



Land to the south of Ashford
Road, Sellindge, Kent

Heritage Desk-Based Assessment

Prepared by
CSA Environmental

on behalf of
Gladman Developments Ltd.

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EXECUTIVE SUMMARY

Residential development is proposed at land to the south of Ashford Road, Sellindge, Kent, for which outline planning permission is sought.

CSA Environmental was instructed by Gladman Developments Ltd. to undertake a Heritage Desk-Based Assessment of the proposed development. This report provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected, and the potential impact of proposals on that significance.

Prehistoric and Roman period finds are recorded in the wider area but there is no current evidence to suggest prehistoric or Roman period activity was focused within the Site. The Site was most likely in agricultural use from the medieval period onwards. There is no evidence to suggest significant archaeological remains are likely to be present within the Site. On this basis it is concluded that this desk-based assessment provides sufficient information to determine an outline planning application with regards to the archaeological resource.

The Site surrounds Grove House, a non-designated heritage asset. The formulation of design plans have taken into account the proximity of Grove House. Current proposals include for open space surrounding Grove House, with built form offset to the west. This will preserve the key elements of the setting of Grove House, any harm would be minimal at most.

The Grade II listed Guinea Hall is located c. 70m north of the Site within associated gardens. These gardens are bounded to the south by a tall wall and trees, which intentionally screen views in/out. This Site has a loose historic connection with Guinea Hall, but Guinea Hall cannot be appreciated or experienced from within the Site and as such does not form part of its setting in these terms. It is anticipated that land to the south of Guinea Hall, surrounding Grove House, would be retained as open space. In this context, it is not anticipated that sensitive development of the Site, as proposed in current design plans, would result in an adverse impact to the significance of the Grade II listed Guinea Hall.

1.0 INTRODUCTION

- 1.1 This Desk-Based Assessment (DBA) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd., for the proposed development at land to the south of Ashford Road, Sellindge, Kent (hereafter 'the Site'). Residential development is proposed at the Site, for which outline planning permission is sought.
- 1.2 This DBA provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected and the potential impact of proposals on that significance.
- 1.3 The Site occupies an area of c. 2.9ha and is located around central grid reference TR 0996 3822, to the west of Sellindge, south of the A20. It consists of fields/paddocks surrounding Grove House (see Figure 1: Site Location Plan).
- 1.4 This DBA aims to:
 - determine, as far as possible from existing records, the nature, extent and significance of the heritage resource within the Site;
 - identify any heritage assets located beyond the Site which may be impacted by the proposals through alteration to setting; and
 - assess the impact of the proposals on the heritage resource.
- 1.5 This DBA has been prepared with reference to the guidelines in the Standard and Guidance for Historic Environment Desk-based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2017) and the Historic England guidance Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2. Historic England (2015).

2.0 LEGISLATION, PLANNING POLICY AND GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (MHCLG 2021)
- The Planning Practice Guidance (MHCLG 2019)

2.2 Further information is provided in Appendix B.

National Planning Policy

2.3 The National Planning Policy Framework (NPPF; MHCLG 2021) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; MHCLG 2019) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

Local Planning Policy

2.4 Local planning policy is contained within the Development Plan for Folkestone and Hythe District. Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

Guidance

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, *Managing Significance in Decision-Taking in the Historic Environment* and GPA3, *The Setting of Heritage Assets*. Further details are provided in Appendix B.

3.0 METHODOLOGY

Sources of Information and Study Area

3.1 The report involved consultation of publicly available archaeological and historical information including heritage databases and documentary, cartographic and aerial photographic sources. The major sources of information included:

- The National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets
- The Kent Historic Environment Record (HER), for details of recorded heritage assets and previous archaeological works (data received 8 February 2023)
- Historic maps and documentary sources available at the Kent Archives
- Aerial photographs held at the Historic England Archives
- Historic maps, documentary sources and aerial photographs available online, including Tithe and Ordnance Survey mapping and historic satellite imagery
- Online sources including the Local Authority website for information on conservation areas and the Environment Agency for LIDAR data
- A site walkover undertaken on 15 August 2019, 6 December 2022 and 6 June 2023. Selected designated heritage assets in the vicinity were also visited at this time, as far as public access allowed

3.2 HER data was obtained for a 1km buffer from the Site. Designated heritage assets for a wider area were assessed as professional judgement deemed appropriate. Where appropriate a setting assessment is included in Section 5.

Assessment of Significance

3.3 A heritage asset is “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”. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting, that is “the surroundings in which a heritage asset is experienced” (NPPF).

3.4 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II* listed buildings, protected wreck sites, and Grade I and II* registered parks and gardens are of the highest significance.

- 3.5 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (HE 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.6 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in Historic England's *Conservation Principles* (2008), namely evidential, historical, aesthetic and communal values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (HE 2015).

Assessment of Impacts

- 3.7 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (HE 2015). Assessment of impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (ClfA 2017).
- 3.8 Guidance on the process for assessing impacts is also provided in *Principles of Cultural Heritage Impact Assessment in the UK* (IEMA, IHBC, ClfA 2021). Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; HE 2017), discussed further in Section 5 and Appendix B.
- 3.9 With reference to the NPPF, harm may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm "is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed" (PPG).

