

# BUILT HERITAGE STATEMENT

Land at Possingham Farm, Chilmington Green

JCH00785  
Land at Possingham Farm  
Hodson Developments Ltd  
May 2021

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# 1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS, on behalf of Hodson Developments Ltd in relation to the proposed residential led development of the land at Possingham Farm, Chilmington Green, henceforth referred to as 'the Site'.

Possingham Farm Site was assessed as part of the "Strategic Housing & Employment Land Availability Assessment (SHELAA)" (ref.GCS5). The assessment stated that the Site has potential for residential development.

The Site falls partially within the boundary of the Chilmington Green outline planning consent for residential use (application ref. 12/00400/AS).

The Site comprises several agricultural fields lying east of the A28 roadway and south west of the Chilmington Green Area Action Plan allocated site.

The Site does not contain any designated or non-designated built heritage assets. A plot of all designated built heritage assets within a 1km radius of the Site is given as Figure 12. Not all built heritage assets within this radius have the potential to be affected by the proposed development.

This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of designated built heritage assets, including listed buildings. This report will also provide an overview of the history of the Site and its surroundings, an appraisal the way in which the site may contribute to the significance of relevant nearby built heritage assets and an assessment of the potential impacts of the proposed development on that significance.

This assessment is sufficient in respect of paragraph 189 of the NPPF to inform a planning decision on the suitability of the proposals in regard to potential built heritage impacts.

This Built Heritage Statement should be read in conjunction with the other supporting documents.

All photos, maps and plans are for illustrative purposes only.

All photos are the author's own, unless otherwise stated.

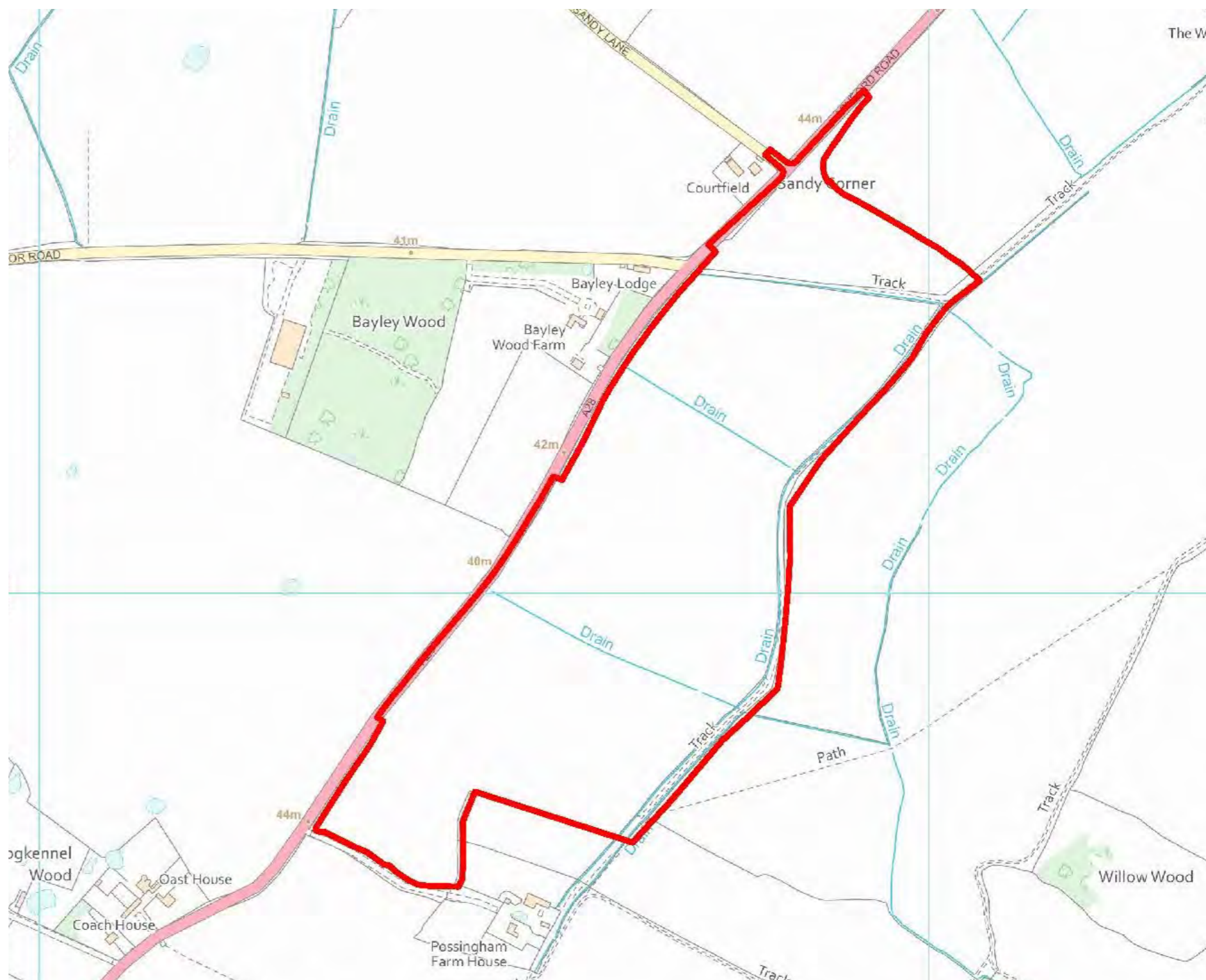


Figure 1: Site Location Plan

## 2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

### 2.1 LEGISLATION & NATIONAL PLANNING POLICY

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The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

#### Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

#### National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset 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'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

## 2.2 NATIONAL PLANNING GUIDANCE

### National Guidance

#### Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

#### Overview: Historic Environment Good Practice Advice in Planning

The NPPF and PPG are supported by Historic England guidance which is intended to inform owners, applicants and decision makers when considering changes to historic buildings and places.

