

Additional Heritage Assessment

By

Rob Bourn &
Robin Sheehan

Appeal under Section 78 of
Town and Country Planning Act 1990
By EDF Energy Renewables Limited

Land south of the M20, Church Lane,
Aldington, Kent
(known as East Stour Solar Farm)

Appeal Ref: APP/E2205/W/24/3352427

Application Ref: 22/00668/AS

February 2025

Report

Additional Heritage Assessment

Site

Land south of the M20, Church Lane, Aldington, Kent (known as East Stour Solar Farm)

Client

EDF Energy Renewables Limited

Planning Authority

Ashford Borough Council

Prepared By

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Report Status

Final

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Appendix 1

Listing descriptions of designated heritage assets within Aldington Church Land Conservation Area

1.0 Introduction

1.1 In closing the East Stour Solar Farm Public Inquiry, the Inspector requested further information relating to the potential effects of the proposed development on the designated and non-designated assets that were raised by the Council previously. This document provides additional information on these assets and how the proposed development of the appeal site will impact on the significance of these assets. It does not reconsider the relevant planning policy, guidance and relevant case law as they were set out in Rob Bourn's proof of evidence and was considered in the public inquiry when Rob Bourn and Grace Connelly were giving evidence.

1.2 This assessment document should be read together with Chapter 12 of the ES and SEI. It has been informed by the previous assessment work undertaken in Orion Heritage's Historic Environment Desk Based Assessment (HEDBA) submitted with the planning application (CD1.8.3), ES (CD1.8.2) and the SEI (CD1.14). It is also informed by site visits undertaken by Rob Bourn and by a new site visit and assessment of the additional designated assets by undertaken Robin Sheehan. Robin is a Principal Built Heritage Consultant in Orion Heritage. He is an experienced built heritage consultant with over 20 years' experience working in heritage conservation and consultancy. He holds an MSc in Historic Building Conservation (University of Portsmouth). Robin undertook the earlier site visits for East Stour solar farm when Orion was first instructed by the appellant.

Additional Designated Heritage Assets Introduced in Ashford Borough Council's Heritage Expert Witness

1.3 In her proof (CD11.7), Sarah Dee introduced a number of designated assets that have previously not been raised by ABC in the Officer's Delegated Report, their Statement of Case and the main Statement of Common Ground. As neither Rob Bourn nor the appellant were aware that these assets were considered to have been adversely affected by the proposed development, they were not considered in the appellant's heritage proof of evidence.

1.4 The designated heritage assets introduced by Sarah Dee are as follows (the location of these assets is shown on Fig. 1):

- Aldington Church Conservation Area (para 4.10 of Sarah Dee's proof)
- Evegate Manor (grade II*) (para 4.10 of Sarah Dee's proof)
- 9 listed buildings within Aldington Church Conservation Area (para 4.14 of Sarah Dee's proof). Excluding the Church of St Martin and Court Lodge, there are actually 12 grade II listed buildings within the conservation area.

These are:

1. Parsonage Farm (NHLE 1071207)

2. Lychgate & quadrant walls attached to churchyard of St Martin (NHLE 1362775)
 3. Barn and cartsheds about 50m SW of Court Lodge Farmhouse
 4. Stable/barn about 50m west of Court Lodge (NHLE 1071210)
 5. Stock yard and sheds about 75m west of Court Lodge Farmhouse (NHLE 1362777)
 6. Street Farmhouse (NHLE 107215)
 7. Old Chestnut House (NHLE 1300185)
 8. Church Hill Cottage (NHLE 1184281)
 9. Hogben House (NHLE 1071214)
 10. Church Farmhouse (NHLE 1071211)
 11. Tikner Cottage (NHLE 1184279)
 12. Grove Cottage (NHLE 1071212)
- Forehead Farmhouse (NHLE 1362779)
 - Oak House (NHLE 1300182)
 - Hogben Farm (NHLE 1362778) and its two grade II outbuildings (barn about 30m NW of Hogben Farm NHLE 1300208 & former dairy building about 25m NW of Hogben Farmhouse NHLE 1071213)

1.5 The potential effect on Evegate Manor was considered in detail in the HEDBA submitted with the planning application (paragraphs 5.18 – 5.21). This concluded that only the chimney of the listed building will be visible in part of the northern block of the proposed development and consequently it is considered to make a neutral contribution to the setting of Evegate Manor with no material contribution to the significance of the asset. Consequently, the proposed development will have no effect on its significance. This asset will not be reconsidered in this report as the HEDBA's conclusions remains valid.

1.6 The Council also introduced five non-designated heritage assets which had not been mentioned in the Officer's Delegated Report, Ashford Borough Council's Statement of Case and the main Statement of Common Ground. The reasons for refusal do not include any reference to non-designated heritage assets (CD1.20).

1.7 The non-designated assets in question are as follows (location of each asset is shown on Fig. 1):

- Partridge Farm
- The Paddock
- Forehead Cottage
- Lower Park Farm
- Middle Park Farm

1.8 The designated assets were all considered as part of the Orion Heritage Historic Environment Desk Based Assessment. However, these were not considered in Rob Bourn's proof as at the time of writing and exchange of evidence, the

Council had not raised these assets as being adversely impacted by the proposed development. Following receipt of Ms Dee's proof of evidence, the additional assets she included in her proof of evidence have been reassessed.

