the significance of heritage assets as a whole, that setting constitutes one aspect to an appreciation of a buildings special interest. The following judgments on the effects are made with reference to process outlined in GPA3, before summarising the position in regard to the level of harm as per the policy set out in the NPPF.	continue to be framed by modern residential buildings. The pattern of new built form would be entirely in keeping with the appearance of the village and its character.	approach to the Church. This harm however is slight within the context of historic change , the existing farmstead character and the mitigation measures proposed by the scheme. The result is a very low level of less than substantial harm, that is almost negligible.		
		<ul style="list-style-type: none"><li>The dimensions, scale, massing and proportions are all evocative of the existing village character and the prevailing typology for residential buildings of this type. Small detached and semi detached dwellings with small gaps between houses, gardens and surrounded by mature hedged boundaries.</li></ul>	6.8 The proposals have sought to minimise any potential harmful effects through a considered layout, quantum and scale. The effect on this change of character is largely diffused by the mitigation measures embedded in the layout and landscaping of the Proposed Development.		<ul style="list-style-type: none"><li>Detailed Design will allow the buildings to architecturally follow a design inspired by the local vernacular in character and materials. The new dwellings would appear as suitable for the character for the area, recognising the varying architectural context, and existing fabric of the village.</li><li>There will be increased movement and activity around the junction with Church Lane this will add to an uptick in activity at this important part of the village and somewhat help to reorientate the village centre.</li><li>The effects of diurnal or seasonal change are likely to be diminutive</li></ul>
	<b>Church Of St Mary Church of St Mary Virgin (Grade: II*, List Entry Number: 1342746)</b>		<b>Lydden Court Farmhouse (Grade: II, List Entry Number: 1070028)</b>		
6.2	Potential effects on the setting of the Church have been reduced by the siting of the development on the south eastern edge of the application site.	<ul style="list-style-type: none"><li>The development would allow a visual permeability to the fields beyond</li></ul>	6.9 The proposed development would see new built form within the former landholding of this asset which cause a degree of harm to the historic interest and the legibility of the former function of the farmstead.		
6.3	The proposals would not disrupt an appreciation of the Church or its position within its landscaped context in any of the key views of the asset. Where the development does appear in distance views featuring the Church it will read as part of the established village context and would be entirely appropriate in layout, scale and design.	<ul style="list-style-type: none"><li>Detailed design will allow the buildings to architecturally follow a design inspired by the local vernacular and would appear as suitable for the character for the area, recognising the varying architectural context.</li><li>The effects of diurnal or seasonal change are likely to be diminutive</li></ul>	6.10 With regard to the checklist outlined in GPA3; <ul style="list-style-type: none"><li>By containing of development within the historic field boundary the effect of the change in the relationship between farm and field is lessened.</li><li>The proposed development would preserve the prominence, of this asset through the sensitive landscaping scheme which would maintain a sense of its geographical separation. The development would be sat against existing residential built form and so would not appear dominant, although will have a slight urbanising effect in views east from Church Lane.</li><li>As residential housing the proposals will not compete with or distract form the asset. Importantly the main elevation of the farm which is located to the north of the cluster would still be experienced in its context of open fields to the north and immediate east and asset</li><li>The dimensions, scale, massing and proportions are all evocative of the existing village character and the prevailing typology for residential buildings of this type. Small detached and semi detached dwellings with small gaps between houses, gardens and surrounded by mature hedged boundaries.</li><li>The development would still allow a visual permeability to the fields beyond, and views of the wider rural context.</li></ul>	6.11 It has been shown that Court Lodge Farm has evolved sporadically to meet changing agricultural trends and as such, its immediate farm yard setting has changed considerably since the farm house was first constructed and post its listing.	