This published planning advice comes in two forms:

- Good Practice Advice notes (GPAs) - provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.
- Historic England Advice Notes (HEANs) - include detailed, practical advice on how to implement national planning policy and guidance.

#### GPA1: The Historic Environment in Local Plans (March 2015)

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

#### GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

#### GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues

need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

#### HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting,

## 2.2 NATIONAL PLANNING GUIDANCE

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and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

## 2.3 LOCAL PLANNING POLICY & GUIDANCE

### Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Ashford Borough Local Plan 2030

Ashford Borough Council submitted the final draft of the Local Plan 2030 (submission version) to the Secretary of State on 21 December 2017. The independent examination process into the Local Plan was held over the summer of 2018 and the Inspectors notified the council in January 2019 that, subject to modifications, the Local Plan 2030 was sound and compliant with the relevant legislation. The Ashford Local Plan 2030 was adopted in February 2019.

#### Policy ENV13 - Conservation and Enhancement of Heritage Assets

*Proposals which preserve or enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported.*

*Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged.*

*Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss.*

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.*

*All applications with potential to affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.*

#### Chilmington Green Area Action Plan

The Chilmington Green Area Action Plan (AAP) provides a policy framework to deliver a major urban extension to Ashford of up to 5,750 homes. It contains policies on several topics, such as community infrastructure, transport improvements, ecology and what character the different parts of the site should have.

The Chilmington Green Area Action Plan (AAP) Local Plan was formally adopted as policy by Ashford Borough Council on the 18 July 2013. The AAP contains the following relevant information on Heritage Assets

#### Chapter 4 - Achieving the Vision and Objectives

##### The Extent of the Built Footprint

##### *ii) Heritage and Archaeology:*

*The AAP is supported by a Historic Environment and Built Heritage Appraisal, as well as initial phases of archaeological fieldwork (see Appendix 1). These examined the contribution of the heritage and archaeological assets within the site area and considered what role these assets could play in terms of influencing the built form, including how the Chilmington Green hamlet could be best integrated into the new development. This evidence so far suggests that there are no known significantly important archaeological assets present that would be required to remain in-situ.*

*However, developers will need to set out - in accordance with the Chilmington Green Scheme of Archaeology Resource Management (SARM) - appropriate archaeological mitigation strategies for each detailed planning application, informed by appropriate evaluation and assessment. Nevertheless, the evidence base does suggest that a number of important and relevant heritage assets were identified within the site area, as follows:*

- *Coleman's Kitchen Wood and Brisley Farm: As well as being an important landscape feature, Coleman's Kitchen Wood may also have had historic significance. At Brisley Farm, an important Iron Age settlement and ritual focus site was mostly excavated as a result of recent developments. This archaeological site included two rare warrior burials which have been excavated. Evidence also suggests the late Iron Age settlement continues to the south of the existing Brisley Farm estate (see page 24 of Chilmington Green Masterplan 2012).*
- *Historic routes: A number of historic routes transect the site. Of particular importance is the Iron Age / Romano-British routeway which leads through Brisley Farm towards Coleman's Kitchen Wood and the Roman Road which lies to the south of the site. At the junction of Stubbs Cross Wood it connects to other Roman roads heading north towards Westhawk Farm and a nearby Roman roadside settlement, and roads heading east towards the Roman fort at Lympne.*
- *Historic character: A number of surviving historic lanes, footpaths and field boundaries which form visible and tangible reminders of the historic character of the Chilmington Green landscape. These assets have helped shape and inform the evolution of the Chilmington Green Masterplan. The evaluation and assessment of the*

*archaeological assets of Chilmington Green is an on-going process and further important remains may survive within the site. In addition, the policy approach advocated in the AAP (including the proposed built footprint) seeks to respond to these important historic or sensitive features so they can help shape and inform the development. This includes the presence of historic buildings, listed buildings and their setting. Ancient hedgerows, field boundaries, important historic features, routeways and landscape features, which are retained wherever possible, have also been taken into account.*

*iii) Location of existing properties: There are several properties within and adjoining this area that are privately owned, and the setting of these will require sensitive planning.*

#### Chapter 4 - Achieving the Vision and Objectives

##### vi) Sustainability Appraisal: Early assessment of the masterplan's development footprint concluded that:

*The development footprint should respond to and respect landscape and heritage features, such as Coleman's Kitchen Wood, the Great Chart ridgeline, Chilmington Green hamlet and the rural southern boundary.*

*The Proposed Urban Structure 4.4 Designing a significant new place requires some very clear basic design principles if a real 'sense of place' is to be created. The following principles underpin the built form advocated within this AAP (as reflected in the layout shown on Strategic Diagram 1).*