4.0 BASELINE HERITAGE CONDITIONS

- 4.1 This section reviews the recorded heritage resource within and around the Site with reference to the heritage databases, historic maps, aerial photographs and a site visit. A gazetteer of the recorded heritage resource is included in Appendix A and sites are illustrated on Fig. 1 (Designated Heritage Assets) and Fig. 2 (Historic Environment Record Data). CSA reference numbers, as detailed in the gazetteer, are referenced in bold in the text. The chronology used in preparing this report refers to the Historic England Periods List (HE 2015b). The main categories are summarised in Table 4.1.

Table 4.1 Periods

Palaeolithic	950,000 – 10,000 BC	Roman	43 AD - 410
Mesolithic	10,000 – 4,000 BC	Early Medieval	410 – 1066
Neolithic	4,000 BC – 2,200 BC	Medieval	1066 - 1540
Bronze Age	2,600 BC – 700 BC	Post Medieval	1540 – 1901
Iron Age	800 BC – 43 AD	Modern	1901 - present

Site Conditions

- 4.2 The Site is situated across fields to the west of Sellindge, bounded to the north by Ashford Road (A20) and agricultural fields to the east, south, and west. The Site surrounds Grove House and comprises agricultural fields/paddocks, under grass at the time of the visit (Photo 1). Boundaries are variably fence or hedge. Trees largely surround Grove House.



Photo 1: Within the Site, view to north-east

Designated Heritage Assets

4.3 No designated heritage assets are located within the Site. Designated assets in the vicinity include:

- Grade II listed Guinea Hall, c. 70m north of the site (LB1)
- Grade I listed Church of St Mary, c. 480m north-west of the Site (LB2)
- Grade II listed buildings, including dwellings along Stone Hill road and at Stone Hill, north-west of the Site (LB3-LB5),
- Elm Tree Farm House and associated barn c. 200m north-east of the Site (LB6)
- Farmhouses and other dwellings in and around Sellindge and Barrow Hill to the east of the Site (LB7-LB10)
- Grade II listed building Moorstock House, c. 640m to the north of the Site (LB11)
- The Grade I listed Church of St Martin, c. 3km to the south-west of the Site (LB12)
- A Bronze Age barrow cemetery, designated as a scheduled monument in 2021, c. 860m south-east of the Site and beyond (SM1)
- Horton Priory scheduled monument c. 1km north-east of the Site (SM2)

4.4 Designated heritage assets are discussed in further detail in the period summaries below and the Setting Assessment section, where relevant.

Non-designated Heritage Assets

4.5 No non-designated heritage assets are recorded within the Site. The Site surrounds Grove House (Fig. 3, 21), which is recorded on the HER and can be considered a non-designated heritage asset. A number of other buildings in the vicinity are recorded on the HER, some of which may also be considered non-designated heritage assets. These include Potten Farm located c. 115m to the north-west of the Site (22). Non-designated heritage assets are discussed in further detail in the period summaries below and the Setting Assessment section, where relevant.

Previous Archaeological Investigations

4.6 No previous archaeological works are recorded within the Site. Previous archaeological works recorded in the study area include:

- A programme of works including desk-based assessment, geophysical survey and trial-trench evaluation of land at Ashford Road, east of the Site (1). Iron Age coins are reported from this area and trenching recorded medieval and post-medieval field boundaries and drainage ditches east of the Site (1a; CgMs 2013a-c)
- A programme of archaeological works associated with the Channel Tunnel Rail Link, located c.550m the south-west of the Site (2). Works included desk-based assessment followed by targeted fieldwalking and geophysical survey. The fieldwalking recorded prehistoric and

Roman period finds to the south and west of the Site (Oxford Archaeology 1995)

- A programme of archaeological works carried out between 2013 and 2016 ahead of the construction of a solar array at Patridge Farm, c. 1.1km to the south-west of the Site, which did not record any significant archaeological remains (3)
- A programme of historic building recording at Talbot House, c. 770m to the east of the Site (4), and dendrochronology dating at the Old Mill House, c. 1km to the north-west of the Site (LB5)
- Trial trench evaluation in 2002, c. 850m to the south-east of the Site, which recorded a possible paleochannel (5)
- Desk-based assessment of 29 sites proposed for CCTV upgrade works along the M20 (6; Kent County Council 2010)
- Test pit evaluation in 2004, c. 1.1km to the south-west of the Site, recorded no archaeological remains (49)

- 4.7 The results of these investigations are discussed further in the period summaries below, where relevant.

Geology, Topography and the Palaeoenvironment

- 4.8 The Site is located on a slight north-east facing slope. Ground level is highest at the south-western corner of the Site at approximately 75m above Ordnance Datum (aOD), dropping to 65m aOD a little north-east of the Site. The solid geology of the Site is mapped as Sandgate Formation sandstone, siltstone and mudstone. Except for the higher ground in the south-western area of the Site and part of the northern area, this is overlain by a band of clay and silt Head deposits (BGS 2023). Slight terracing visible in the western field (corresponding with the absence of mapped Head deposits) is most likely a result of fluvial processes.