2.0 Significance, Setting and Impact on Additional Heritage Assets

2.1 Figure 1 shows the location of the above assets overlaid on the screened ZTV produced by Mr John Ingham (the appellant's landscape witness). This demonstrates that all of the designated heritage assets and non-designated heritage assets are outside of the ZTV of the proposed development. It is accepted that in the winter, it may be possible to obtain heavily filtered views of part of the appealed proposed development through intervening hedges, trees and other vegetation. However, the majority of the assets are located away from the edges of the ZTV so the scope for such heavily filtered views is considered limited.

2.2 Each asset will be considered in turn below.

Aldington Church Lane Conservation Area

2.3 Aldington Church Lane Conservation Area was considered in paragraphs 5.22 – 5.28 of the HEDBA submitted with the planning application. For ease of reference, the HEDBA concluded the following in relation to the significance and character of the conservation area.

2.4 The Aldington Church Lane Conservation Area covers an area of c. 12ha and contains fourteen listed buildings, including the grade I listed Church of St Martin and the grade II* listed Court Lodge Farm House which were dealt with in the heritage section of the Public Inquiry. The remaining twelve buildings are grade II, and are dispersed as ribbon development along Church Lane which runs north-south through the conservation area. There is no conservation area appraisal.

2.5 The key characteristics of the area are considered to be:

- The historic and architectural special interest derived from the historic buildings within the conservation area, particularly the group associated with the church and Court Lodge Farm House.
- The sinuous nature of the principal thoroughfare, Church Lane, which provides sequential glimpsed and clear views of the listed buildings within the conservation area.
- The sloping topography of the landscape which allows for some long views north of the wider surrounding landscape. Although these are partial and glimpsed as one passes through the settlement, the views open out to the east and west in the vicinity of St Martin's Church.

2.6 The setting of the conservation area comprises the wider agricultural landscape and buildings within it, with the farm complex at Ruffin's Hill (comprising one grade II* listed and three grade II listed buildings) being of particular importance for its illustrative and architectural value. In its current

state, the appeal site makes a positive contribution to the wider setting of the asset though the provision of rural context.

- 2.7** Figure 1 shows that the majority of the conservation area is outside of the ZTV and consequently there will be no visual change within most of the conservation area. As discussed during the evidence of both Rob Bourn and Grace Connley during the public inquiry, parts of the field to the east of the Church of St Martin and Court Lodge has some slight theoretical intervisibility with the proposed development. As demonstrated in SEI Viewpoint 16 and as experienced during the Inspector's accompanied site visit, views from this area of the appeal site are heavily filtered by trees and the roofs of Ticknor Cottage and Church Farmhouse. A small part of the eastern end of the proposed development will be possible to be seen through the trees at wintertime but not when the trees are in leaf.
- 2.8** Figure 1 shows that the two fields that form an open area of the conservation area to the north of the church and to the east of Church Lane are within the ZTV of the proposed development. Viewpoint 6, which was discussed at some length in Rob Bourn's cross examination is a good representation of how the proposed development will be experienced from this part of the conservation area with some of the panels on Bested Hill and part of the eastern area of the proposed development being a visible change in the wider setting of the conservation area.
- 2.9** As discussed during Rob Bourn's cross examination, this change in a limited area of the conservation area is considered to be a low level less than substantial harmful effect. This is because there will be slight change in the distance in a small part of the panoramic view across the Stour Valley. This change will result in a slight loss in the contribution that the wider rural setting provides to the significance of Aldington Church Lane Conservation Area.

Listed Buildings Located within Aldington Church Lane Conservation Area

- 2.10** There are 12 listed buildings/structures within the Aldington Church Lane Conservation Area. These are:
- Parsonage Farm (NHLE 1071207)
 - Lychgate & quadrant walls attached to churchyard of St Martin (NHLE 1362775)
 - Barn and cartsheds about 50m SW of Court Lodge Farmhouse
 - Stable/barn about 50m west of Court Lodge (NHLE 1071210)
 - Stock yard and sheds about 75m west of Court Lodge Farmhouse (NHLE 1362777)
 - Street Farmhouse (NHLE 107215)
 - Old Chestnut House (NHLE 1300185)
 - Church Hill Cottage (NHLE 1184281)
 - Hogben House (NHLE 1071214)

- Church Farmhouse (NHLE 1071211)
- Tikner Cottage (NHLE 1184279)
- Grove Cottage (NHLE 1071212)

- 2.11** These assets were screened out from the full assessment in the HEDBA submitted with the planning application due to the lack of intervisibility with the appeal site. Figure 1 confirms that none of these listed buildings are within or on the periphery of the ZTV.
- 2.12** The significance of these buildings and structures is summarised in their listing descriptions which are included in Appendix 1. Their significance resides primarily within their vernacular architectural interest and their historic interest as part of the evolution and development of the village and its relationship to the church and Court Lodge. The buildings have overlapping settings which comprise the plots/gardens in their immediate vicinity, the listed and non-listed adjacent buildings and the wider area of the Aldington Church Lane Conservation Area. This aspect of their setting has a strong positive contribution to the significance of each of the designated assets.
- 2.13** The wider Stour Valley landscape provides the rural context to the listed buildings within the village and this has a positive, but secondary, contribution to the significance of the assets. The appeal site forms a small part of this wider rural context.
- 2.14** As demonstrated in Figure 1, none of these designated assets are within the ZTV. The proposed development will not be experienced from the assets or the area of the conservation area that is in their vicinity. Consequently, while the proposed development is a change in their wider rural context, the scheme will have no perceivable effect on the listed buildings/structures within the conservation area and no adverse harmful effect to their significance.