*viii) Using currently known heritage assets: A number of existing routes cross the development site and provide a network of historic connections that contribute greatly to the character of the area. These include the Roman Road to the south of the site, the ancient route which connects Brisley Farm to Coleman's Kitchen Wood, important features around the Chilmington Green hamlet, as well as the Chilmington Green airfield which was used by American squadrons during the Second World War. The proposed development footprint and policy approach advocated in the AAP seeks to respond to these existing heritage assets and retains as many of them as possible.*

#### Chapter 5 - Character Areas

##### c) The Chilmington Green Hamlet Character Area Location and Context of Character Area

*5.45 The (Chilmington Green) hamlet area constitutes the principal 'heritage' part of the AAP area and, as such, a bespoke approach to its development within the context of the wider Chilmington Green development is fully justified.*

## 2.3 LOCAL PLANNING POLICY & GUIDANCE

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### Role of Character Area

*5.46 Although large-scale development at Chilmington Green will inevitably have an impact on the setting of the hamlet as a whole, there is an opportunity to create a distinctive and attractive new neighbourhood which respects the heritage assets and protects its key characteristics and minimises the impacts on the residential amenities of the existing population, through for example, overlooking due to poor layout and design.*



## 3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

### 3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

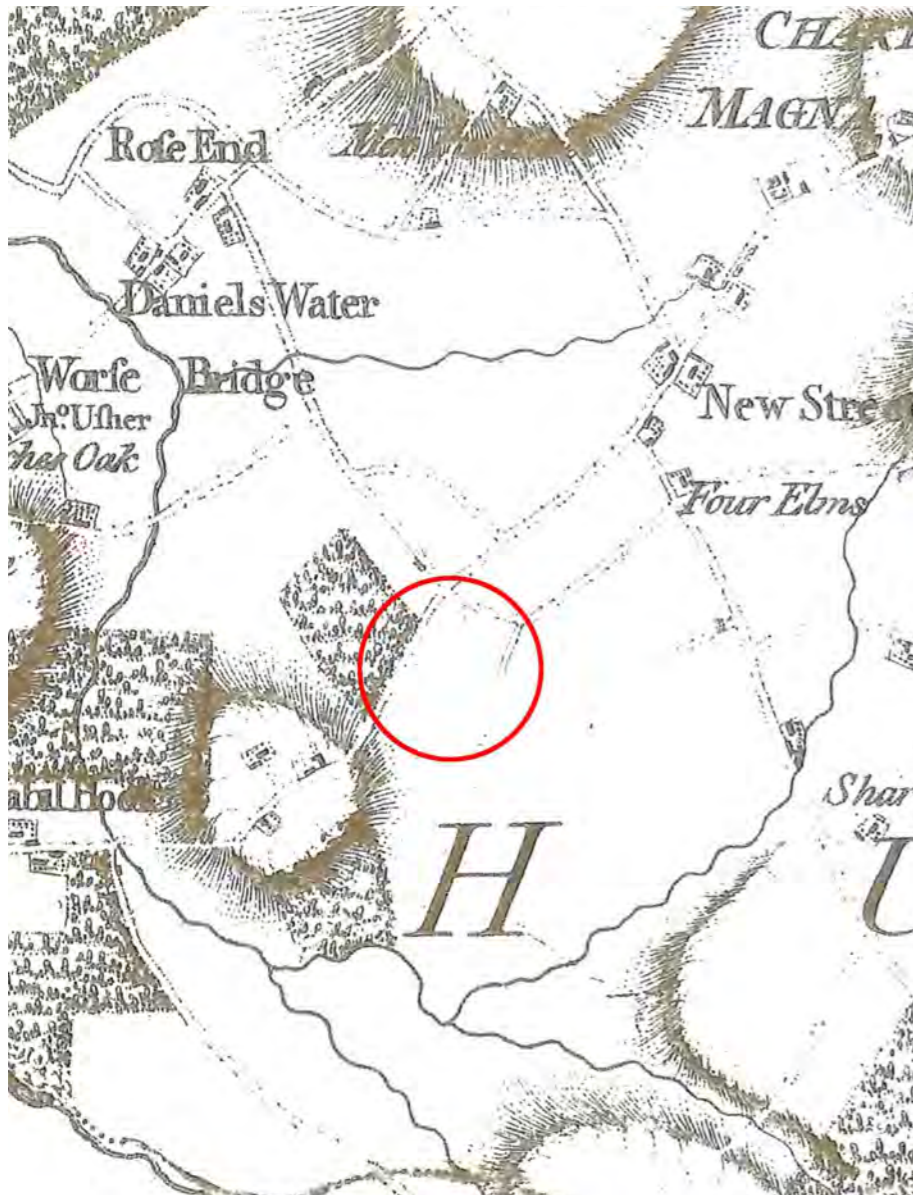


Figure 2: 1769 Andrews and Dury Map of Kent

The Site is not located in the immediate vicinity of any settlement named in the Domesday Survey of 1086 AD, though Great Chart was recorded as having 52 taxable households at the time. Throughout the Medieval period the Site remained part of an agricultural landscape characterised by scattered farmsteads.

The landscape in which the Site is situated changed little in the early modern period. The 1769 Andrews and Dury Map of Kent demonstrates that the site was at this time, set away from any focal points of settlement within an agricultural landscape. Some of the farmsteads shown in the above figure remain extant.

The route of Ashford Road is traceable on this map and defines the western boundary of the Site.