6.4	With regard to the checklist outlined in GPA3; <ul style="list-style-type: none"><li>In outward views the development would be largely screened from within the Church grounds by Court Lodge Farmhouse and the cluster of farm buildings. Additional landscaping around the northern boundary of the site would provide additional screening so any development would be largely hidden from views. Any appearance of new built form in outward views from the Church grounds would appear against the background of existing development along Canterbury Road.</li><li>The development would not appear overly prominent, or have a visual dominance in its surroundings, the visual isolation of the Church would be maintained by the considered layout and buffering. There would be no change to the visual prominence, of the Church in views over the valley. Vantage points from Canterbury Road are scare, and screened by the existing housing along Canterbury Road. Where a small number of private views are possible the new development would largely appear as part of the established residential cluster of buildings. Views would</li></ul>	6.5 The site layout has been informed by the Site Allocation, by siting built form orientated along the southern edge the layout has minimised potential effects on the setting of the Church and its appearance in views across the valley. This would maintain the sense of the Church’s Isolation and avoid the sense of coalescence between the Church , farmstead cluster and the village core. There would be no sense of competition as the building have been designed to be discreet and in character with the surrounding context in palette, materials and roof from.		6.12 Nevertheless the proposals would erode the historic connection between the farm and its landholding and also (to a degree) diminish an appreciation of the open semi-agricultural character of the area, this will dampen an ability to read the historic use of the farmstead. This would amount to a low level of less than substantial harm.	
		6.6 Along the approach to the Church, development of the open field and arrival of new built form would partially diminish the semi-rural agricultural setting of the Church and lead a small measure to the sense of urbanisation.		6.13 The loss of this historic connection should be considered within the context of the extent of historic change, both to the farmstead itself and the wider village, which have lessened the sensitivity of this asset and its legibility as a rural farm. The most important features of the buildings significance - its architectural and historic interest would be wholly preserved. The most important aspects of its setting would be preserved - It’s the immediate farm Yard, and cluster of ancillary buildings, and the clearly definable visual relationship with the Church . The majority of agricultural land surrounding the asset would remain unaffected and open views towards fields to the north would remain clearly appreciable.	
		6.7 A degree of harm is identified. Primarily related to the change in the character of the area in the approach to the St Mary’s Church travelling north along Church Lane. Here, new housing and the new access road would be experienced in place of the open agricultural field, views into the development would partially erode the rural qualities of the historic		6.14 The landscape buffer area would maintain a significant distance from this asset and new built form within the development, which will allow the farmstead to remain a clearly discernible separate cluster in views over the valley avoiding any sense of coalescence or conurbation.	



