

# Heritage Statement

Land south of The Hill, Littlebourne, Canterbury

On behalf of Gladman Development Ltd

Date: 07/02/2023 | Pegasus Ref: P21-0259

Author: Rebecca Ward

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## Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
2	07.02.2023	RW	GS	Client comments



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# 1. Introduction

1.1. Pegasus Group have been commissioned by Gladman Developments Ltd. to prepare a Heritage Statement to consider the proposed development at Land south of The Hill, Littlebourne, Canterbury in Kent, as shown on the Site Location Plan provided at Plate 1.

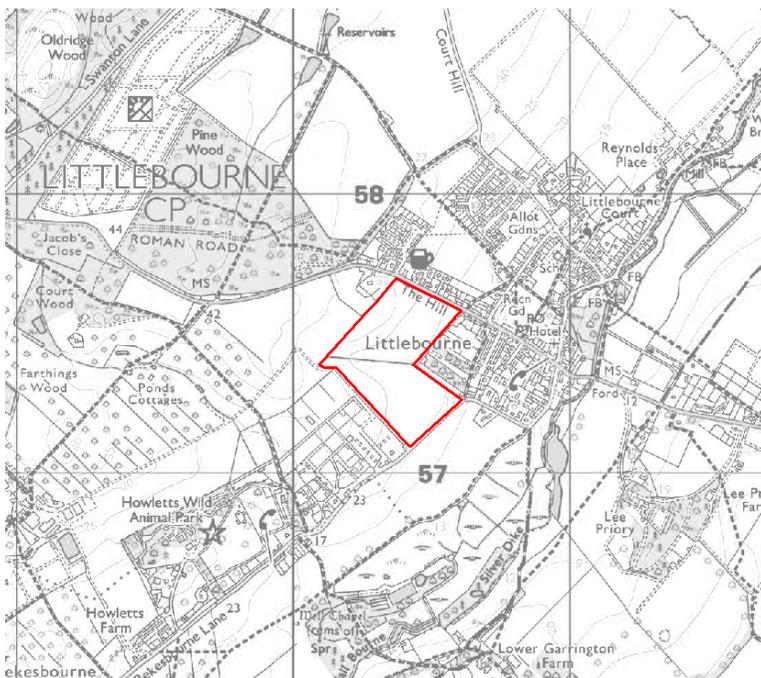


Plate 1: Site Location Plan.

1.2. The site is approximately 15.77 ha in area and comprises part of two large agricultural fields located to the south of The Hill. The Littlebourne Conservation Area borders the northern boundary of the site.

1.3. The development proposals are for the construction of up to 300 dwellings, community facilities, pumping station, waste water treatments allotments, open space, planting and associated infrastructure.

1.4. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

***"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".<sup>1</sup>***

1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 199 to 203 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

<sup>1</sup> Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, July 2021), para. 194.



- 1.6. As required by paragraph 194 of the *NPPF*, the detail and assessment in this Report is considered to be "*proportionate to the assets' importance*".<sup>2</sup>

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<sup>2</sup> DLUHC, *NPPF*, para. 194.

## 2. Site Description and Planning History

### Site Description

- 2.1. As stated above, the site is approximately 15.77 ha in area and comprises part of two large agricultural fields located to the south of The Hill (Plates 2-3). The site is bounded by residential development (including recently constructed development) to the north and north-east; agricultural land beyond Bekesbourne Lane to the south-east; Howletts Wild Animal Park to the south-west; and agricultural land beyond an open boundary to the north-west.



*Plate 2: View south across the site from the northern extent*



*Plate 3: View north from along the southern boundary across the site*

### Planning History

- 2.2. A review of the recent planning history records held online by Canterbury City Council has identified the following application within the site:

**CA/21/01657** – Land at The Hill, Littlebourne – Outline planning application for up to 115 residential dwellings (including affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area and surface water flood mitigation

and attenuation. All matters reserved except for access.  
**Application Refused 30<sup>th</sup> September 2021.**

- 2.3. With regards to the above application, there were eight reasons for refusal, the second of which related to the historic environment and stated the following:

***"The proposed development would result in less than substantial harm to the setting of designated heritage assets which is not outweighed by any public benefit, contrary to policies HE1, HE4 and HE6 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework."***

- 2.4. There is no separate response from the Conservation Officer, but a section regarding the *Impact on the character and appearance on the conservation area / setting of listed buildings* was included in the accompanying Officer's Report. This states the following:

***"The Local Plan also states that development should preserve or enhance the character and appearance of conservation areas and their settings. Development affecting the setting of listed buildings and locally listed buildings should preserve and enhance their character and appearance and the special features for which they are designated."***

***As set out above, the application would result in a change of character of the site from undeveloped, open agricultural land to that of modern built form of up to 115 residential dwellings and associated infrastructure which could therefore in turn have an unacceptable impact on the setting of the conservation area and nearby designated and non-designated heritage assets."***

***The site would also directly abut the Littlebourne Conservation Area. Within proximity of the site those historic buildings most directly affected by the change in land use would be two Grade II listed buildings – Holly Lodge and Coachman's House – and two locally listed buildings – Evenhill Public House and 48 Foresters Lodge.***

***Taking first the impact of the proposal on the conservation area, the site has long formed part of the rural farmland setting of Littlebourne Village and remains in agricultural use. The 2005 Littlebourne Conservation Area Appraisal suggests that the surrounding landscape makes a significant contribution to the setting of the Littlebourne Conservation Area.***

***Whilst it is acknowledged that the hedgerow to the northern edge of the site results in a 'walling' effect and largely screens view of the vast open farmland from along The Hill, the effect of changing the site from open rural land to suburban housing would alter the rural setting of the Littlebourne Conservation Area. As such the proposal would fail to preserve or enhance the setting of the conservation area, and would result in less than substantial harm that needs to be considered against the public benefits of the scheme as per paragraph 202 of the NPPF.***

***Turning to the impact of the proposals on the listed buildings (Holly Lodge and Coachman's House), the submitted Heritage Statement identifies that the two buildings have no historically functional relationship with the land subject of the application. In relation to Holly Lodge in particular, the site is not considered to contribute to the heritage significance of the asset***

*through setting due to the lack of intervisibility. Coachman’s House primarily derives its significance from its age, scale and architectural composition, with the connection between the listed building and the site severed by the main road. Thus the site is considered to only make a small contribution to the significance of this asset, with the change in character of the site from agricultural land to housing resulting in less than substantial harm to the overall significance of the Coachman’s House listed building.*

*The two locally listed buildings (The Evenhill PH and Foresters Lodge) are again considered not to have any historically functional relationship with the land subject of the application. The public house is likely to have been sited next to the road to take advantage of passing trade, and views to the agricultural land are considered to be largely incidental. The site makes a limited contribution to the heritage significance of this asset, through having some illustrative value as part of the wider rural surroundings. It is therefore concluded that the change in character of the site from agricultural land to housing would result in a low level of less than substantial harm to the overall significance of the locally listed building. The same conclusions are also considered to also apply to Foresters Lodge which is situated c.70m to the south east of the public house and is also directly opposite the site.*

*Due to their lack of functional historic relationship, distance of separation and screening between the identified built assets and the site, there is considered to be only a low level of less than substantial harm occurring to these assets through the partial loss of their historically rural setting.*

*Although the impacts on the setting of the conservation area and the listed/locally buildings is considered to be less than substantial, the council are able to demonstrate a five year housing land supply, whilst the proposal is in conflict with the settlement strategy of the Local Plan. On this basis, the level of harm to the heritage assets arising as a result of the proposal is not considered to be outweighed by the public benefits of the proposal.*

*The proposed development is therefore in conflict with policies HE1, HE4 and HE6 of the Canterbury District Local Plan 2017."*

- 2.5. It should be noted that the Canterbury City Council Archaeologist raised no objection to the proposed development but recommended a condition on the grant of planning permission that would require an archaeological evaluation to be undertaken prior to the commencement of the proposed development.
- 2.6. The following application has also been identified, which refers to land to the north-east of The Hill, located opposite the site, as follows:  
  
**CA//15/071711** – Land off The Hill and Jubilee Road, Littlebourne – Demolition of 42 and 42A The Hill and provision of 87 residential dwellings including 26 affordable dwellings, provision of new doctor’s surgery all accessed from The Hill. Provision of internal access roads, garaging and parking, attenuation pond and open space.  
**Application Granted 30<sup>th</sup> June 2016.**
- 2.7. With regards to the above application, it should be noted that Canterbury City Council Archaeologist raised no objection to the proposed development, but



recommended a condition on the grant of planning permission that would require an archaeological evaluation to be undertaken prior to the commencement of the proposed development. This evaluation was undertaken in November 2018.