Figure 3: 1839 Great Chart Tithe

The earliest map to show the Site in detail is the Tithe Map of 1839 for Great Chart Parish. The Site at this time is in arable use and the principal landowners are the Governors of Aske Hospital Worshipful Company of Haberdashers. The Site, Possingham Farm and much of its surrounds is occupied by a Robert Bean. The Site therefore has a historical/functional relationship with the Possingham Farm buildings.



Figure 4: 1897 OS 6 Inch Scale

By the late 19th Century the Site's component fields had undergone amalgamation, in line with wider trends of mechanisation in agriculture. Conversely the boundaries of the smaller fields surrounding Possingham Farmhouse to the south of the Site remain in place.

### 3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION



Figure 5: 1940 Aerial Photo (Google Earth Image, Accessed March 2019)

From the mid-20th Century Aerial photography of the Site is available and illustrates that it remained undeveloped and set within a rural landscape, changing little since the 19th Century amalgamation of the older, smaller fields shown on the Tithe map.

This composite image shows some evidence of the temporary use of the Site as a airfield, however no evidence of this use is now present and the Site was immediately returned to agricultural use.



Figure 6: 1990 Aerial Photo (Google Earth Image, Accessed March 2019)

By the end of the 20th Century the vicinity of the Site has become characterised by very large arable fields representative of modern farming methods. The Possingham farmstead remains largely unchanged with the exception of some small ancillary buildings.



Figure 7: 2018 Aerial, (Google Earth Image, Accessed March 2019)

The 2018 Aerial photograph illustrates that the Site at present has changed very little since the late 19th Century.

## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 SITE ASSESSMENT

The Site is comprised of three large agricultural fields under arable cultivation. The fields are divided and bounded by dense tree and hedge lines.

To the west the Site is bounded by the A28 (Ashford Road) and to the north and east by land allocated for development in the Chilmington Green Area Action Plan in the Ashford Local Plan 2030. Further to the west, beyond the A28 and to the south of the Site lies an extended rural-agricultural landscape characterised by small villages and scattered farmsteads.

The Site falls partially within the boundary of the Chilmington Green outline planning consent for residential use (application ref. 12/00400/AS).

The Site does not contain any designated or non-designated built heritage assets. The Site has a historical and functional relationship with the Grade II Possingham Farmhouse.

#### Identification of Surrounding Built Heritage Assets

A plot of all designated built heritage assets within a 1km radius of the Site is given as Figure 12. This radius is considered proportionate to the size and scope of the proposed development and sufficient to identify relevant built heritage assets. Not all built heritage assets within this radius will be affected by the proposed development.

Though the Site was temporarily used as an airfield during the Second World War, no above ground evidence of this feature remains and does not constitute a 'built heritage asset' for the purposes of this assessment. The airfield use of the Site has been comprehensively addressed in the archaeological input to the Chilmington Green development.

The closest built heritage asset to the Site is Possingham Farmhouse (Listed Grade II, NHLE ref:1071503) which lies c.80m from the Site boundary at its closest point. Possingham Farmhouse is separated from the Site by small paddocks and several densely planted field boundaries. The farmhouse is not easily visible from within the Site but has a historical functional and ownership association with the surrounding land which formed its former agricultural holdings.

To the south west, c.180m from the Site boundary is a cluster of listed buildings which comprises Lodge Place (Grade II, NHLE:1116283), Oast House north west of Lodge Place (Grade II, NHLE:1116290), Weatherboarded Barn south west of Lodge Place (Grade II, NHLE:1071504) and Lodge Place Cottage (Grade II, NHLE:1362648). A section of the rooflines of this group are visible from within the Site.

The proposed development has the potential to alter the extended setting of the above built heritage assets. As such their significance, including any contribution made by their setting which includes the Site, are assessed in the following section.

Due to the close physical, functional and historical relationship between the listed buildings at Lodge Place and their distance and lack of inter-visibility with the Site, these built heritage assets are assessed as a group.



Figure 8: Looking north west across Site.



Figure 9: Looking north across width of Site toward A28.



Figure 10: Looking west across Site toward Lodge Place group and Possingham Farmhouse.



Figure 11: Looking along southern boundary of Site with paddocks adjacent Possingham Farmhouse grounds.