Hogben Farmhouse (grade II NHLE 136278) and its associated listed buildings

- 2.15** Hogben Farmhouse (grade II NHLE 136278), Former Dairy Building About 25 Metres North West Of Hogben Farmhouse (NHLE 1071213) and Barn About 30 Metres North West Of Hogben Farmhouse (NHLE 1300208) are located c 325m to the nearest panels on the south Bested Hill part of the appeal site (Fig. 1).
- 2.16** The listing descriptions for each asset state:
Hogben Farmhouse (NHLE 136278)

GV II House. C16 or earlier, extended 1973. Timber framed, part exposed with plaster infill, part underbuilt with red brick in mixed English Bond and Flemish Bond. Tile hung 1st floor. Plain tiled roof. Extended with red brick and tile hanging. End jettied hall house in origin. Two storeys and attic on ragstone plinth, jetty to right return on dragon posts, and hipped roof with gablets and gabled dormer on right return. Free standing

and offset brick stack attached to rear right. Two C20 wooden casements on each floor and 1 on each floor to right return, with French doors in single storey extension to end left. Present entry to rear in C20 wing, by glazed door. Queen post roof reported. (See Igglesden, Vol. 13, 1919).

Former Dairy Building About 25 Metres North West Of Hogben Farmhouse

Former dairy building about 25 metres north west of Hogben Farmhouse GV II Former dairy building. C18 or earlier. Timber framed and weather boarded with corrugated iron roof. Single storey on ragstone base with hipped roof and central half doors. Full frame survives with clasped purlin roof. Included for group value.

Barn About 30 Metres North West Of Hogben Farmhouse (NHLE 1300208)

Barn about 30 metres north west of Hogben Farmhouse GV II Barn. C17 or earlier. Timber framed and weatherboarded with plain tiled roof. Hipped roof with outshots to left and to right and with boarded central door and shuttered opening to upper right. Interior: originally fully aisled, now 1 aisle to 3 bays with terminal outshots, with gunstock-jowl aisle and main posts, curved passing shores and clasped purlin roof. The east wall (entrance porch) rebuilt against the main posts mid C20.



Plate 1 East elevation of Hogben Farmhouse. The site is located c. 225m north of this location to the right of the photograph

- 2.17** Due to the close proximity of these assets to each other and their historic ancillary relationship, they have been considered collectively. The significance of these assets principally derives from their historic and architectural special

interest. The earliest planform of the farmhouse is still legible and dates to the 16th century. Its timber-framing and steeply pitched tile roof are characteristic of the local rural vernacular style and provide understanding of traditional building techniques in Kent during the 16th century. The principal building in this group has been altered over the succeeding years, including a 20th century extension to the north-west, partly eroding its traditional character. A level of group value is generated by the proximity of the designated Former Dairy building and Barn to the farmhouse house which are clearly legible as forming part of an historic farmstead.

- 2.18** The setting of these assets relates primarily to their orientation around a central farmyard/courtyard with the farmhouse offset to its south-east corner. The garden plot that the assets are located in, and which has changed little from the tithe mapping of 1842, is defined by trees and hedgerows along its boundaries. The immediate farmyard setting of the assets positively contributes to the significance of the assets through the provision of an historic agricultural context, though this in itself is reduced to a degree following the cessation of agricultural practices at the farm.
- 2.19** Beyond this immediate setting, the fields to the north, west, south and east of the garden plot are also considered to positively contribute to the rural context of the farmhouse and its ancillary buildings. The southern tip of the Bested Hill part of the appeal site is located c. 225m north of the assets and forms a part of this wider rural setting. However, at the time of the 1842 tithe mapping the assets and the appeal site were in different ownership. For this reason, the site is considered to contribute less in terms of providing an historic agricultural context to the assets. It is acknowledged that a small part of the higher ground on the south side of Bested Hill shares some co-visibility with the assets in views north from Church Lane (Plate 2). However, the assets are screened by existing vegetation in return views from the PROW that crosses the southern end of the Bested Hill part of the appeal site.