## 6 | Assessment of Effects

### Bell Inn (Grade: II, List Entry Number: 1070027)

- 6.15 Development within the application Site only has a low potential to effect upon the significance of this asset. The setting of the pub is largely formed by the relationship to the road way and junction. These remain an important part of an appreciation of the areas historic development. The Pub, Pond, Lydden Sign, fencing and Willow would all remain clearly appreciable parts of the villages communal centre. This important relationship would be entirely unaffected by the proposals.
- 6.16 With Regard to the checklist outlined in GPA3;
- The Proposed Development would have no effect on the visual characteristics of the asset. There would be no change to its prominence, dominance, or conspicuousness
  - The proposed development would not result in a sense of competition with or distraction from the asset
  - The Dimensions, scale, massing and proportions are all considered appropriate.
  - Detailed Design will allow the buildings to architecturally follow a design inspired by the local vernacular and would appear as suitable for the character for the area, recognising the varying architectural context.
  - There would no apparent affects resulting from diurnal or seasonal change
- 6.17 In primary views of the pub, when looking east at the main elevation. The proposals would be largely hidden from view behind the Lydden Garage, houses clustered on Canterbury Road and the Court Lodge farmstead. Views of open agricultural land beyond the village would remain intact. The setting and significance of this asset would be preserved.
- 6.18 Where the proposals do appear they would read as part of the existing character of the village. With regard to scale and layout, they would be orientated to appear with against a backdrop of existing residential buildings. The development would not appear as overly prominent or a dominant, feature within the landscape, it will have a degree of conspicuousness and cause no competition with or distraction from the primacy of the Bell Inn and its relationship to the roadway.
- 6.19 The change to the setting of the asset as a result of the proposed development would be minor and is not considered to be harmful. There would be no effect on the significance of this building overall.