# 4.0 ASSESSMENT OF SIGNIFICANCE

## 4.1 SITE ASSESSMENT

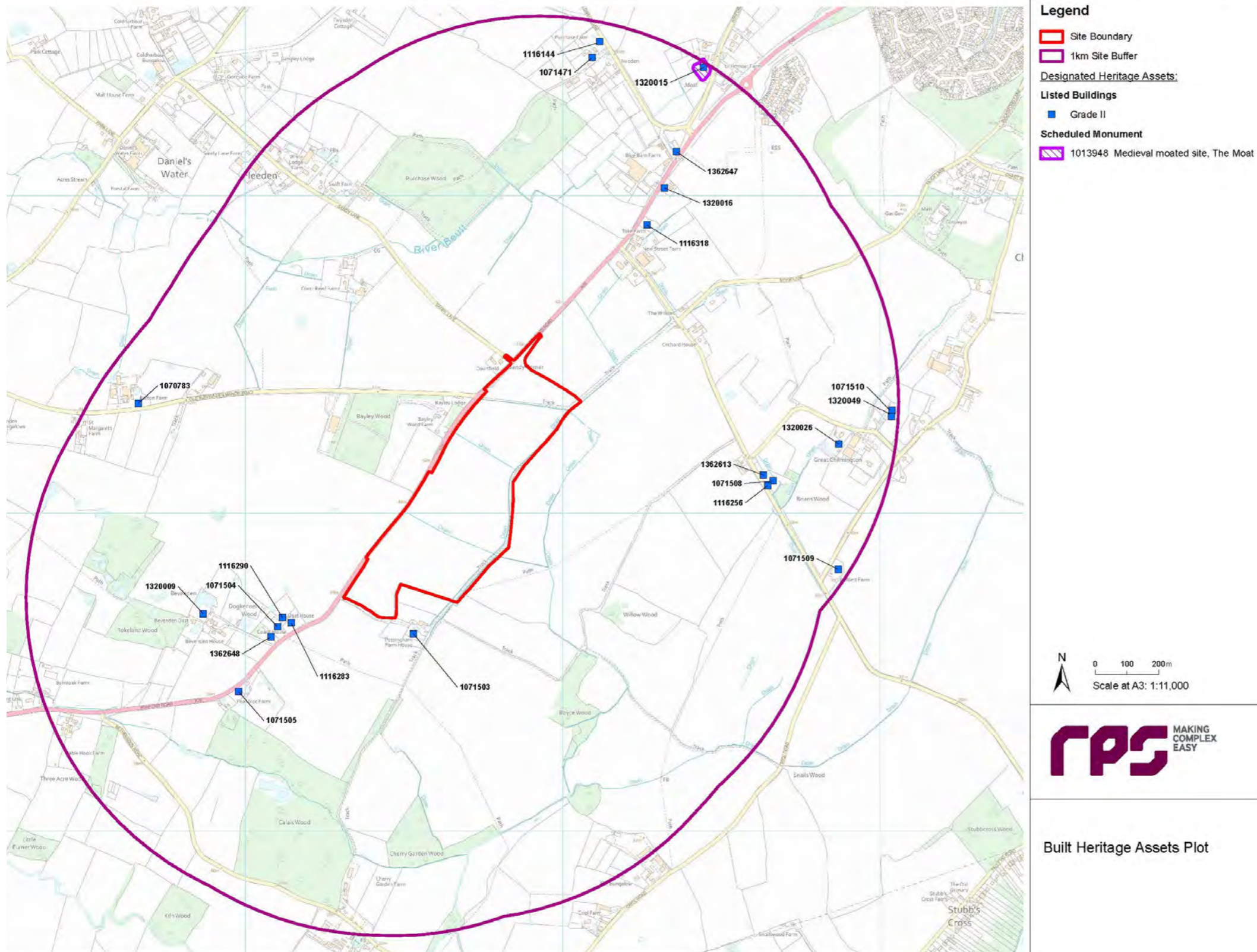


Figure 12: Designated Built Heritage Assets Plot

## 4.2 STATUTORILY LISTED BUILDINGS

### Possingham Farmhouse Grade II NHLE:1071503

#### Significance

Possingham Farmhouse has been dated to the 16th Century, with possibly earlier elements, and comprises a small timber-framed house, with plaster infilling and curved braces on first floor, though the ground floor has been rebuilt in brick.

The extent of surviving historic fabric gives the building a high level of historic and architectural interest.

#### Setting

The Farmhouse is set within its enclosed domestic garden, which is further enclosed by several small, densely planted paddocks. The boundaries to the garden and adjacent paddocks are formed of dense tree and hedge lines. These create an immediate, enclosed setting around the building, within which its architectural and historic interest is most clearly seen and experienced. The densely planted boundaries also largely screen the listed building from view beyond its immediate setting.

The densely planted boundaries around the immediate setting creates visual screen between the listed building and its extended setting.

The building's extended setting is formed by the wider rural-agricultural landscape of which the Site is part. Elements of the extended setting, including the Site, have a historical and functional relationship with the farmhouse. As a result of the widespread alteration and loss of historic field boundaries across the Site and wider area, historic ownership and occupancy relationships are legible primarily in documentary sources.

#### Contribution of the Setting to Significance

The immediate setting of the Farmhouse appears unchanged since the late 19th Century and as such contributes to its significance as a historically established element of the way in which the building is experienced. The building is not easily seen or experienced from the wider agricultural setting, being enclosed by the planted boundaries of its own grounds and adjacent paddocks.

Though the building has a historical and functional relationship with some parts of the surrounding arable fields this relationship is not appreciable given the lack of a clear visual relationship. The functional relationship of the farmhouse with the surrounding land is more readily appreciable from documentary and cartographic sources than the experience currently possible from publicly accessible areas in the vicinity of the building. Therefore the contribution of the extended agricultural landscape setting to the significance of the listed building is considered to be minor.



Figure 13: 2018 Aerial, (Google Earth Image, Accessed March 2019)

Possingham farmhouse is enclosed within the densely planted boundaries of its own grounds and adjacent paddocks.

#### Contribution of the Site to Significance

The Site forms a small, indistinct part of the wider agricultural landscape around the farmhouse. The Site is therefore part of the building's extended setting only.

Parts of the Site have a recorded ownership and functional association with the Farmhouse, documented in the Tithe Apportionment records of Great Chart Parish. This relationship is no longer appreciable from the surroundings due to the alteration and removal of historic boundaries, and the separation created by the paddocks, dense tree and hedge boundaries around the listed building. These also prevent any notable views from the Site toward the listed building and so there is no appreciation of its architectural or historic interest from within the Site.

The Site is therefore considered to make only a very minor contribution to the significance of the farmhouse as a result of forming an element of its wider historic agricultural landscape context.