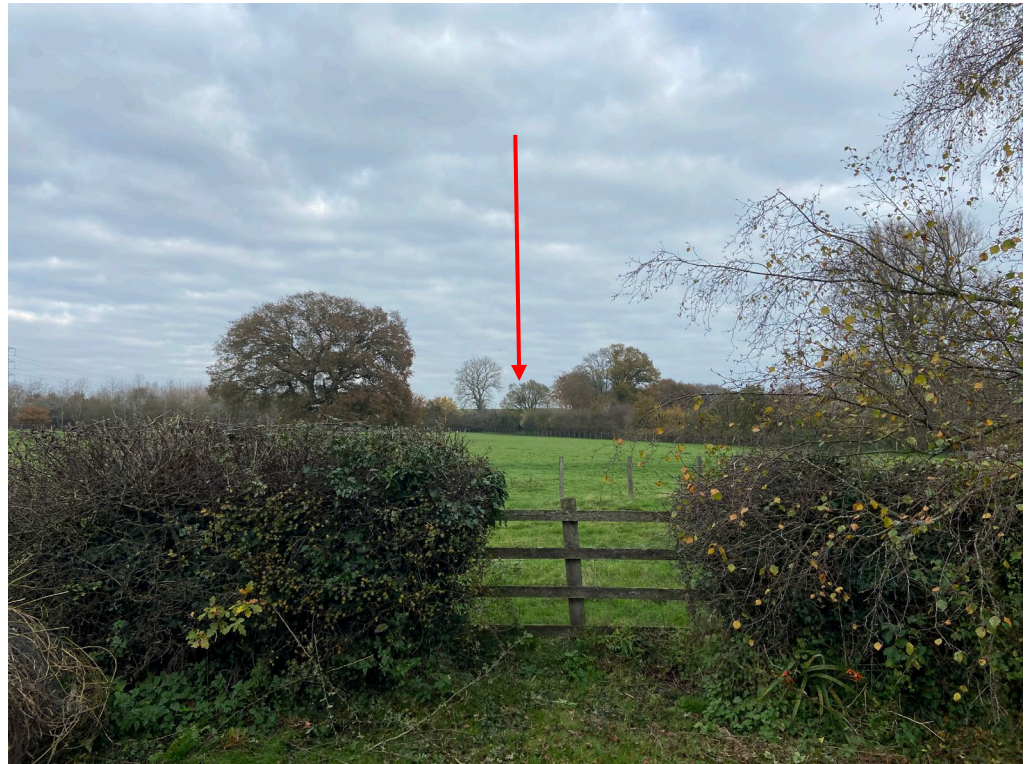


Plate 2 View north from the junction of Church Lane and entrance track to Hogben Farmhouse (Bested Hill ridgeline indicated by red arrow)

Impact of proposed development

2.20 Figure 1 demonstrates that Hogben Farmhouse and its two associated listed barns are on the edge of the ZTV of the proposed development. A small part of Bested Hill can be seen in areas close by the house (the author has not been inside the house) and is visible to the north in views from the driveway east of the farmhouse (Plate 2 and 3). The proposed development will consequently be a visible change in part of the listed buildings' wider setting. Upon completion, a small area of panels will be partially visible in the distance in a small part of the periphery of the setting of the farmhouse and also to the north from a small stretch of the driveway to the east of the house. The core of the setting will be unaffected by this change. Once the mitigation planting that is proposed at the southern area of Bested Hill matures, the panels will be obscured from view altogether, thereby removing this slight visual change. This slight visual change will be perceptible but this will not have an adverse impact on the significance of the three designated assets, especially once the mitigation planting matures.



Plate 3 View north from the junction of Church Lane and entrance track to Hogben Farmhouse with the NDHA, Forehead Cottage on the right of the image. The high point of the site on Bested Hill is arrowed. NB when this photo was taken, there was a large manure/silage pile on the top of the ridge just under where the red arrow is pointing which creates an illusion of additional height to Bested Hill. The ridge line is the lighter coloured band below the dark brown band.

Grade II listed Forehead Farmhouse (NHLE 1362779) and Oak House (NHLE 1300182)

2.21 These two listed buildings are located close together c. 650m+ south of the appeal site. They have overlapping settings and so are considered together. The listing description states:

Forehead Farmhouse (NHLE 1362779)

House. Circa 1700. Ragstone, with red brick and gables, with plain tiled roof. Two storeys on plinth, with dogtooth cornice to roof with stacks to left and to right. Regular fenestration of 2 tripartite wooden casements on each floor with central boarded door in gabled C20 porch. Catslide outshot to rear with large C20 flat roofed dormer. Included for group value with Oak House.

Oak House (NHLE 1300182)

C16. Timber framed and exposed small and large panel frames with plaster infill, with tile hanging to original entry front (now rear). Plain tiled roof. Two storeys and garret, on stone plinth, with jetty to left return, with half-hipped gable,

hipped roof to right, with gablets, and stack cluster to right. One wooden casement on each floor, and boarded door in C20 hipped porch to right. Single storey hipped wing to rear right, with stack. Left return with C20 oriel on 1st floor, and canted brick bay on ground floor. Rear elevation (original entry front) tile hung, with two wooden casements (and 1 extra to left in catslide outshot) and boarded door to left with flat hood on brackets.

- 2.22** The significance of Forehead Farmhouse and Oak House derives from their historic and architectural special interest. The rectangular historic planform of these assets is still legible, though in the case of Forehead Farmhouse, it has been significantly altered with a two storey extension on its north-west elevation and several additions along the north elevation. The historic timber framing of the Oak House is clearly evident and generates a high level of architectural interest in terms of being illustrative of the vernacular use of materials and construction methods. Although each asset is still legible as forming part of the historic agricultural landscape, this legibility has been partly eroded by their change in use to purely residential dwellings. Due to their proximity to each other and their similar date of construction, a level of group value is also generated.



Plate 4 View NW from Church Lane toward Forehead Farmhouse & Oak House (Google Street View elevated image used to show the relationship between the 2 assets within their setting)

- 2.23** The immediate setting of these assets relates principally to their location within their hedge lined garden plots which are set back from the western flank of Church Lane (Plate 4). It is this immediate setting provided by the historic garden plots that is considered to have a strong positive contribution to the significance of the assets. Due to the mature vegetation which runs along the

flank of Church Lane, views of the assets are limited to glimpses of their upper storeys when travelling along the road. When travelling north along Church Lane the tops of these buildings share a level of co-visibility with a part of the higher ground of Bested Hill within the appeal site, although in these views their architectural special interest is not largely appreciable. When travelling south along Church Lane, the assets are almost completely screened by the hedgerow apart from glimpses of their western elevations from along their driveways between the hedge line. At the time of the 1842 tithe mapping, Forehead Farmhouse and Oak House did not share an historic link to the land contained within the appeal site. The wider rural setting of the two listed buildings provides a positive contribution to the significance of the two buildings. The appeal site forms a small part of this wider rural setting.