Prehistoric and Romano-British

- 4.9 No prehistoric or Roman period finds or features are recorded within the Site.
- 4.10 Area 38 of the Stour Basin Palaeolithic Project extends into the Study Area, c. 920m to the west of the Site (48). The Stour Basin Palaeolithic Project assessed the Palaeolithic potential of the Stour basin in the north-east area of Kent (KCC Heritage Conservation 2015). Area 38 marks an area of the Weald Basin, with very low potential of Palaeolithic remains. No Palaeolithic remains are recorded within the study area and the Site is not within an area of identified Palaeolithic potential.
- 4.11 Fieldwalking along the route of the Channel Tunnel Rail link recorded prehistoric and Roman finds to the west and east of Harringe Lane, south of the Site. This included a diffuse scatter of worked flint, mainly flakes, but also including two scrapers, and a Neolithic arrow head c. 420m to

the south of the Site (7). Works also recorded a small concentration of pottery, most likely middle Iron Age (five sherds) to the west of Harringe Lane (9) as well as a small assemblage of late Iron Age/Romano British pottery to the west and east of Harringe Lane (10; Oxford Archaeology 1995, Harringe Court). Neolithic to Bronze Age flint scatters were identified during fieldwalking c. 920m to the south-west of the Site (8). Further west, over 1km from the Site, fieldwalking recorded further diffuse scatters of worked flint as well as limited prehistoric pottery and also a scatter of Roman pottery and tile suggesting Roman occupation (Oxford Archaeology 1995, Sellindge Converter; not illustrated).

- 4.12 A Bronze Age barrow cemetery is located at Barrow Hill, c. 860m south-east of the Site (SM1).
- 4.13 Finds of Iron Age coins are recorded from the eastern part of the study area, but trial trench evaluation in this area did not record any prehistoric or Roman features (11). An Iron Age coin is also recorded from the western part of the study area (12). Roman finds are also recorded from the wider area (13-15). An area of possible Roman or medieval iron working is recorded c. 1km to the south-west of the Site (16).

Early Medieval and Medieval

- 4.14 Early Medieval finds are recorded in the wider vicinity, including in the eastern part of the study area (15, 17, 18). The Church of St Mary c. 480m west of the Site is of medieval date, although may be on the site of an earlier church (LB2).
- 4.15 Trial trench evaluation c. 260m south-east of the Site recorded two intercutting medieval ditches, an undated ditch, and an undated cobbled surface, (Fig. 3, 1a). A medieval silver mount was found c. 520m to the south-west of the Site (19). The location of a medieval or earlier iron works was suggested c. 1km to the south-west of the Site (16). Medieval activity was also focused at Horton Priory, just over 1km north-east of the Site (SM2).
- 4.16 The Site is located in the historic parish of Sellindge and was likely in agricultural use from the medieval period onwards. Houses of medieval date are recorded in the vicinity of the Site (LB3, LB5, LB7, 20). The site of Talbot House, a medieval house is recorded c. 800m to the south-east of the Site (4).

Post-medieval and Modern

- 4.17 The area of the Site is depicted on the 1840 Tithe map of Sellindge parish (Plate 1). This shows the Site situated across agricultural fields surrounding Grove House (Fig. 2, 21). Part of the Grove House homestead, including ancillary structures, extended into the Site. Guinea Hall is shown north of the Site (Fig. 2, LB1).