### 3. Methodology

3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

3.2. This assessment considers the archaeological resource, built heritage and the historic landscape.

#### Sources

3.3. The following key sources have been consulted as part of this assessment:

- The Kent Historic Environment Record (HER) for information on the recorded heritage resource in the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- The Littlebourne Conservation Area Appraisal as prepared by Canterbury City Council;
- Archival sources, including historic maps, aerial photographs and documentary sources available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above; and

- Google Earth satellite imagery.

3.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 5 and maps illustrating the resource and study area are included as Appendix 7.

3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

#### Site Visit

3.6. A site visit was undertaken by a Heritage Consultant from Pegasus Group on Wednesday 9th November 2022, during which the site and its surrounds were assessed.

#### Photographs

3.7. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

## Assessment Methodology

3.8. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 1**. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter *GPA:2*);<sup>3</sup>
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter *GPA:3*);<sup>4</sup>

- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter *HEAN:1*);<sup>5</sup>
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);<sup>6</sup> and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.<sup>7</sup>

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<sup>3</sup> Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>4</sup> Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2<sup>nd</sup> edition, Swindon, December 2017).

<sup>5</sup> Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2<sup>nd</sup> edition, Swindon, February 2019).

<sup>6</sup> Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

<sup>7</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

## 4. Policy Framework

### Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.<sup>8</sup>
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>9</sup>
- 4.3. Full details of the relevant legislation are provided in **Appendix 2**.

### National Planning Policy Guidance

- 4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in July 2021.

The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.<sup>10</sup> The *PPG* also contains the *National Design Guide*.<sup>11</sup>

- 4.5. Full details of the relevant national policy guidance is provided within **Appendix 3**.

### The Development Plan

- 4.6. Applications for Planning Permission are currently considered against the policy and guidance set out within the Canterbury District Local Plan adopted in July 2017.
- 4.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 4**.
- 4.8. Canterbury City Council is currently working on a new Local Plan 2040. At the time of writing this assessment no draft policies were available.

<sup>8</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>9</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

<sup>10</sup> Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019),

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

<sup>11</sup> Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

## 5. The Historic Environment

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix EKE and HER 'monument' numbers have the prefix MKE or TR NW.

5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-3 in Appendix 3.

### Previous Archaeological Works

5.4. No previous archaeological works have been recorded within the site. Previous archaeological works recorded within the wider study area are depicted on Figure 2 and comprise the following:

- An excavation at Howletts c. 420m south-west of the site in 1913 to 1918 (EKE4712);
- A building survey in and dendrochronology of Littlebourne Barn c. 490m north-east of the site in 1995 and 2003 respectively (EKE6091, 11675);
- A building survey of St Vincent's Church c. 525m north-east of the site in 1996 (EKE5645);
- A watching brief at Wingham Well Water Main Renewal c. 530m east of the site in 2016 (EKE16762);

- A geophysical survey at Howletts Wild Animal Park c. 680m south-west of the site in 2001 (EKE21619); and
- A desk-based assessment, geophysical survey and trial trench evaluation at Littlebourne Solar Farm c. 910m north-west of the site in 2013 (EKE20304, 20317, 20326).

5.5. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

5.6. An archaeological trial trench evaluation was undertaken on the land relating to planning application CA/15/01711/FUL of land off The Hill and Jubilee Road in November 2018 (No HER reference). 49 trenches were excavated which revealed no archaeological features or artefacts.

### Topography and geology

5.7. The topography of the site varies from approximately 15-20m aOD along the south-eastern boundary and rises to approximately 32m aOD in its north-western extent.

5.8. The solid geology of the site is mapped as Thanet Formation comprising sand silt and clay formed between 59.2 and 56 million years ago during the Palaeogene period. The superficial geology of the site is mapped as Head comprising clay and silt formed between 2.588 million years ago and the present during the Quaternary period.

## Archaeological Baseline

### Earlier Prehistoric (pre c. 700 BC)

- 5.9. No earlier prehistoric finds or features have been recorded within or in the vicinity of the site.
- 5.10. A collection of 11 handaxes and a single retouched flake of palaeolithic were recorded c. 310m south-west of the site from gravel deposits in a pit to the east of Howletts (MKE91555, TR 25 NW 493). Other Palaeolithic flint implements, including several handaxes, recorded c. 390m south-west of the site are thought to have been recovered from the same pit (MKE5967, TR 25 NW 25).
- 5.11. The findspot of a flint leaf-shaped arrowhead was recorded c. 100m east of the site during a metal detecting survey (MKE57893). This dated from the mid-Neolithic or early Bronze Age and is likely to have represented a causal loss.
- 5.12. The findspot of a Bronze Age copper alloy chisel was recorded c. 540m north of the site, also during a metal detecting survey (MKE109039).
- 5.13. The findspot of a Bronze Age incense cup sherd was recorded c. 415m south-west of the site (MKE5954, TR 25 NW 12).