Impact of proposed development

2.24 Figure 1 demonstrates that both listed buildings are outside of the ZTV of the proposed development. As outlined above, there is a degree of co-visibility with part of the Bested Hill area of the site which can be seen in the distance to the right of the roof and first floor of Forehead Farmhouse from the junction of Church Lane and the track to Middle Farm (Plate 5). There is also a degree of co-visibility in the view from Church Lane just to the south of the two listed buildings from where a small part of Bested Hill can be seen in the distance to the right of the chimney and roof of Oak House (Plate 6). This slight visual change will be perceptible but will not have an adverse impact on the significance of the designated assets. The proposed development will consequently not have a harmful effect on the significance of either listed building.



Plate 5 View north toward Forehead Farmhouse from the Church Lane and track to Middle Farm. Bested Hill is shown by the red arrow



Plate 6 View north toward the appeal site from Church Lane. The chimney of Oak House is shown by the blue arrow and Bested Hill by the red arrow and track to Middle Farm. Bested Hill is shown by the red arrow

Non-designated Heritage Assets

2.25 Ashford Borough Council raised the potential impact on five non-designated heritage assets. These assets are (Fig. 1):

- Partridge Farm
- The Paddock
- Forehead Cottage
- Lower Park Farm
- Middle Park Farm

2.26 As demonstrated in Figure 1, none of these assets are within the ZTV of the proposed development.

Partridge Farm

2.27 Partridge Farm is located immediately to the north east of the appeal site. The significance of this asset derives from its still legible historic planform. It is considered to have a low level of architectural interest due to modern alterations/extensions to the building. The layout of historic farmstead is less legible due to modern ancillary buildings to the west. There is a current and historic ownership link to the eastern area of the appeal site.



Plate 7 View NE from within the site toward Partridge Farm illustrating how several modern agricultural buildings (no heritage value) create a visual and physical severance between the site and Partridge Farm (arrowed).

- 2.28** Partridge Farm is located to the east of its working farm yard and associated farm buildings. These physically and visually separate the farmhouse from the appeal site. The principal elevation of the house faces east away from the appeal site, which is largely screened by farm buildings, trees/vegetation to its west. Visually the setting comprises of the fields and open vista to the east/north east of the house. The immediate setting comprises its garden plot and enclosed farmyard to the west. The farmhouse is currently experienced in context with the existing solar farm to the north west and modern farm buildings when approaching along the PROW from the south (Plate 8).
- 2.29** The eastern field of the appeal site forms part of the setting of the farmhouse and has a mild positive contribution to its significance as part of the wider rural landscape within which the farmhouse is located. As shown in Plate 7, the farm buildings separate the farmhouse from the appeal site when viewed from the PROW within the appeal site to the west of the farmyard. Consequently, the farmhouse cannot be appreciated from within the appeal site.
- 2.30** The proposed development will be a change within the setting of Partridge Farm. However, the proposed development will be visually separated by the intervening farm buildings, leaving the primary area of its setting (to the east and north of the house) unchanged. There will consequently be no adverse effects on the significance of Partridge Farm.



Plate 8 View NW from PROW to SE of Partridge Farm (left arrow). Site = right arrow.

The Paddock

- 2.31** The paddock is located immediately south of the Bested Hill part of the appeal site. It dates to the 20th century and, based on its form and materiality, is not considered to have any value in heritage terms and is not considered to be a non-designated heritage asset (Plate 9).



Plate 9 SE elevation of The Paddock.

Forehead Cottage

- 2.32** Forehead Cottage is located c. 275m south of the Bested Hill part of the appeal site. Parts of this building are likely to date from the 18th /19th century. The significance of this asset derives from its legible historic planform, although it has had some additions. There is a moderate level of architectural interest due to retained roof covering, although this has been eroded by later modern windows and doors. The layout of its historic garden plot is less legible due to modern ancillary buildings to the north.
- 2.33** The principal elevation faces south west away from the appeal site which is largely screened by trees/vegetation to the north. The setting comprises its garden plot and field to the west, Church Lane to the east and Hogben Farm to the east. The appeal site occupied part of the wider rural context of the cottage, in the same way it does for Hogben Farm. A small part of the higher ground in on the south slope of Bested Hill shares some co-visibility with the cottage in views north from Church Lane (Plate 3). However, Forehead Cottage is screened by existing vegetation in return views from the PROW that crosses the south side of Bested Hill. In the view of the cottage from the footpath to its south, the proposed development will be a visible change in part of the building's wider setting. Upon completion, the panels will not be visible from the cottage but will be visible to the north toward the cottage from the PROW. The core of the setting will be unaffected by this change. Once the mitigation planting that is proposed at the southern area of Bested Hill matures, the panels will be obscured from view altogether, thereby removing this slight visual change. This slight visual change will be perceptible but this will not have an adverse impact on the significance of the three designated assets, especially once the mitigation planting matures.

Lower Park Farm

- 2.34** Lower Park Farm is located c. 450m south of the nearest panels in the eastern part of the appeal site (Plate 10). This building dates from the c. 19th century with later additions. Its significance derives from its historic planform which is, in part, still legible. It has a moderate to low level of architectural interest due to significant alteration both internally and externally. The significance has been eroded by later modern windows and doors. The layout of its historic garden plot is less legible due to modern buildings (swimming pool) to the north. There are some historic links to land contained within the appeal site but these links have been severed.



Plate 10 West elevation of Lower Park Farm illustrating its high levels of alteration and construction of modern buildings in terms of materiality and form within its immediate setting.

- 2.35** The principal elevation of the house faces south west, away from the appeal site which is largely screened by hedgerows, trees and vegetation to its north. The immediate setting relates to its garden plot and fields when approaching along the entrance track. These fields are outside of the appeal site and so this aspect of the setting will remain unaltered by the proposed development. The proposed development will have no adverse impact on the significance of the farmhouse.