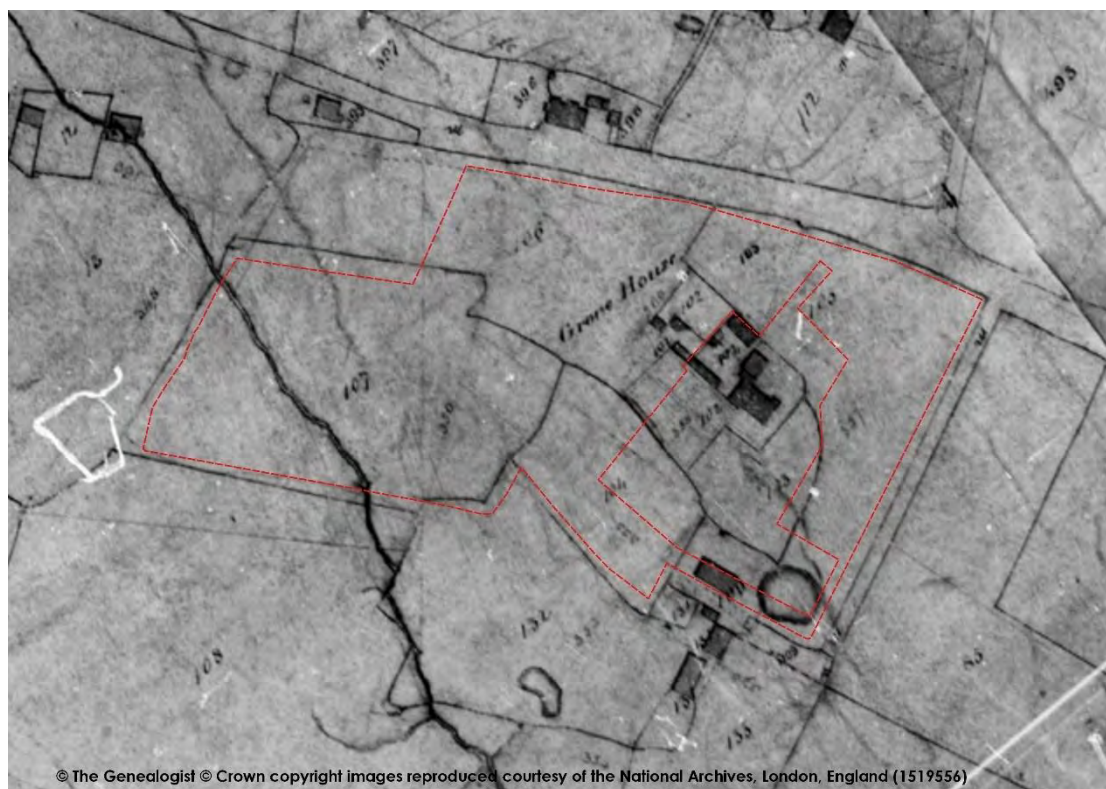


Plate 1: Extract from the Sellindge Parish Tithe Map of 1840

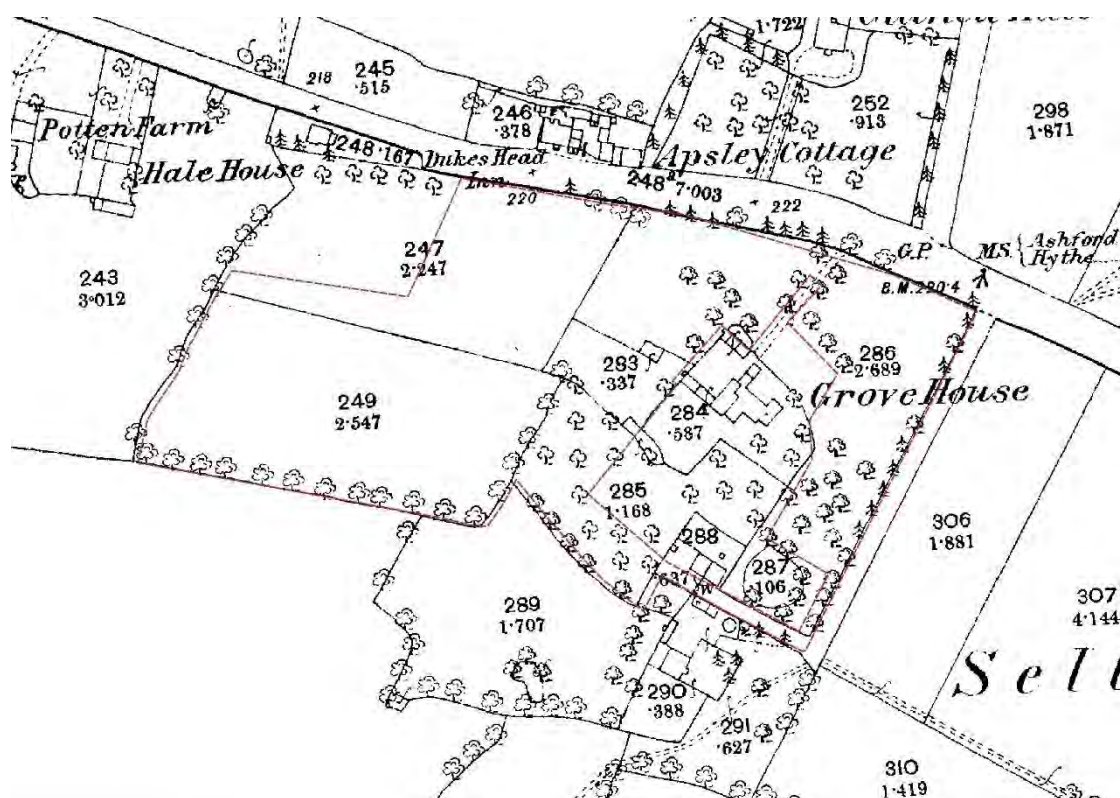


Plate 2: Extract of 1873 Ordnance Survey mapping



Plate 3: Extract from recent satellite imagery

- 4.18 Grove House and Guinea Hall and land within the Site were all under the same ownership and occupancy at the time of the Tithe map, although appear to have been considered distinct areas. Grove House and surrounding land to the south of the A20 is detailed in the accompanying Apportionment Register under the heading 'Grove House', and Guinea Hall and associated land to the north and west detailed under the heading 'Acorn Hall'.
- 4.19 The homestead at Grove House had been redefined by the time of the First Edition Ordnance Survey map of 1873 and buildings within the Site had been removed (Plate 2). There was also some alteration of internal boundaries, with the addition of some new straight boundaries typical of post-medieval and later agriculture. Orchard and trees are recorded within the Site to the south / south-west of Grove House.
- 4.20 No major changes are depicted within the Site on the Second Edition Ordnance Survey map of 1898. The Methodist chapel located to the west of the Site, constructed in 1883, is shown on the 1898 Ordnance Survey mapping (25). Some internal boundaries were removed by the time of the Third Edition Ordnance Survey of 1907. Buildings to the north-west of the Site were established in the later 20th-century.

The Wider Area

- 4.21 A small hoard of 16th to 17th century coins is recorded c. 1km to the south-west of the Site (16). Other post-medieval and modern sites recorded on the HER in the study area include farmsteads (21-23, 26, 28-31, 33-35, 37-42, 46, LB1, LB3, LB6, LB8-LB11), houses (LB4, LB5, LB9) a

garden (32), a milestone (24), a school (27), the London and Dover Railway (47), WWII defences (36, 43), and WWII crash sites (25, 44, 45).

5.0 SETTING ASSESSMENT

- 5.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (HE 2017). This recommends a stepped approach, as detailed in Appendix B.
- 5.2 In line with step 1 of the guidance, consideration was given to which heritage assets in the vicinity of the Site include the Site as part of their setting, and which may therefore be affected by the proposed development.
- 5.3 Local Plan policy identifies the need for development at Sellindge to “*protect and conserve the setting of*” **non**-designated heritage assets including Grove House (21) and Potten Farm (22). Grove House, which is surrounded by the Site (21), is considered in further detail below. Potten Farm is located c. 110m to the west of the Site, only visible in partial views from the western area of the Site (Photo 2). Taking into account the lack of key intervisibility, and absence of any key historic functional relationship, Potten Farm is not considered sensitive to adverse impacts as a result of development of the Site.