### Iron Age (c. 700 BC – AD 43) and Romano-British (AD 43 – 410)

- 5.14. Iron Age pottery sherds and Roman wall plaster were recorded in 1906 when a sewer trench was dug in Church Meadow c. 575m north-east of the site (MKE5978, TR 25 NW 36), indicating high-status activity in this location.

- 5.15. The route of the Roman road from Canterbury to Richborough lies along the northern site boundary and follows the route of The Hill (MKE44573, TR 25 NW 450). This road is visible in some areas as cropmarks although not in the vicinity of the site.
- 5.16. Cremation burials were recorded during the opening of a gravel pit in 1913 c. 415m south-west of the site (MKE5944, TR 25 NW 2, EKE4721). These have been tentatively dated to the 1<sup>st</sup>-2<sup>nd</sup> centuries AD, although may be of pre-Roman date.
- 5.17. The findspot of three Romano-British coins were recorded c. 105m east of the site during digging in a garden in 1853 (MKE5948, TR 25 NW 6).
- 5.18. The findspot of an incomplete and worn copper alloy Roman bell was recorded c. 625m north of the site during a metal detecting survey (MKE108979).
- 5.19. The findspot of a 2<sup>nd</sup>-century copper alloy coin was recorded c. 580m south-east of the site (MKE109038), and the findspot of a 3<sup>rd</sup>-century copper alloy coin was recorded c. 560m south-east of the site (MKE109037), both during a metal detecting survey.
- 5.20. The findspot of a Roman copper alloy brooch was identified during a metal detecting survey c. 640m south-west of the site (MKE56822).

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.21. The site was historically located in the parish of Littlebourne and is likely to have mostly formed part of the agricultural hinterland to this settlement during the medieval period.
- 5.22. During a metal detecting survey, four copper alloy brooches of Anglo-Saxon date were recorded. The location of these finds is given as the eastern extent of the northern area of the site, but this is the centre of a 1km grid square, so is not considered to be a precise location (MKE56707–9, 56711). The origins of the brooches are not certain.
- 5.23. An inhumation cemetery of late 5<sup>th</sup>- to early 6<sup>th</sup>-century date was recorded c. 415m south-west of the site (MKE5944, TR 25 NW 2, MKE5968, TR 25 NW 26, EKE4721). The cemetery comprised at least 36 graves and was recorded during the excavation of a gravel pit in 1913. Associated finds comprised Anglo-Saxon buckles and coins. On the west side of the gravel pit were the foundations of a potential building, comprising soft mortar with lumps of chalk and flints. The possible remains of another medieval building were identified at Howletts c. 470m south-west of the site (MKE5946, TR 25 NW 4). The remains comprised a single stretch of flint rubble walling which reached 1m in height and 11.5m in length. Along both sides of the wall were medieval peg tile and finds of medieval date were identified in front of the wall along Bekesbourne Lane.
- 5.24. The findspot of a single Anglo-Saxon silver penny was recorded c. 375m south-west of the site (MKE76963, TR 25 NW 482). The findspot of a Saxon spearhead was recorded c. 940m south-west of the site in 1913 (MKE5947, TR 25 NW 5).
- 5.25. The remains of Well Chapel lie c. 735m south-west of the site (MKE5945, TR 25 NW 3). The chapel was founded by the early 14<sup>th</sup> century, and it was noted that repairs were undertaken in 1535, but it had become ruinous by c. 1550.
- 5.26. St Vincent's Church lies c. 525m north-east of the site which was constructed during the 13<sup>th</sup> century out of flint (MKE5966, TR 25 NW 24).
- 5.27. A 14<sup>th</sup>-century barn was recorded at Littlebourne Court c. 515m north-east of the site (MKE24185, TR 25 NW 313, EKE6091, 11675). The main periods of its construction took place between 1300 and 1332.
- 5.28. The Bow Window Restaurant lies c. 285m east of the site (MKE24194, TR 25 NW 356). The main phases of its construction took place from 1467 to 1532. The Anchor Inn lies c. 400m east of the site (MKE25450, TR 25 NW 376), which was mainly constructed in the 16<sup>th</sup> century.
- 5.29. Howletts was a 15<sup>th</sup>- or 16<sup>th</sup>-century parkland estate which later surrounded the principal building, constructed in 1797. It lies c. 320m south-west of the site (MKE76233, TR 15 NE 1072). Little is known of the original layout of the estate, but it formerly covered an area of 120 ha. The house and remaining 22 ha were purchased in the 1950s for keeping and breeding an assortment of endangered animals. The estate is now the site of a wild animal park (elephants).