Middle Park Farm

- 2.36** Middle Park Farm is located c. 700m south of the appeal site (Plate 11). The farmhouse dates from the c. 19th century with later high levels of alteration which includes a full 2.5 storey 20th century addition to its northern elevation.
- 2.37** The significance of Middle Park Farm derives from its historic planform which is, in part, still legible. However, large scale later alteration, particularly on the northern elevation of the building and the insertion of later modern windows and doors, has significantly eroded its architectural and historic value which is considered to be moderate/low level.



Plate 11 North-east elevation of Middle Park Farm illustrating its high levels of alteration which includes a full 2.5 storey 20th century addition to its northern elevation (arrowed).

- 2.38** The principal elevation of the farmhouse faces south west away from the appeal site. The setting of the farmhouse comprises its garden plot and the arable fields to the west, north and south of the house and pastureland to the east. It is within this area that the setting has a strong positive contribution to the significance especially from the west as this is where the track to the house is.
- 2.39** The appeal site is screened by hedgerows, trees and other vegetation to its north and as shown on Figure 1 is outside of the ZTV of the scheme. The fields either side of access track when approaching from west and north which will remain undeveloped. These fields and the one beyond them to the north (the edge of the appeal site is just under 1km) will remain unaltered by the proposed development. The proposed development will have no adverse impact on the significance of the farmhouse.

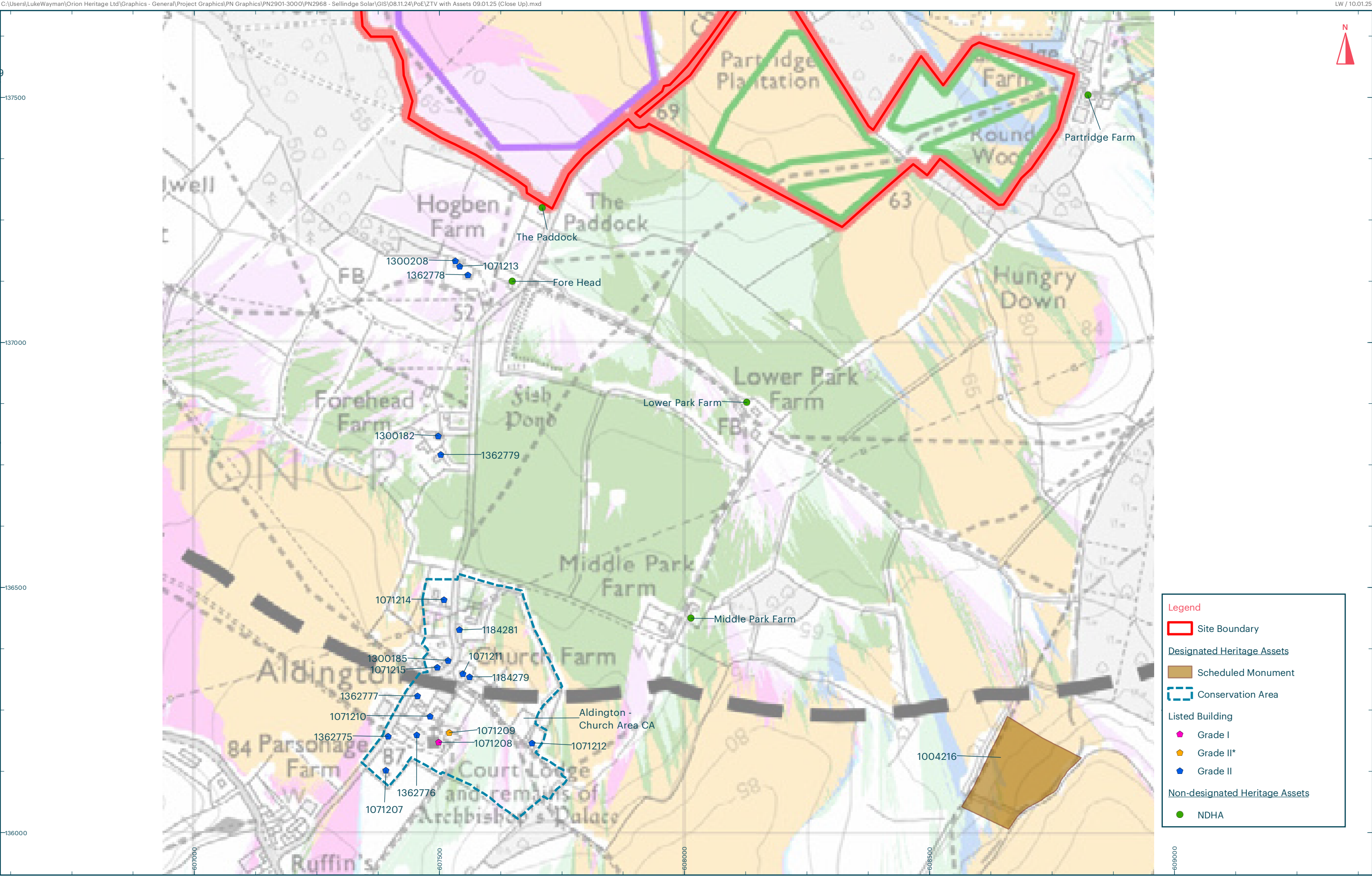


Figure 1 Designated and Non-designated Heritage Assets
with ZTV Address:
East Stour Solar Farm

Scale at A3: 1:7,000

0 250m



APPENDIX 1

Listing descriptions of the listed buildings within the Aldington Church Lane Conservation Area