Photo 2: View towards of Potten Farm and Methodist Chapel from within the western edge of the Site, view to north-west

- 5.4 Consideration was also given to whether any other non-designated heritage assets might be sensitive to adverse impacts as a result of development. From the north-western area of the Site there are glimpsed views of the rooftop of a Methodist Chapel, located c. 130m to the west of the Site (25; Photo 2). Taking into account the nature of

this building, its location, lack of key intervisibility, and absence of any key historic functional relationship, the chapel is not considered sensitive to adverse impacts as a result of development of the Site.

- 5.5 The closest designated heritage asset is the Grade II listed Guinea Hall (Fig. 2, LB1), located c. 70m to the north of the Site on the opposite side of the A20. This is discussed in further detail below.
- 5.6 From the higher ground in the southern area of the Site there are distant views to the tower of the Grade I listed Church of St Martin, located at Aldington c. 2.7km to the south-west of the Site (LB12; Photo 3). However, given the distance and absence of any key relationship, the church is not considered sensitive to adverse impacts as a result of residential development within the Site.



Photo 3: View of tower of Church of St Martin from within the southern area of the Site, view to south-west

- 5.7 Other designated heritage assets in the vicinity include the Grade I listed Church of St Mary is located c. 480m to the north-west of the Site (LB2), and a number of Grade II listed dwellings and farmsteads are also present in the wider area (LB3-LB11). The Site visit did not identify any intervisibility with these designated heritage assets. Given this and the absence of any key historic functional relationship, they are not considered sensitive to adverse impacts as a result of residential development of the Site. A review of other designated heritage assets, taking into account factors including distance, intervisibility, identified historic/functional relationships, and the nature of the proposals, has not identified any as sensitive to adverse impacts as a result of development of the Site.

Grove House

- 5.8 Grove House is a non-designated heritage asset and is surrounded by the Site (Fig. 2, 21). It consists of a two storey, brick, rural dwelling with multiple ranges. The house is located within associated grounds, including a walled garden to its north-west. Grove House was not accessed at the time of preparing this assessment and views were assessed from within the Site.
- 5.9 Grove House was established by the time of the mid-19th century Tithe map (Plate 1). At that time associated ancillary buildings extended into the Site, although these were removed in the later 19th century. The main house appears to have undergone various phases of alteration and extension in the later 19th and 20th centuries. Land within the Site was under the same ownership and occupancy as Grove House at the time of the mid-19th century Tithe map. There is no evidence to suggest that the Site ever comprised formal gardens to Grove House but rather adjacent pasture and orchard.
- 5.10 The current immediate setting of Grove House comprises its associated garden and outbuildings, with the Site beyond. The wider area includes Ashford Road to the north, with the Grade II listed Guinea Hall beyond (Fig. 2, LB1).
- 5.11 Grove House is approached via a track leading from the A20. There are views to the House from adjacent parts of the Site to its north/north-west (Photo 4; Photo 5), although further west views are screened by trees (Photo 6). There are also glimpsed views to the house from the eastern area of the Site, but again views are screened by trees (Photo 7). There may be greater intervisibility in winter.



Photo 4: View of Grove House from within the northern area, view to south



Photo 5: View to Grove House from within the northern area of the Site, view to east



Photo 6: View looking north-east from within the western area of the Site



Photo 7: Glimpsed view to Grove House from the eastern area of the Site, view to west

- 5.12 Grove House is a non-designated heritage asset which principally derives its significance from the historic interest associated with its built form, as an example of a post-medieval dwelling. Adjacent land within the Site was historically under the same ownership and makes some

contribution to the significance of Grove House as part of its historic agricultural setting.

- 5.13 Development of the Site would alter the wider setting of Grove House from agricultural land to built form and open space, although its immediate setting including associated garden would not be changed. The formulation of design plans have taken into account the proximity of Grove House, in order to respect its historic setting. Proposed built form is located to the west of Grove House, with adjacent land immediately west of the house, as well as land within the Site to the south and east, retained as open space. Provision for open space surrounding Grove House would minimise impacts, offsetting built form. With this measure in place any harm would be minimal at most, the key elements of its setting will be preserved.

Guinea Hall

- 5.14 The Grade II listed Guinea Hall is located c. 70m north of the Site (LB1). This is a late 18th or early 19th-century two-storey house. As a Grade II listed building it is a designated heritage asset. Guinea Hall is not publicly accessible, and views were assessed from Ashford Road, Moorstock Lane, and within the Site.
- 5.15 Guinea Hall (historically also known as Acorn Hall) is located within associated grounds. The Site was historically under the same ownership and occupancy as Guinea Hall but, as discussed above, the Site was part of a parcel associated with Grove House rather than directly with Guinea Hall. The Tithe map and sales particulars from the early 20th century indicate Guinea Hall was associated with a parcel of land to the north of the A20.
- 5.16 The grounds of Guinea Hall are bounded to the south by a tall brick wall, intentionally screening views in and out from ground level. Tree planting further screens views (Photo 8, Photo 9). While the possibility of glimpsed upper floor views looking south, particularly in winter, cannot be ruled out at this stage, there are certainly no key views looking towards the Site, and the design intent was to screen views. Guinea hall is accessed from a gate on the A20, but it not visible from the road leading to this gate (Photo 10).