Figure 14: The Southern boundary of the Site is densely planted and partially embanked.



Figure 15: Possingham Farmhouse, Grade II, as seen from adjacent public footpath. View facing north.

## 4.2 STATUTORILY LISTED BUILDINGS

### Lodge Place Group

#### Significance

Lodge Place (Grade II, NHLE:1116283), Oast House north west of Lodge Place (Grade II, NHLE:1116290), Weatherboarded Barn south west of Lodge Place (Grade II, NHLE:1071504) and Lodge Place Cottage (Grade II, NHLE:1362648) form a group of designated built heritage assets of 18th and 19th Century date that represent a complex of agricultural buildings with a legible functional relationship. These buildings are located c.180m from the Site boundary.

These listed buildings derive significance from the extent of surviving historic fabric and the legible functional relationship they have with each other. The group is of high architectural and historic interest and a good example of complexes of 18th-19th Century agricultural buildings. The group value of these buildings raises their significance beyond the individual architectural and historic interest of the individual buildings.

#### Setting

This group of built heritage assets is enclosed within its own grounds and yards by densely planted tree and hedge boundaries, which creates a clearly defined immediate setting.

The extended setting is formed by the rural-agricultural landscape in which these buildings are one of a number of scattered farmsteads.

#### Contribution of the Setting to Significance

Within the immediate setting of the groups grounds and yards, their functional relationship is highly legible and their architectural and historic interest readily appreciable.

Though some of the fields that adjoin and form their extended setting have a functional relationship with these buildings, this relationship is more apparent from documentary sources than the fleeting, glimpsed experience of the buildings possible when traveling on the A28 Ashford Road.

It is considered that only the immediate setting of the Group contributes to appreciation of its significance.

#### Contribution of the Site to Significance

The Site forms a minor element in the extended rural setting of these listed buildings and has no known historical association with these built heritage assets.

These buildings are not easily visible from within the Site. Views of the group are limited to partial views of their rooflines, though the cowls of the Oasthouse are visible. The views possible from within the Site are not considered sufficient to appreciate the distinct historical and architectural interest of these buildings. The Site is therefore considered to make no specific contribution to their significance as a whole.



Figure 16: Lodge place is enclosed within its own yards and grounds. The busy A28 Roadway acts as a major physical and experiential barrier between these listed buildings and the Site.



Figure 17: Lodge Place as seen from the Site. Within the Site, appreciation of the buildings is severely limited by intervening distance and planted boundaries. The cowls of the oast house are just distinguishable through the treeline.



Figure 18: When in close proximity to these listed buildings, appreciation of them is severely limited by intervening planted barriers and by the lack of regularised pedestrian access.



Figure 19: View toward Site from verge of A28 opposite Lodge place group.

Though the Site is visible from the group and forms part of the wider agricultural setting of these buildings, the intervening distance in effect means that the Site is not noticeably appreciable from within close proximity of the group.

## 5.0 PROPOSALS & ASSESSMENT OF IMPACT

### 5.1 DEVELOPMENT PROPOSALS

#### Proposed Development

The Site is proposed for residential development. An indicative land use plan is given as Figure 20. The proposed land uses within the Site incorporates a generous provision of open, landscaped space and the establishment and enhancement of landscaped planted boundaries formed of native species.

The Site was assessed as part of the “Strategic Housing & Employment Land Availability Assessment (SHELAA)” (ref.GCS5). The assessment stated that the Site has potential for residential development.

The Site falls partially within the boundary of the Chilmington Green outline planning consent for residential use (application ref. 12/00400/AS).

The design of the proposed development has evolved in response to the proximity of relevant built heritage assets.

The proposed development seeks to reflect established local patterns of scale and massing. In particular the density of proposed built areas and the distribution of heights across the Site (Figs.21 and 22) has been arranged in response to the position of Possingham Farm to the south and the Lodge Place group to the south west.

The proposed illustrative masterplan is given as Figure 23.

The following section (5.2) assesses the potential impacts of the proposed development on the significance of relevant built heritage assets.

Key :







-  Residential Parcels
-  Open Spaces
-  Primary Road Corridor
-  Sustainable Drainage System Features
-  Play Areas ( NEAP, LEAP )
-  Red Line Boundary



Figure 20: Proposed Land Use

## 5.1 DEVELOPMENT PROPOSALS

Key :

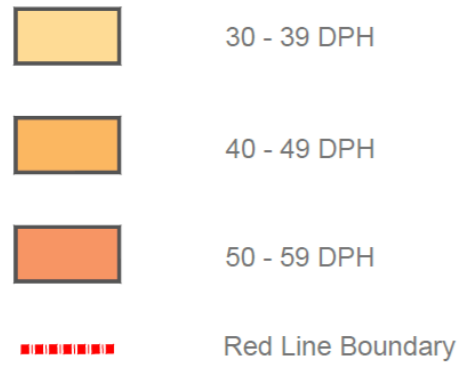


Figure 21: Proposed Building Density

Key : -



Figure 22: Proposed Building Heights



## 5.1 DEVELOPMENT PROPOSALS

Hodson Developments



Figure 23: Proposed Illustrative Masterplan

## 5.2 ASSESSMENT OF IMPACT

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### Assessment of Impact

#### Potential Impacts on Significance of Grade II Possingham Farmhouse

The Site, as a result of its proximity and historical and functional association with Possingham Farmhouse, is considered to make a very minor contribution to the significance of this designated built heritage asset. The contribution of the Site to significance is not greater than very minor as a result of the extent of visual screening and the extent to which the historical relationship between them is now legible primarily only from historic documentary sources. The Site is considered to represent a minor, largely unappreciable element of the wider agricultural landscape setting of Possingham Farmhouse.