Parsonage Farm

Grade: II

List Entry Number: **1071207**

Date first listed: **27-Nov-1957**

Date of most recent amendment: **10-Aug-1988**

List Entry Name:

PARSONAGE FARMHOUSE

National Grid Reference:

TR 07391 36127

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/7 Parsonage Farmhouse (formerly listed 27.11.57 as Parsonage Cottages) with water pump GV II House, sometime cottages. C16 or earlier. Timber framed and clad with painted ragstone, red brick and tile hanging with plain tiled roof. L-shaped plan (probably hall house with cross-wing plan), subsequently lobby entry, now altered. Two storeys with hipped cross-wing projecting to left, and stacks to end left and clustered to centre right. Two wooden casements with leaded lights to cross-wing and main block on 1st floor, and glazing bar sash, 2 shallow C20 oriels and casement on ground floor. Partly glazed plank and stud door to centre left (re-entrant angle), with exposed jambs of original entry to centre right (in front of stack). Extension of 1 storey to left with conservatory and half-glazed door. Framed interior (with moulded and enriched tie beams) reported by Igglesden (Vol. 13, 1919). Both Desiderius Erasmus (1512) and Dr. Thomas Linacre (classical scholar and Royal Physician) were rectors of Aldington, this building being the former parsonage/rectory, although neither is known definitely to have visited Aldington (then a favoured residence of the Archbishop of Canterbury. (See Igglesden, op.cit.).

Lychgate And Quadrant Walls Attached To Churchyard Of St Martin

Grade II

List Entry Number: **1362775**

Date first listed: **10-Aug-1988**

List Entry Name:

LYCHGATE AND QUADRANT WALLS ATTACHED TO CHURCHYARD OF ST MARTIN

National Grid Reference:

TR 07396 36195

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/8 Lychgate and quadrant walls attached to Churchyard of St. Martin GV II Lychgate and quadrant walls. Dated 1904, by Sir Reginald Blomfield. Ragstone and timber frame with shingled roof and leaden cross. Convex quadrant walls recessed from road side about 3 1/2 feet high and 5 yards long each side of gate. Squared and dressed ragstone blocks to lychgate cross walls, forming base to double arcaded frames to left and right, supporting 3

tie beams, the centre one inscribed: IN MEMORIAM, C.I. BLOMFIELD MDCCCCIV. Hipped shingled roof with leaden cross finial. Identical gates, of 9 panels, the top 3 in each case formed of iron grilles, hung from central post with cornice top and integral glazed notice board. The Reverend C.J. Blomfield was brother-in-law of Sir Arthur Blomfield (who restored the church 1876) and father of Sir Reginald Blomfield, who was responsible for the design of the Lychgate (and church fittings).

Barn And Cartsheds About 50 Metres South West Of Court Lodge Farmhouse

Grade: II
List Entry Number: **1362776**
Date first listed: **10-Aug-1988**

List Entry Name:
BARN AND CARTSHEDS ABOUT 50 METRES SOUTH WEST OF COURT LODGE FARMHOUSE

National Grid Reference:
TR 07454 36199

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/11 Barn and cartsheds about 50 metres south- west of Court Lodge Farmhouse GV II Barn and stables. Dated 1836. Ragstone and plain tiled roof. Hipped barn, with central cart entries facing onto churchyard and farmyard, the former with datestone over. Timber framed interior of 5 bays, with clasped purlin roof. Attached to the east a small walled court with lean-to roof over cart sheds. Included for group value.

Stable/Barn About 50 Metres West Of Court Lodge Farmhouse

Grade:II
List Entry Number: **1071210**
Date first listed: **10-Aug-1988**

List Entry Name:
STABLE/BARN ABOUT 50 METRES WEST OF COURT LODGE FARMHOUSE

National Grid Reference:
TR 07481 36237

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/12 Stable/barn about 50 metres west of Court Lodge Farmhouse GV II Stable/barn. Early C18, rebuilt in part early C19. Red and blue chequered brick with plain tiled roof. One storey with hipped roof and outshots to left and to right, with ventilation slits, one casement, and boarded doors to end left, to end right and doubled to centre. Interior: 4 bays, with some stable or stock partitions and grain loft floor. Clasped purlin roof. Included for group value.

Stock Yard And Sheds About 75 Metres West Of Court Lodge Farmhouse

Grade:II

List Entry Number:1362777

Date first listed: 10-Aug-1988

List Entry Name:

STOCK YARD AND SHEDS ABOUT 75 METRES WEST OF COURT LODGE FARMHOUSE

National Grid Reference:

TR 07456 36278

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/13 Stock yard and sheds about 75 metres west of Court Lodge Farmhouse GV II Stockyard. Early C19. Ragstone with brick dressings, plain tiled roof. The stock sheds are a long single storey building, hipped, and stepped down to north end, on plinth, with series of boarded doors and shuttered window openings on outer (western wall) ; open arcading to stock yard to east. Ragstone walls, about 5 feet high, ramped down to gate, enclose the yard. The ragstone is all hammer dressed and squared, and much may be re-used medieval material from the adjacent Archiepiscopal hunting lodge. Included for Group value.