### Wellington House (Grade: II, List Entry Number: 1067690)

- 6.20 There is no direct intervisibility between this asset and the Site. The asset is set back from the road and heavily screened from the Site by a boundary of dense mature trees which front onto Canterbury Road. The potential for development within the application site to have any significant effects is low.
- 6.21 With Regard to the checklist outlined in GPA3;
- The Proposed Development would have no effect on the visual characteristics of the asset. There would be no change to its prominence, dominance, or conspicuousness
  - The proposed development would not result in a sense of competition with or distraction from the asset
  - The Dimensions, scale, massing and proportions are all considered appropriate.
  - Detailed Design will allow the buildings to architecturally follow a design inspired by the local vernacular and would appear as suitable for the character for the area, recognising the varying architectural context.
  - There would no apparent affects resulting from diurnal or seasonal change
- 6.22 The significance of the building is predominantly derived from its architectural interest. The building is best appreciated from within its grounds and along its approach. The building may be seen in glimpsed views along the driveway approach which where its higher status is legible through its scale and presence. Although the building has evidently had a historic relationship with roadway, the building carries a degree of emphasis on privacy, (befitting its historic use as a vicarage) The density of the greenery around its borders results in an asset which is relatively inward in its relationship to the historic village core.
- 6.23 Development within the application site would have no effect on the way this asset is experienced. The most important views looking towards the main elevation would be unaffected. The proposals would only effect a fragment of the rural character within the wider setting of this asset, and would not diminish the ability to appreciate this asset or its historic context. There would be no harm to the significance of this asset.

### Anne Cottage (Grade: II, List Entry Number: 1363385)

- 6.24 Anne Cottage has no direct intervisibility with the application site, its setting is primarily formed of Canterbury Road and the cluster of building of similar vernacular quality which enhance the legibility of the villages historic development.
- 6.25 The potential for development within the application site to have any significant effects is low.
- 6.26 With Regard to the checklist outlined in GPA3;
- In outward facing views from this assets the development would appear as part of the established pattern of residential development and would still allow appreciation of the rural context.
  - The development would not appear overly prominence, or have a visual dominance in its surrounding.
  - There would be no competition with or distraction from these assets
  - The dimensions, scale, massing and proportions are all evocative of the existing village character and the prevailing typology for residential buildings of this type. Small detached and semi detached dwellings with small gaps between houses, gardens and surrounded by mature hedged boundaries.
  - The development would allow a visual permeability to the fields beyond
  - Detailed Design will allow the buildings to architecturally follow a design inspired by the local vernacular and would appear as suitable for the character for the area, recognising the varying architectural context.
- 6.27 The effect on setting would be diminutive. Occurring at some distance from the asset and screened in the majority of views by existing modern residential dwellings. The change to setting would not amount to harm. The significance of this asset would be preserved.

### 138 And 140, Canterbury Road (Grade: II, List Entry Number: 1356611)

- 6.28 The potential for development within the application site to have any significant effects is low.
- 6.29 With Regard to the checklist outlined in GPA3;
- In outward facing views from these assets the development would appear as part of the established pattern of residential development and would still allow appreciation of the rural context.
  - The development would not appear overly prominence, or have a visual dominance in its surrounding.
  - There would be no competition with or distraction from these assets
  - The dimensions, scale, massing and proportions are all evocative of the existing village character and the prevailing typology for residential buildings of this type. Small detached and semi detached dwellings with small gaps between houses, gardens and surrounded by mature hedged boundaries.
  - The development would allow a visual permeability to the fields beyond
  - Detailed Design will allow the buildings to architecturally follow a design inspired by the local vernacular and would appear as suitable for the character for the area, recognising the varying architectural context. Some outward views from the upper windows of this asset may be affected, where the development would appear in the foreground of the view when looking northwards.
- 6.30 Because these views are already punctuated within modern development which has reduced their sensitivity to the change, the effects of new built form occurring at a distance, and behind significant screening are therefore not considered harmful. There would be no harm to the setting or significance of this asset.