5.30. A number of medieval finds were recorded during the renovation of a house c. 575m north-east of the site (MKE6038, TR 25 NW 140). These included a 15<sup>th</sup>-century purse hanger, a tiled floor and two wells.

5.31. A number of findspots of medieval date were recorded within the wider study area. These comprised the following:

- A lead seal matrix c. 495m east of the site (MKE112372);
- A copper alloy strap end c. 495m east of the site (MKE57526);
- A copper alloy key c. 640m south-east of the site (MKE109036).
- A silver coin c. 730m south-east of the site (MKE109048);
- Copper alloy brooches, a strap fitting and harness mount c. 640m south of the site (MKE56820-21, 56823-31);
- A silver buckle c. 825m south-west of the site (MKE56723); and
- Copper alloy brooches c. 925m north-west of the site (MKE567110, 56712-3).

Post-medieval (1540 – 1800) and Modern (1801 – present)

5.32. The site is depicted on the Littlebourne Tithe Map of 1840 (Plate 4). The site comprised part of an arable land parcel 166, known as *Over the Road* which was under the ownership of the Right Honourable Marchioness Conyngham and occupied by Jennings Gibbs.

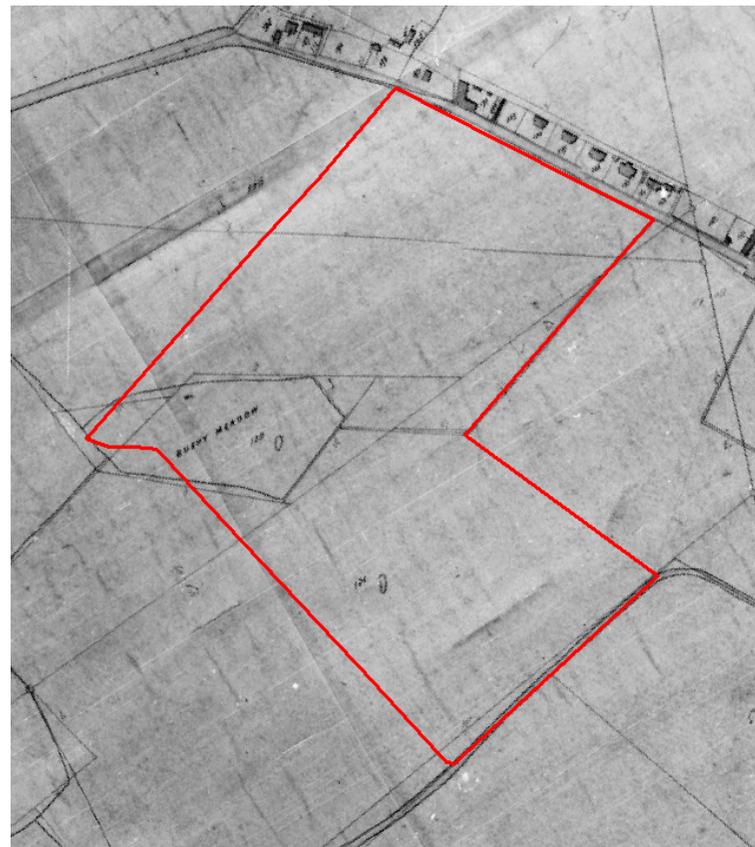


Plate 4: Extract from the Littlebourne Tithe Map of 1840

- 5.33. The three Listed Buildings to the north and north-east of the site, on the opposite side of The Hill comprising Old Oast, Holly Lodge and Coachman's Cottage (MKE23611, TR 25 NW 295, MKE25153, TR 25 NW 380, MKE23610, TR 25 NW 294) are depicted on this source. Nearby buildings which were constructed at this time are also depicted comprising the Old Oast Cottages and The Evenhill Public House (MKE18492, TR 25 NW 421, MKE18491, TR 25 NW 420).