Photo 8: View to wall bounding the grounds of Guinea Hall on the A20, view to east



Photo 9: View within the Site towards Guinea Hall, view to the north



Photo 10: Gate leading to Guinea Hall from the A20

- 5.17 Guinea Hall is a Grade II listed building is a designated heritage asset which principally derives its significance from the historic and architectural interest associated with its built form. Surrounding garden which forms part of its designed setting, an enclosed private space, also contributes to its significance. While the 1840 Tithe map indicates that agricultural land within the Site was under the same ownership/occupancy as Guinea Hall in the 19th century evidence indicates it was part of a separate parcel. Furthermore, the Grade II listed Guinea Hall is not experienced or appreciated from within the Site. As such the Site cannot be considered to make any meaningful contribution to its significance.
- 5.18 Development of the Site would alter land to the south-west of Guinea Hall. While there is some loose historic connection, Guinea Hall cannot be appreciated or experienced from within the Site and as such the Site does not form part of its setting in these terms. It is anticipated that land to the south of Guinea Hall, surrounding Grove House, would be retained as open space. In this context, it is not anticipated that sensitive development of the Site, as proposed in current design plans, would result in an adverse impact to the significance of the Grade II listed Guinea Hall.

6.0 CONCLUSIONS

- 6.1 Prehistoric and Roman period finds are recorded in the wider area but there is no current evidence to suggest prehistoric or Roman period activity was focused within the Site. The Site was most likely in agricultural use from the medieval period onwards. There is no evidence to suggest significant archaeological remains are likely to be present within the Site. On this basis it is concluded that this desk-based assessment provides sufficient information to determine an outline planning application with regards to the archaeological resource.
- 6.2 The Site surrounds Grove House, a non-designated heritage asset. The formulation of design plans have taken into account the proximity of Grove House. Current proposals include for open space surrounding Grove House, with built form offset to the west. This will preserve the key elements of the setting of Grove House, any harm would be minimal at most.
- 6.3 The Grade II listed Guinea Hall is located c. 70m north of the Site within associated gardens. These gardens are bounded to the south by a tall wall and trees, which intentionally screen views in/out. This Site has a loose historic connection with Guinea Hall, but Guinea Hall cannot be appreciated or experienced from within the Site and as such does not form part of its setting in these terms. It is anticipated that land to the south of Guinea Hall, surrounding Grove House, would be retained as open space. In this context, it is not anticipated that sensitive development of the Site, as proposed in current design plans, would result in an adverse impact to the significance of the Grade II listed Guinea Hall.

7.0 REFERENCES

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Aerial photographs

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Appendix A
Heritage Data Gazetteers

Designated Heritage Assets

CSA Ref.	NHLE Ref.	Name/Designation
LB1	1344202	Grade II Listed Building GUINEA HALL
LB2	1054042	Grade I Listed Building CHURCH OF ST MARY
LB3	1061065	Grade II Listed Building GLEBE FARM HOUSE
LB4	1061062	Grade II Listed Building ASHDOWN COTTAGES
LB5	1061063	Grade II Listed Building OLD MILL HOUSE
	1344222	Grade II Listed Building STONE HILL COTTAGE AND OLD FORGE COTTAGE
	1061098	Grade II Listed Building BELLE VUE
LB6	1054020	Grade II Listed Building ELM TREE FARM HOUSE
	1061099	Grade II Listed Building BARN ABOUT 5 METRES NORTH OF ELM TREE FARM HOUSE
LB7	1367112	Grade II Listed Building LEES COTTAGES
LB8	1068786	Grade II Listed Building SOMERFIELD COURT
	1344201	Grade II Listed Building BARN COMPLEX ABOUT 66 METRES WEST OF SOMERFIELD COURT, BARROW HILL
LB9	1054031	Grade II Listed Building LITTLE RHODES
	1344203	Grade II Listed Building RHODES HOUSE
LB10	1054727	Grade II Listed Building STREAM COTTAGE AND GROVE BRIDGE COTTAGE
	1061097	Grade II Listed Building RAILWAY COTTAGES
LB11	1061100	Grade II Listed Building MOORSTOCK HOUSE
LB12	1071208	Grade I Listed Building Church of St Martin
SM1	1475132	Scheduled Monument BARROW CEMETERY TO THE SOUTH-WEST OF BARROWHILL
SM2	1018878	Scheduled Monument HORTON PRIORY

HER data

CSA Ref./Summary	HER No.	HER Description
1	EKE14583	Cultural Heritage Desk Based Assessment: Land at Ashford Road, Sellindge, Kent
	EKE14585	Detailed Gradiometer Survey Report: Land at Ashford Road, Sellindge, Kent
	EKE14587	Archaeological Evaluation: Land at Ashford Road, Sellindge, Kent