Summary

6.31	The result of new built form appearing within outward views from these building and greater urbanisation of this portion of the village first occurred at the beginning of the 20th Century and has been repeated piecemeal since. The setting of open fields contributes to varying degrees to the significance of the assets detailed above, offering some legibility to their historic significance. However assets along the Canterbury Road - The Bell Inn, Wellington House, Anne Cottage, 138 and 140 Canterbury Road, the connection to the rural context of the surrounding area, it is not as key to their significance as it is the relationship to the historic core of the village and Canterbury Road as the historic main route through the village. It has been identified that those listed buildings have a lower potential to be effected by the proposals and the overall impact of the development would not be harmful.	6.35	These harms were acknowledged when the site was allocated. The proposed development has made efforts to reduce these wherever possible.	6.40	In essence, the design-led form and layout of the proposed development is intended to read as suitably subservient to the heritage assets. It introduces high quality and varied design, reading as an organic and natural evolution of the established modern character of Lydden. The layout has avoided any sense of coalescence, and through the landscaping scheme, and the Church and Farmhouse will maintain their visual isolation in key views. Views of the Church and its position within the valley setting would be preserved.
6.32	Regarding St Mary's Church , the development would result in some loss of the rural qualities of the area and the sense of the Church's visual isolation from the historic village core. The finding of harm in this instance is exclusively related to the effect on the character of the area and the sense of slight urbanisation within the rural context of this asset. This would amount to less than substantial harm, although at a very low level.	6.36	The change would be most apparent along Church Lane, which would generally appear more urbanised at its entrance. This should be seen within the context of the existing and evolving modern character of the surroundings. Modern development has become a significant element within the setting of these assets. Which has considerably degraded the sensitivity of the village to change. This is particularly the case with Court Lodge Farm where a significant amount of modern farming infrastructure complicates the relationship between the Church and the Lydden village core. The Proposed development layout has avoided a sense of coalescence and maintains a clear separation from by the introduction of a considered landscaping scheme and a significant buffer zone.	6.41	Due to the extent of landscaping, the effects on the setting of heritage assets identified above are likely to reduce with time, as landscaping matures and the buildings settle. This would further reduce the sense of urbanisation and the visual appearance of the development.
6.33	The proposed development would preserve the most important inward and outward views of the asset through the sensitive layout and scale. Importantly, The most important features of its significance - its architectural and historic interest would be entirely unaffected.	6.37	Development will be located to the southern edge of the site, and landscaping and greenery strategically positioned around the development to minimise the appearance in views and maintain the rural quality of the area. The south western boundaries would also be reinforcing the planting which will mature substantially over the course of the years will provide screening effects. Where development may initially be visible from the surrounding area (and within the settings of some listed buildings, outlined in further detail below).	6.42	The assessment notes that an effect on Court Lodge Farm and St Mary's Church was established in the Site Allocation. The Proposed Development has been specifically designed with a focus on local policy and guidance and has sought to minimise effects on the setting of these assets, while providing an appropriate scheme for the sites development. The applicant team have taken a considered approach to the site and introduced a number of embedded design mitigations throughout the proposals in recognition of the semi-rural character.
6.34	Regarding Court Lodge, development within a former field used by the farm would erode a degree of its historic interest and the legibility of the agricultural use. There would also result in some loss of the rural qualities of the immediate area. This would amount to less than substantial harm, also at a low level. The most important characteristics of the Farmsteads setting however would be preserved; The relationship with the Church , The immediate farm Yard and cluster of ancillary buildings will all remain intact and the relationship and agricultural legibility would be preserved, The farm would still be appreciated within a rural context due to the extent of open surrounding fields unaffected to the north.	6.38	Visual buffering of the farmhouse and barns is already achieved through existing mature trees around their boundary which will be added to and enhanced. The development would allow historic field boundaries to remain clearly appreciable the proportions remain largely intact and would be preserved by the proposed scheme (Although it is worth noting that this has been subject to minor changes and existing residential development)		
		6.39	The context of the village as whole moved away from more rural activity towards modern housing in the early 20th century, with the largescale expansion to the east. The low density character of the housing and the emphasis on greenery would appear consistent with the existing village character and will be largely tucked away in the bottom of the valley, appearing only minimally in outward views from the Church and farmstead, where it would appear largely as part of the conflation of existing buildings closer towards the core of the village along Canterbury Road.		