- 5.34. Rose Cottages and Dial Cottages were depicted to the east of the site, to the south of The Hill (MKE23609, TR 25 NW 293, MKE24195, TR 25 NW 367). A farmstead was depicted to the east of the site, north of The Hill (MKE86443).
- 5.35. The site is depicted on the Ordnance Survey Map of 1877 (Plate 5). The site comprised part of a larger agricultural field located to the south-west of The Hill. Outbuildings were depicted within the central area of the site. The Former National School had been constructed by the time of this mapping, to the east of the site (MKE111949, TR 25 NW 502). No. 48 Foresters Cottage, located to the north-east of the site on the opposite side of The Hill had also been constructed (MKE18490, TR 25 NW 419).

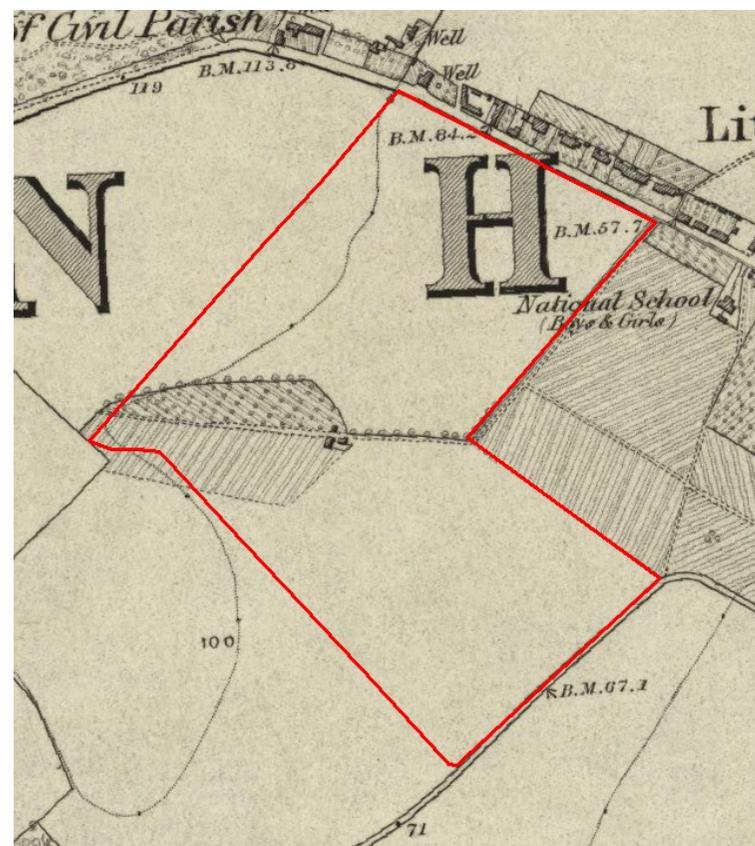


Plate 5: Extract from the Ordnance Survey Map of 1877

5.36. The site is depicted on the Ordnance Survey Map of 1898 (Plate 6). Hop pickers huts had been established within the central area of the site, accessed via the track aligned in a broadly east to west orientation (MKE89473, TR 25 NW 479). An outfarm north-east of Lackenden Wood was constructed adjacent to the southern extent of the site (MKE86442). Orchards/hops had also been established in the wider surrounds of the site.