1a	TR 13 NW 198	Medieval Ditches, Undated Ditch and Undated Cobbled surface, Sellindge
2	EKE10672	Desk-based assessment of the impact of the CTRL
	EKE10767	Geotechnical investigations in advance of CTRL work
	EKE11531	Fieldwalking for the Channel Tunnel Rail Link
	EKE12247	Geophysical survey at Harringe Court
	EKE14724	A Geoarchaeological Evaluation of the Thames/Medway Alluvial Corridor of the Channel Tunnel Rail Link
	EKE21296	Archaeological Evaluation at Harringe Lane, (ARC HNG97), Kent, 1997
	TR 03 NE 226	Linear geophysical anomaly, Harringe Court
3	EKE16188	Proposed Solar Array, Partridge Farm, Sellindge, Ashford, Kent, Archaeological desk based assessment
	EKE15038	Sellindge Solar Farm, Aldington, near Ashford, Archaeological watching brief report
4	EKE10794	Historic building survey of Talbot House, Sellindge, Ashford
	EKE11015	Building survey of Talbot House, Sellindge, prior to relocation as part of the CTRL works.
	EKE11801	Dendrochronology dating of Talbot House, Sellindge
	EKE21583	Talbot House, Sellindge: photographic survey, 2000
	TR 13 NW 147	Former site of Talbot House, a medieval hall house
5	EKE10095	Evaluation of land at the Cedars, Barrow Hill, Sellindge
	TR 13 NW 173	Possible prehistoric palaeochannel, on land at the Cedars, Barrow Hill, Sellindge
6	EKE10741	Historic environment analyses of 29 sites of CCTV upgrade works along the M20
7	TR 03 NE 222	Neolithic arrowhead, Harringe Court
8	TR 03 NE 218	Neolithic/Bronze Age flints scatters and lithic implements, Sellindge Sewage Works
9	TR 03 NE 217	Early Bronze Age/Iron Age pottery, east of Sellindge Sewage Works
10	TR 03 NE 223	Iron Age/Roman pottery, Harringe Court
11	TR 13 NW 34	Iron Age coin
	MKE69390	Iron Age gold coin
	MKE67791	Iron Age gold coin
	MKE69407	Iron Age gold coin
12	MKE69420	Iron Age copper alloy coin
13	MKE108415	ROMAN Copper alloy KNIFE
14	MKE67991	Roman copper alloy bead
15	MKE96596	Roman Copper alloy steelyard weight
	MKE96595	Early Medieval Lead Alloy gaming piece
16	TR 03 NE 28	Possible iron works
17	MKE67915	Early Medieval copper alloy weight
18	MKE67822	Early Medieval copper alloy stirrup
19	MKE108468	MEDIEVAL Silver MOUNT
20	TR 03 NE 39	Harringe court
	MKE88390	Harringe Court

21	MKE88402	Grove House
22	MKE88395	Potten Farm
23	MKE88403	Farmstead south of Grove House
24	TR 13 NW 168	Milestone
25	TR 03 NE 247	Methodist Chapel, Ashford Road, Sellindge
	TR 03 NE 238	Crash site of a Fokker F.VIIb/3m
26	MKE89069	Outfarm north north east of Potten Farm
27	TR 03 NE 1	Site of former National school, Harrindge Lane, Sellindge
28	MKE88394	Court Lodge
29	MKE88393	Stocklands Farm
	MKE88720	Outfarm north north east of Stocklands Farm
30	MKE88719	Outfarm west of Glebe Farm
31	MKE88396	Stonehill Farm
32	TR 03 NE 215	The Pear Tree House
33	TR 03 NE 255	Stone Hill Mill (Sellindge)
34	MKE88397	Little Hodiford
35	MKE87533	Outfarm adjacent to Hodiford Wood
36	TR 13 NW 142	NODAL POINT
37	MKE88413	Farmstead north east of Little Rhodes
38	MKE88409	Sheepfold north west of Barrowhill
39	MKE88711	Farmstead north of Barrowhill
40	MKE88712	Outfarm north east of Stream Cottage
41	MKE88713	Farmstead south east of Stream Cottage
42	MKE88391	Partridge Farm
43	TR 13 NW 203	Former sidings for a Second World War railway gun
44	TR 03 NE 232	Crash site of Messerschmitt Bf109E-1
45	TR 13 NW 181	Crash site of Supermarine Spitfire I
46	MKE88404	Farmstead south east of Grove House
47	TQ 84 SW 1	LONDON AND DOVER RAILWAY
48	n/a	Area 38 of the Stour Basin Palaeolithic Project
49	EKE21908	Sellindge Wastewater Treatment Works, Kent: archaeological evaluation, 2004
See LB1	TR 13 NW 117	GUINEA HALL
	MKE88400	Guinea Hall
See LB2	TR 03 NE 83	CHURCH OF ST MARY
See LB3	TR 03 NE 82	GLEBE FARM HOUSE
	MKE88401	Glebe Farm (Tanyard Farm)
See LB4	TR 03 NE 78	ASHDOWN COTTAGES
See LB5	EKE11753	Dendrochronology dating of Old Mill House, Sellindge
	TR 03 NE 77	STONE HILL COTTAGE AND OLD FORGE COTTAGE
	TR 03 NE 76	BELLE VUE
	TR 03 NE 80	OLD MILL HOUSE
See LB6	TR 13 NW 106	ELM TREE FARM HOUSE
	TR 13 NW 98	BARN ABOUT 5 METRES NORTH OF ELM TREE FARM HOUSE
	MKE88401	Elm Tree Farm (Elmtree Farm)
See LB7	TR 13 NW 125	Lees Cottages (MED!!!)
See LB8	TR 13 NW 110	SOMERFIELD COURT
	MKE88410	Somerfield Court
	TR 13 NW 120	BARN COMPLEX ABOUT 66 METRES WEST OF SOMERFIELD COURT
See LB9	TR 13 NW 108	LITTLE RHODES

	TR 13 NW 114	RHODES HOUSE
	MKE88411	Rhodes Farm
See LB10	TR 13 NW 111	STREAM COTTAGE AND GROVE BRIDGE COTTAGE
See LB11	TR 13 NW 97	MOORSTOCK HOUSE
	MKE88398	Farmstead in Moorstock
	MKE88399	Yards north west of Moorstock
See SM1	TR 13 NW 290	Barrow cemetery south-west of Barrowhill
See SM2	TR 13 NW 166	Horton Priory
	TR 13 NW 165	Horton Priory

Appendix B

Legislation, Policy and Guidance

The Ancient Monuments and Archaeological Areas Act (1979) forms the principal legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

National Planning Policy Framework (2021) (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that **heritage assets** *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 189).