## 6|Assessment of Effects

Listed Building	Summary of effects upon Significance	Mitigations
<ul style="list-style-type: none"> <li>Church Of St Mary Church of St Mary Virgin (Grade: II*, List Entry Number: 1342746)</li> </ul>	<p>Very Low Level of Less than Substantial Harm</p> <p>The loss of an open field and construction of new residential development in a nearby field on the route towards the Church .</p> <p>The site allocation established the principle for development which acknowledges there will inevitably be some effects on the significance of the. The site forms part of a mixed village context and within an established cluster of existing built form. The surroundings are a mixture of residential dwellings, and more a semi rural character due to its central location.</p> <p>Development would partially erode of the rural agrarian character surrounding the Church and add to the sense of urbanisation. This would be apparent from the historic approach along Church Lane. The effect is minor but is considered to be a very low level of less than substantial harm.</p>	<p>The Proposed Design layout has set out clear embedded design mitigations measures to lessen or mitigate entirely the potential for harm to this asset.</p> <p>Development has been sensitivity constrained to the south eastern edge of the site in order to a provide a buffer zone to the Church .</p> <p>The effects have been lessened by a high quality landscaping scheme, and the sensitive layout of the proposals. The development layout is against the steep eastern border which would preserve views between houses on Canterbury Road towards the Church Tower The topography and siting of the development would ensure the Church retains its primacy in views across the valley.</p>
<ul style="list-style-type: none"> <li>Lydden Court Farmhouse (Grade: II, List Entry Number: 1070028)</li> </ul>	<p>Very Low Level of Less than Substantial Harm</p> <p>The site allocation established the principle for development which acknowledges there will inevitably be some effects on the significance of the Farm House. The site forms part of a mixed village context and within an established cluster of existing built form. The surroundings are a mixture of residential dwellings, and more a semi rural character due to its central location.</p> <p>Loss of Historic Interest - The loss of the field would result in a low level of harm through a disruption to an appreciation of this assets former landholding.</p> <p>There would be a low level harm to the setting, through the erosion of the rural agrarian character surrounding the Farm.</p>	<p>The Proposed Design layout has set out clear embedded design mitigations measures to lessen or mitigate entirely the potential for harm to this asset.</p> <p>The landscaping scheme includes a number of open grassed areas which will help to retain the sense of openness, the historic field boundary will be maintained and the development has been located along the eastern edge to allow for a buffer zone around these assets. This will allow the farm buildings to continue to be appreciated in an ‘open’ context.</p>
<ul style="list-style-type: none"> <li>Bell Inn (Grade: II, List Entry Number: 1070027)</li> </ul>	<p>No Harm</p> <p>Low Level change to setting, erosion of the rural agrarian character surrounding the Public House.</p> <p>The most important aspects of this buildings setting are the immediate junction and the features which characterise it including the built form surrounding it to the east, these would be unaffected. The development would not effect the setting of this asset to the extent that it should be considered harmful.</p>	<p>The landscaping scheme introduces a increased boundary treatment to screen the development in views from Canterbury Road , the historic field boundary will be maintained.</p> <p>The scale of buildings would remain sensitive to the established pattern of development.</p>
<ul style="list-style-type: none"> <li>Wellington House (Grade: II, List Entry Number: 1067690)</li> </ul>	<p>No Harm</p> <p>Diminutive change to the wider setting of this asset, small erosion of the rural agrarian character.</p> <p>There is no direct intervisibility between this asset and The Site.</p> <p>There would be a low level change to the area, through the erosion of the rural agrarian character surrounding the asset. The inward facing nature of the building, and degree of detachment and privacy means the development would not effect the setting of this asset to the extent that it should be considered harmful.</p>	<p>The landscaping scheme introduces a increased boundary treatment to screen the development in views from Canterbury Road , the historic field boundary will be maintained. This will ensure the development does not result in a sense of urbanisation or over development.</p> <p>The scale of buildings would remain sensitive to the established pattern of development. The design of the building will carry reference to the established local vernacular. This will ensure the buildings appear harmonious with the existing character of Lydden and would be entirely in keeping with residential context.</p>
<ul style="list-style-type: none"> <li>Anne Cottage (Grade: II, List Entry Number: 1363385)</li> </ul>	<p>No Harm</p> <p>Diminutive change to the wider setting of this asset, small erosion of the rural agrarian character. There is no direct intervisibility between this asset and The Site. The effects would be barely perceivable in primary views of the asset.</p>	<p>The landscaping scheme introduces a increased boundary treatment to screen the development in views from Canterbury Road , the historic field boundary will be maintained. This will ensure the development does not result in a sense of urbanisation or over development.</p> <p>The scale of buildings would remain sensitive to the established pattern of development. The design of the building will carry reference to the established local vernacular. This will ensure the buildings appear harmonious with the existing character of Lydden and would be entirely in keeping with residential context.</p>
<ul style="list-style-type: none"> <li>138 And 140, Canterbury Road (Grade: II, List Entry Number: 1356611)</li> </ul>	<p>No Harm</p> <p>Diminutive change to the wider setting of this asset, small erosion of the rural agrarian character.</p> <p>Due to its position at the top of the hill, some outward views from this asset may be effected. Primary views of this asset and the roadway would be unaffected.</p>	<p>The landscaping scheme introduces a increased boundary treatment to screen the development in views from Canterbury Road , the historic field boundary will be maintained. This will ensure the development does not result in a sense of urbanisation or over development.</p> <p>The scale of buildings would remain sensitive to the established pattern of development. The design of the building will carry reference to the established local vernacular. This will ensure the buildings appear harmonious with the existing character of Lydden and would be entirely in keeping with residential context.</p>