Street Farmhouse

Grade: II

List Entry Number: 1071215

Date first listed: 10-Aug-1988

List Entry Name:

STREET FARMHOUSE

National Grid Reference:

TR 07496 36337

Details

TR 03 NE ALDINGTON CHURCH LANE (west side) 4/25 Street Farmhouse GV II House. Dated 1734, but earlier core reported. Red and blue brick on ragstone base with plain tiled roof. Two storeys and attic on plinth with discontinuous plat band and brick dogtooth cornice to roof with stacks to left and to right and with 2 gabled dormers. Regular fenestration of 2 sashes on each floor, inserted into originally wider openings, with cambered lintel to left and oversized segmental lintel to right on ground floor. Central half-glazed door with flat hood on brackets. Blank central panel on 1st floor with datestone inscribed with a heart, the initials T.T.C. and date 1734. Integral catslide outshot to rear. Reported earlier framing in evidence in interior. (Kent Life, November 1966).

Old Chestnut House

Grade: II

List Entry Number: **1300185**

Date first listed: **10-Aug-1988**

List Entry Name:

Old Chestnut House

National Grid Reference:

TR 07518 36351

Details

This list entry was subject to a Minor Amendment on 16/11/2020

TR 03 NE 4/24

ALDINGTON CHURCH LANE (west side) Old Chestnut House

(Formerly listed as St. Martin's Cottage)

GV II House, sometime cottage pair. Early C18. Red and blue chequered brick with plain tiled roof. Two storeys and attic on ragstone and brick plinth with hipped roof, central stack and two hipped dormers. Regular fenestration of two wooden casements on each floor, those on ground floor with segmental lintels. These windows are inserted into narrower original openings with sunk panels below. Boarded doors to end left and to end right in the left side of raking porch with glazed lights to front. Catslide outshot to rear, with stack at rear left.

Church Farmhouse

Grade: II

List Entry Number: **1071211**

Date first listed: **27-Nov-1957**

Date of most recent amendment: **10-Aug-1988**

List Entry Name:

CHURCH FARMHOUSE

National Grid Reference:

TR 07548 36324

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/14 Church Farmhouse (formerly listed 27.11.57 as Tickner Cottages) GV II House. Late C15, extended and altered mid C16. Timber framed and tile hung on ragstone base with plain tiled roof. Probably Wealden hall house in origin, with one end rebuilt and extended C16 with the ceiling-in of the hall. Two storeys on plinth, with continuous jetty at 3 levels, and hipped roof with gablets stepped down to right to hipped roof to extensions. Stacks to

centre right and projecting and offset at end right. Three wooden casements on 1st floor and 3 on ground floor, that to end left with lattice-work screen (for a dairy?). Half glazed door to centre left and panelled and glazed door to centre right. Right return a separate cross-wing with outshot.

Tickner Cottage

Grade: II

List Entry Number: **1184279**

Date first listed: **10-Aug-1988**

List Entry Name:

TICKNER COTTAGE

National Grid Reference:

TR 07562 36317

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/15 Tickner Cottage GV II House. c16. Timber framed and clad with red and blue brick and rendered on ground floor and tile hung above. Plain tiled roof. Three framed bays. Two storeys on ragstone base with continuous jetty on brackets and dragon posts, returning jetty to side elevations. Hipped roof with gablets and moulded stack cluster to centre right, and to rear left in outshot. Four wooden casements on 1st floor, 2 on ground floor with glazed door to end right. Main entry in left return by plank and stud door (wooden casements on each floor). Brick catslide outshot to rear.

Grove Cottage

Grade:II

List Entry Number:**1071212**

Date first listed:**10-Aug-1988**

List Entry Name:

GROVE COTTAGE

National Grid Reference:

TR 07689 36183

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/16 Grove Cottage II House. C16. Timber framed and clad with tile hanging over rendered ground floor, with plain tiled roof. Hall house plan. Two storeys and attic on plinth with hipped roof with gablets, gabled dormer to centre right and stack to centre left. Two 3 light and one 2 light wooden casements at right on each floor. Boarded door to centre left in gabled porch. Catslide outshot to rear. Interior: stud partitions; inglenook fireplaces with bread oven and crown post roof reported.

Church Hill Cottage

Grade:II

List Entry Number:**1184281**

Date first listed:**10-Aug-1988**

List Entry Name:

CHURCH HILL COTTAGE

National Grid Reference:

TR 07541 36413

Details

TR 03 NE ALDINGTON CHURCH LANE (east side) 4/17 Church Hill Cottage GV II House. Early C18, extended late C18/early C19. Red and blue brick and ragstone with plain tiled roof. L - shaped plan. Two storeys on ragstone plinth, the right end of ragstone, with projecting C19 wing to left. Hipped roofs with stacks to left, centre left, and to right. Two wooden casements to projecting wing and panelled corner door, and 2 wooden casements to central portions of main block on 1st floor and wooden casement on ground floor with half-glazed door in pendant gabled porch, with half-glazed door to right. Included for group value.

Hogben House

Grade:II

List Entry Number:**1071214**

Date first listed:**10-Aug-1988**

List Entry Name:

HOGBEN HOUSE

National Grid Reference:

TR 07510 36474

Details

TR 03 NE ALDINGTON CHURCH LANE (west side) 4/23 Hogben House II House. C16 or earlier, altered C18-C20. Timber framed and clad with ragstone and red and blue brick, in part in English bond, on ground floor, with tile hanging above, and some rendering. Plain tiled roof. Hall house and cross wing in origin. Two storeys and attic, with projecting cross wing to right, with hipped roofs with gablets and moulded stack cluster to centre, forward of ridge line, and stack to rear. Hipped dormer to right. One wooden casement on each floor to main block and cross wing. Planked and glazed door to centre in left side of cross wing, in glazed porch formed as catslide to cross wing. Wooden casements to return elevations with half-glazed door to right return. Catslide outshot to rear. Interior: full frame of indeterminate date; inglenook fireplaces.