The proposed development includes provision for design measures, representing embedded mitigation, to lower the visual profile of built development from outside of the Site. The proposals are considered to be proportionate and appropriate to the Site and respond effectively to the proximity of Possingham Farmhouse.

The proposed development would not alter the intrinsic architectural or historic interest of the listed building's built fabric, or the extent of that fabric. The proposals also would not form an element of how the farmhouse is experienced within its enclosed grounds, where its significance is most readily appreciated and understood.

The proposed development is considered to be an erosion of the wider agricultural landscape within which this designated built heritage asset is located and approached from. It is considered that the proposed development, in causing an erosion of the general rural-agricultural character of the area, represents a very low degree of harm, at the lowest end of the spectrum of less than substantial harm, to the significance of this listed building.

#### Potential Impacts on the Lodge Place Group of Grade II Listed Buildings

The Site is not identified as making a specific contribution to the significance of the Lodge Place listed buildings, which is derived from their intrinsic architectural and historic interest and from their high group value as a largely surviving historic farmstead complex.

The Site represents a minor element of the wider rural-agricultural landscape context of these designated built heritage assets. The Site does not form an element of how the architectural and historic interest of these buildings is appreciated or understood within their enclosed, densely planted, immediate setting of grounds and yards.

The proposed development is considered to represent a proportionate, high quality development within the Site, with suitable provision for landscaped open space and enhanced planted boundaries to soften potential visual impacts of built form.

It is considered that the proposed development would not alter the intrinsic architectural or historic interest of any of the Lodge Place listed buildings or the way in which their significance is appreciated and understood within their immediate setting. The proposed development will not alter the group value of the buildings, which makes a high contribution to their significance.

The proposed development is considered to result in no harm to the significance of these designated built heritage assets and represents a neutral change to their wider landscape setting.

## 6.0 CONCLUSIONS

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The Site is proposed for residential led development.

This report has identified those built heritage assets which have the potential to be affected by the development on the Site. It is concluded that the Site makes a very minor contribution to the significance of the Grade II Possingham Farmhouse only.

The Site has formed part of a wider agricultural landscape characterised by a pattern of development of scattered farmsteads throughout its recorded history. The Site forms a minor element of the extended setting of all relevant built heritage assets.

Though the Site is known to have a historical functional relationship with Grade II Possingham Farmhouse, this relationship is most readily appreciable from historical documentary and cartographic sources rather than through direct experience or appreciation of the Site.

The Site at present does not provide a clear or obvious understanding of the distinct architectural or historic interest of any of the relevant built heritage assets because there is very limited inter-visibility.

The proposed development is considered to represent a proportionate and appropriate development that suitably responds to the Site's proximity to relevant built heritage assets. The proposed development is considered to incur only a very low degree of harm, at the lowest end of the spectrum of less than substantial harm, to the significance of Possingham Farmhouse through the general erosion of its wider agricultural landscape setting. No potential adverse impacts have been identified in relation to the Lodge Place group of listed buildings.

This assessment is sufficient with respect to Paragraph 189 of the NPPF to inform a decision on the suitability of the development proposals in regards to Built Heritage. It also demonstrates that the significance of the surrounding heritage assets would be preserved and that the proposed development conforms with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant national and local planning policies.

# APPENDICES

## APPENDIX A: STATUTORY LIST DESCRIPTION

### POSSINGHAM FARMHOUSE

<https://historicengland.org.uk/listing/the-list/list-entry/1071503>

Heritage Category: Listed Building

Grade: II

List Entry Number: 1071503

Date first listed: 14-Feb-1967

Statutory Address: POSSINGHAM FARMHOUSE, ASHFORD ROAD

#### Details

5272 GREAT CHART ASHFORD ROAD Possingham Farmhouse TQ 93 NE 19/42 14.2.67 II 2. C16 or earlier small timber-framed house, with plaster infilling and curved braces on first floor, the ground floor rebuilt in brick, now painted. Steeply-pitched hipped tiled roof. Two casement windows.