# Section 7

## **Conclusion.**



## 7 | Conclusion

7.1	This Heritage Statement has been produced by Icen Heritage and Townscape to support a proposal for new residential development at Land at Church Lane, Lydden.				
7.2	The assessment has set out the relevant legislative and policy framework to understand the Site, heritage assets surrounding the site both in terms of historic development and significance. In doing so, the significance of the Site and its contribution to the nearby heritage assets has been firmly established.	7.6	Visual effects have been partially offset by the embedded design mitigations, which would ensure the creation of a significant buffer zone between the new residential dwellings, Court Lodge Farmstead and the fields nearby the Church, reducing the appearance of new development in views, contained within the historic field boundary along the south and eastern edges of the Site.	<b>Policy Compliance</b>	the proposals on its significance, proportionate to the importance of the asset.
7.3	The process identified in GPA3 has have been carried out. This report has identified listed buildings within the surrounding area which have the potential to be impacted upon and assesses the contribution the subject site makes to the setting of these heritage assets. The setting of each individual heritage was considered to determine if their significance was harmed by development in their setting. This acknowledges that although many of the assets lack direct intervisibility which would lessen the potential for harmful effects, other non-visual aspects may be affected; These included the historic links between the heritage assets and the application site related to historic interest, ownership, spirituality and rural character which have the potential to impact the special interest of each building.	7.7	The buffer zone around the farmstead would maintain a sense of separation between the farm and the proposed development. The farm will remain easily apparent and the open agricultural land which has clear intervisibility to the north will ensure its agricultural context remains intact.	7.11	SA47 Site Allocation.
7.4	The most salient effects of the proposed development will be experienced by Church of St Mary Virgin and Court Lodge Farm. Heritage harm is predominantly related to the change in character which would cause a slight disruption the open rural setting, leading to a sense of urbanisation and loss of legibility of the rural context of these assets. There would also be a minor loss to the historic connection between the field and the Court Lodge Farm as part of the landholding. Importantly, the finding of harm is entirely related to the principle of development on the plot, something established by the Site Allocation.	7.8	The proposed development remains aware of the sensitivity of these assets and has proposed a number of further design mitigation measures in order to reduce the potential for harmful effects including; the palette of materials, roof form, and architectural features. These will draw reference the local vernacular style and will further ensure the proposals sit comfortably within their context and to respond to the established character of the area, in order to ensure that the transition between the new development and the rural surroundings is sensitive. Considered village wide, the proposal will preserve the character of the village and would read as a new high-quality addition, and recognisably with reference to the local vernacular.	7.12	7.17 The design of the proposals and assessment responds directly to the SA47 Site Allocation with the Regulation 19 Draft Local Plan. It is considered that the proposals satisfy the requirements.
7.5	Importantly, the proposals would have a diminutive effect on the most important aspects of the assets setting and significance. In the case of St Mary, the architectural and historic interest of the Church, an appreciation of the Church Yard and an appreciation of its immediate setting within the context of Court Lodge Farm. With regards to Court Lodge Farm, the open agrarian context would be preserved through the clear views to the open land to the north, and the farm will still be appreciable within a semi rural context. The important relationship with the Church would similarly be entirely preserved.	7.9	In most views, the Proposed Development would sit behind dense vegetation and would be well concealed, this screening effect will increase with time, further reducing any visual effects as time goes on. Even when experienced in glimpsed views, from Canterbury Road the proposed development would introduces a carefully conceived arrangement of buildings, whose materiality and form would be in character with the surrounding context.	7.13	<b>A. Development should be sensitive to the setting of the adjacent farmstead as a group of historic buildings with a rural/agricultural function;</b>
		7.10	As a result, the proposals are considered to have only a minor impact on the existing local and wider character. Which would not exceed the loss of an open field and how this contributes to a legibility of the former agricultural use of the area.	7.14	<ul style="list-style-type: none"> <li>The assessment has considered the setting of this asset in line GPA3. It has demonstrated the component parts of the setting of this asset and their relative contribution to its significance.</li> <li>The layout of the proposals has been sited away from the boundary of the farmstead to the south eastern edge to preserve the sense of isolation for the farm and avoid a sense of coalescence.</li> <li>The scheme has created a significant landscape buffer area around the farm to help preserve the sense of a rural agrarian character.</li> <li>The proposals are considered sensitive and complaint with this policy point.</li> </ul>
				7.15	<b>B. Development should be restricted to the southernmost part of the site with a significant buffer zone and density significantly decreased, in order to reduce potential harm to the setting of the farmstead and Grade II* Church;</b>
				7.16	<ul style="list-style-type: none"> <li>The assessment has considered the setting of this asset in line GPA3. It has demonstrated the component parts of the setting of this asset and their relative contribution to its significance.</li> <li>The layout of the proposals has been sited away from the Church to the south eastern edge to preserve the sense of isolation and avoid a sense of coalescence.</li> <li>The scheme has created a significant landscape buffer area to help preserve the sense of a rural agrarian character.</li> <li>The density and quantum of development is considered appropriate</li> </ul>

- Key views towards the Church ; Glimpsed through the modern houses on Canterbury Road, from Court Lodge Farm, along Church Lane would be entirely preserved.
- The proposals have utilised the advice contained within this policy supplemented with heritage and landscape advice to reduce potential for any harmful effects. The proposal are complaint with this policy point.

***K. A Heritage Assessment for the site must be carried out in accordance with Policy HE1 the results of which should inform the layout and design of the development which is necessary to avoid harm to any heritage assets identified through the assessment;***

- This Heritage Assessment has been produced in accordance with Policy HE1 of the Dover Local Plan. The proposals have been supported by expert heritage and landscape advice which has informed layout, design and landscaping and has sought to minimise or mitigate potential harms wherever possible.





Delivery | Design | Engagement | Heritage | Impact Management | Planning  
Sustainable Development | Townscape | Transport

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