A **heritage asset** is defined 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"* (NPPF Annex 2). **Heritage 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."* **Setting** 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"*.

With regards to the level of information to be provided, paragraph 194 of the NPPF states that *"In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation"*.

With regards to considering impacts the NPPF states that “great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance” (paragraph 199).

With regards to impacts to designated heritage assets, “Any harm to, or loss of...should require clear and convincing justification”, substantial harm to or loss of designated heritage assets of the highest significance should be “wholly exceptional”, and for grade II designated heritage assets should be “exceptional” (paragraph 200). Less than substantial harm to a designated heritage asset “should be weighed against the public benefits of the proposal” (paragraph 202). Footnote 68 clarifies that “non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”.

With regards to non-designated heritage assets “a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (paragraph 203).

Where heritage assets will be lost as a result of development “Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact” (paragraph 205).

Advice on enhancing and conserving the historic environment is also published in the Planning Practice Guidance (2019) (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This notes 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)” and also that “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated... In general terms, substantial harm is a high test, so it may not arise in many cases”. With regards to non-designated heritage assets it also notes that “A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”.

Local Planning Policy is contained within the Development Plan for Folkstone and Hythe District including the Core Strategy Review (2022) and the Places and Policies Local Plan (2020). Local planning policies relevant to heritage and the Site have been set out in Table B.1 below.

Table B.1. Local planning policy relating to heritage

Policy Ref.	Policy Text
Places and Policies Local Plan (2020)	
Policy HE1 – Heritage Assets	The Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage assets back into use or improve public accessibility to the asset.
Policy HE2 – Archaeology	Important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.

	<p>Proposals for new development must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and/or historic building assessment may be required as appropriate to the case.</p> <p>Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological investigation and recording should be undertaken in accordance with a specification and programme of work (including details of a suitable archaeological body to carry out the work) to be submitted to and approved by the Council in advance of development commencing.</p>
Policy HE3 – Local List of Heritage Assets	Proposals for development affecting buildings or sites identified on the local list of heritage assets, or sites that would meet the criteria, will be permitted where the particular significance that accounts for the designation is protected and conserved.
Core Strategy Review (2022)	
Policy CSD9 – Sellindge Strategy	<p>[points including]...</p> <p>g. Proposals should protect and conserve the setting of non-designated built heritage assets such as Grove House and Potten Farm, protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance;</p> <p>h. Any archaeological remains should be evaluated and potential impact mitigated in accordance with Places and Policies Local Plan Policy HE2...</p>

The Historic England document Conservation Principles, Policies and Guidance (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations" (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean "any part of the historic environment that can be perceived as having a distinct identity". Evidential value "derives from the potential of a place to yield evidence about past human activity", derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement". Historical value "derives from the ways in which past people, events and aspects of life can be connected through a place to the present". Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associate with a notable family, person, event or movement. Aesthetic value "derives from the ways in which people draw sensory and intellectual stimulation from place" and may be associated with conscious design or 'fortuitous' development. **Communal value** "derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory". Communal value is closely related

to historical associative value and aesthetic value but tends to have additional aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. Setting being *"the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape"*, with the clarification that *"definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance"*. Context relates to the *"relationship between a place and other places"*. In the context of managing change to significant places Conservation Principles highlights that *"Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded"*.

Historic England have prepared a series of advice notes including Good Practice Advice notes (GPAs) and Historic England Advice Notes (HEANs). The GPAs included Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2 (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance.

The IEMA, IHBA and ClfA guidance Principles of Cultural Heritage Impact Assessment in the UK details two principles and six analytical stages recommended for impact assessment, specifically:

A. Understanding cultural heritage assets:

1. describing the asset;
2. ascribing cultural significance; and
3. attributing importance.

B. Evaluating the consequences of change:

1. understanding change.
2. assessing impact; and
3. weighting the effect.

The Historic England guidance The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017) (GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that *"setting is not itself a heritage asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance"*. Historic England recommends that assessment of setting covers five broad steps:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

Step 1 should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a 'search area' and 'Zone of Theoretical Visibility', as well as the nature of proposals. Step 2 should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3, including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions. Step 3 is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence. Minimising harm in Step 4 may include design alterations or the implementation of mitigating factors such as screening. Step 5 includes documenting steps 1-4, but also reviewing a scheme following its implementation.

Appendix C

Figures

Figure 1: Site Location and Designated Heritage Assets

Figure 2: Historic Environment Record data



Site



Scheduled Monument



Grade I Listed Building



CSA Reference



Grade II* Listed Building



Grade II Listed Building

0 500 1,000 m



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Project Ashford Road, Sellindge, Kent

Drawing Title Figure 1: Site Location & Designated Heritage Assets

Client Gladman Developments

Drawing No.
CSA/4509/104

Scale
1:25,000

Date
June 2023

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A

Drawn
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Checked
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