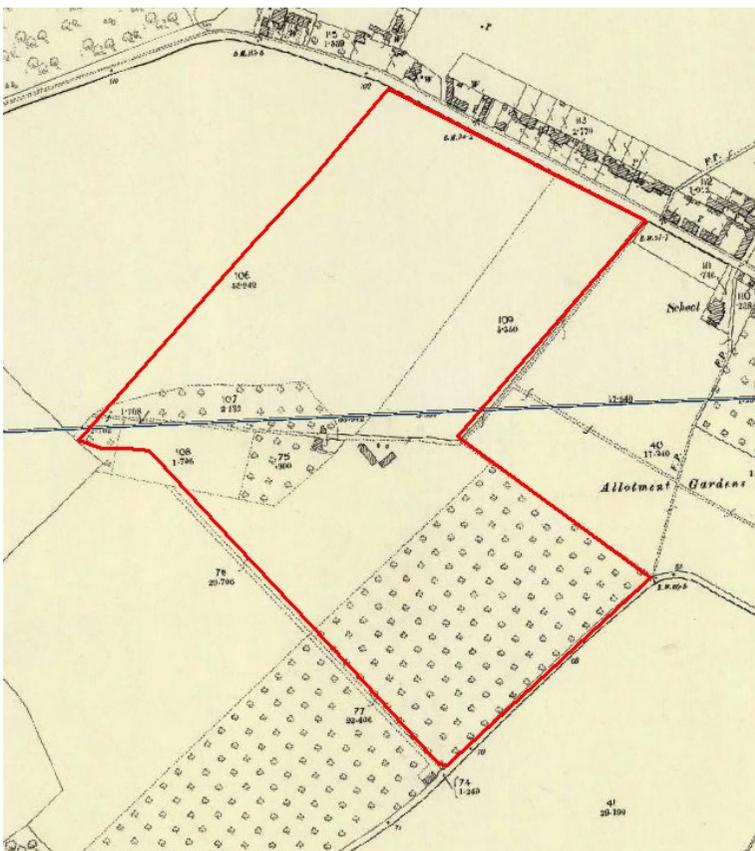


Plate 6: Extract from the Ordnance Survey Map of 1898

5.37. No major changes are depicted on the Ordnance Survey Map of 1907 (Plate 7).

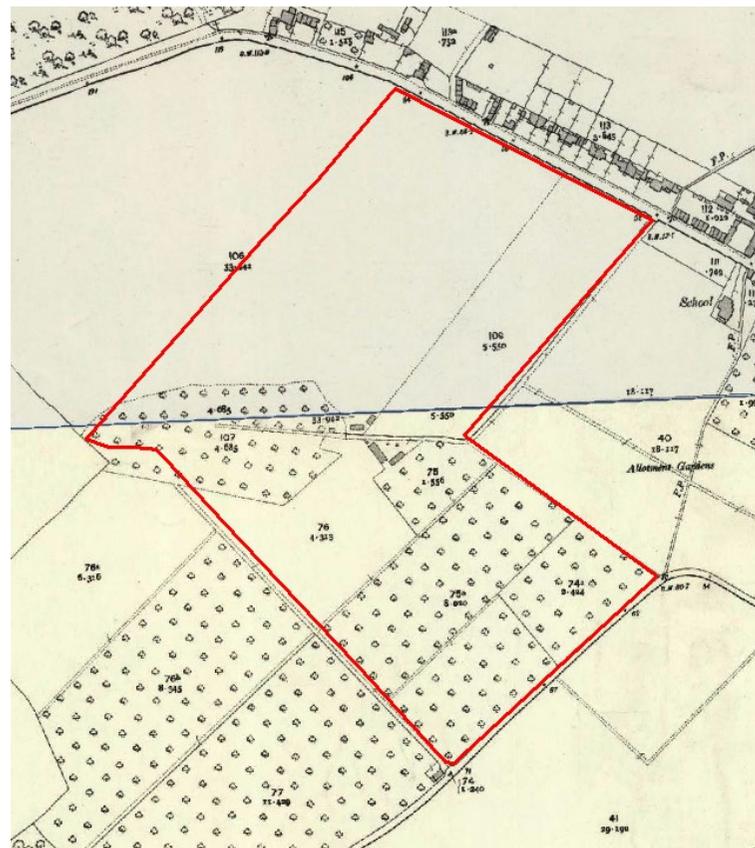


Plate 7: Extract from the Ordnance Survey Map of 1907

5.38. The site is depicted on the Ordnance Survey Map of 1946 (Plate 8). To south-eastern part of the site had been established as an orchard/hops, and orchards/hops are also depicted in the wider area. A dwelling had been established to the north-west of the site, south of The Hill, known as Little Acres.