### LODGE PLACE

<https://historicengland.org.uk/listing/the-list/list-entry/1116283>

Heritage Category: Listed Building

Grade: II

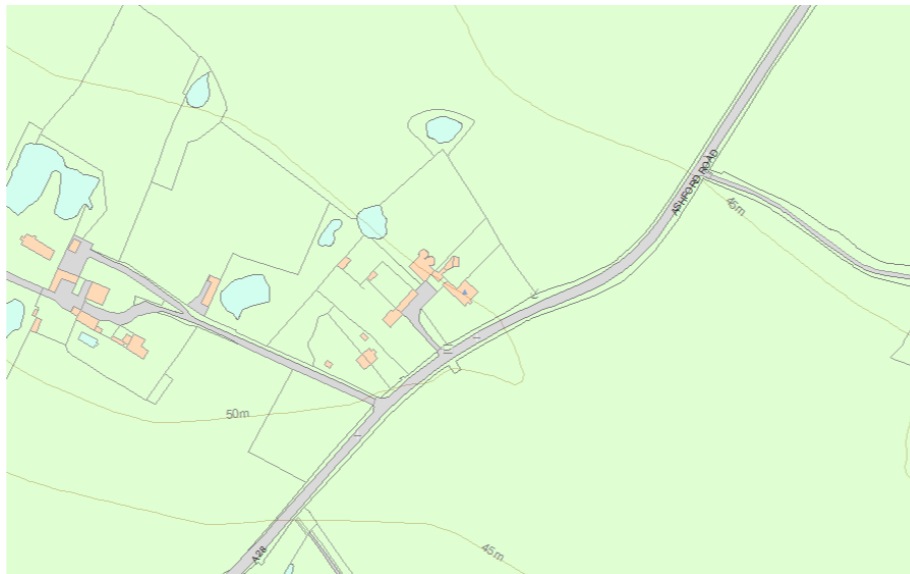
List Entry Number: 1116283

Date first listed: 10-Oct-1980

Statutory Address: LODGE PLACE, ASHFORD ROAD

#### Details

5272 GREAT CHART ASHFORD ROAD Lodge Place TQ 93 NE 19/41 II 2. C18 L-shaped house. Two storeys red brick, the south-east front painted. Hipped tiled roof. Three sashes with glazing bars missing. Small porch.



### OASTHOUSE TO NORTH WEST OF LODGE PLACE

<https://historicengland.org.uk/listing/the-list/list-entry/1116290>

Heritage Category: Listed Building

Grade: II

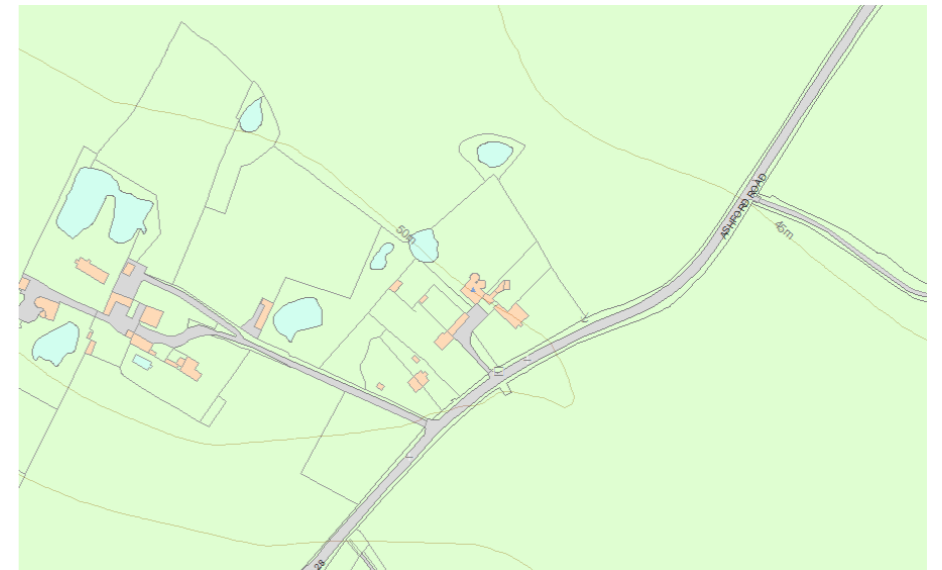
List Entry Number: 1116290

Date first listed: 10-Oct-1980

Statutory Address: OASTHOUSE TO NORTH WEST OF LODGE PLACE, ASHFORD ROAD

#### Details

5272 GREAT CHART ASHFORD ROAD Oasthouse to north-west of Lodge Place TQ 93 NE 19/41B II 2. C19. Red brick roundel with conical roof. No cowl or fantail. Attached to C18 weatherboarded granary with half-hipped tiled roof.



# APPENDICES

## APPENDIX A: STATUTORY LIST DESCRIPTION

### WEATHERBOARDED BARN TO SOUTH WEST OF LODGE PLACE

<https://historicengland.org.uk/listing/the-list/list-entry/1071504>

Heritage Category: Listed Building

Grade: II

List Entry Number: 1071504

Date first listed: 10-Oct-1980

Statutory Address: WEATHERBOARDED BARN TO SOUTH WEST OF LODGE PLACE, ASHFORD ROAD

#### Details

5272 GREAT CHART ASHFORD ROAD Weatherboarded barn to south-west of Lodge Place TQ 93 NE 19/41A II 2. Long C18 building. The south-west end is faced with tarred weatherboarding, the north-east end of coursed ragstone with red brick dressings. Hipped tiled roof, with one projecting hip in the weatherboarded portion over the waggon entrance.



### LODGE PLACE COTTAGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1362648

Date first listed: 10-Oct-1980

Statutory Address: LODGE PLACE COTTAGE, ASHFORD ROAD

#### Details

5272 GREAT CHART ASHFORD ROAD Lodge Place Cottage TQ 93 NE 19/51 II 2. Early C19. Two storeys red brick. Hipped tiled roof. Three casements and a central sash to first floor.



## APPENDIX B: REFERENCES

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<https://www.thegenealogist.co.uk/>

<https://opendomesday.org/>

<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Edward Hasted, 'Parishes: Great Chart', in *The History and Topographical Survey of the County of Kent: Volume 7* (Canterbury, 1798), pp. 497-514. *British History Online* <http://www.british-history.ac.uk/survey-kent/vol7/pp497-514> [accessed 18 March 2019].



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