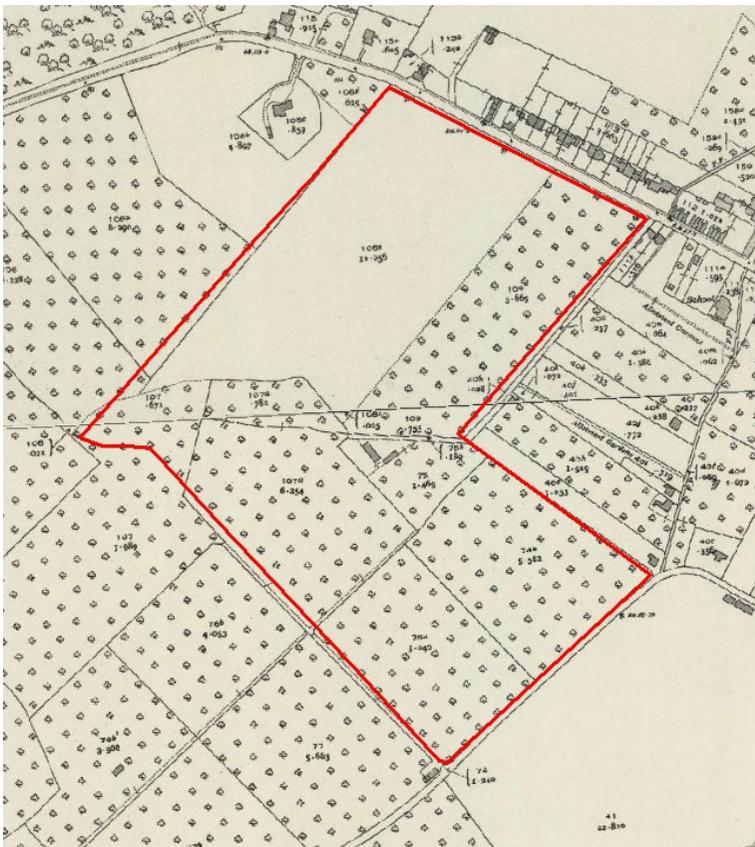


Plate 8: Extract from the Ordnance Survey Map of 1946

5.39. Historic aerial mapping of the site from the 1960s shows the entire site in use as an orchard, and this continued into 1990, as depicted on Plate 9. The outbuildings and the hop-pickers huts in the central area of the site had been demolished and there was no indication of their existence at the time of the site visit. Any below-ground remains of the former outbuildings are not considered to be of sufficient interest to be considered heritage assets.



Plate 9: Extract from the aerial photograph of 1990

- 5.40. The site is currently in use as part of a large agricultural field (Plate 10).



*Plate 10: Extract from the modern aerial image of the site*

- 5.41. The majority of the site is described by Historic Land Characterisation as an area of small regular fields with straight boundaries, known as a parliamentary type enclosure, with a small area in the western extent formerly comprising orchards.

#### *The wider area*

- 5.42. A number of buildings and structures were constructed within the study area during the post-medieval to modern periods, predominantly focussed to the north-east of the site at Littlebourne. Farmsteads were also recorded in the wider surrounds of the site. These are listed in the table in Appendix 5.

#### Undated

- 5.43. A number of cropmarks have been identified in the study area which are of unknown date. These comprise the following:
- Field system c. 495m east of the site (MKE6003, TR 25 NW 61);
  - Rectilinear enclosure c. 645m north of the site (MKE91257, TR 25 NW 489);
  - Curvilinear enclosure c. 660m north of the site (MKE91256, TR 25 NW 488);
  - Rectilinear enclosure c. 730m north of the site (MKE91255, TR 25 NW 487);
  - A possible building c. 765m south of the site (MKE77363, TR 25 NW 362); and
  - Trackway c. 825m north-east of the site (MKE6002, TR 25 NW 60).
- 5.44. The findspot of an incense cup was recorded c. 370m south-west of the site (MKE6025, TR 25 NW 126). This is considered to be of uncertain date.

- 5.45. The findspot of an incomplete piece of copper alloy casting waste was recorded c. 500m east of the site (MKE57527). Waste is difficult to date and therefore this is uncertain.

### **Statement of Archaeological Potential**

- 5.46. Due to the scarcity of finds recorded within the study area of earlier prehistoric date, the archaeological potential of the site for activity of this date is considered to be low.
- 5.47. The route of the Roman road from Canterbury to Richborough lies along the north-eastern site boundary and follows the route of The Hill. There is no evidence to suggest that contemporary remains are present within the site. Roman activity has been recorded in the wider study area. The potential for remains of archaeological significance of Romano-British date within the site is considered to be low to moderate.
- 5.48. Although Anglo-Saxon artefacts have been recorded within the site during metal detecting, the precise location that these finds were recovered from is uncertain. The potential for significance archaeological remains of early medieval and medieval date is considered to be low to moderate.
- 5.49. The site was formerly covered in orchard/hops during the latter half of the 20<sup>th</sup> century. The expansion of orchard/hops areas in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries is well documented in several parts of the county, and was precipitated by better access to urban markets for fruit and jam being facilitated by the railways. The orchards/hops have since been removed and the site utilised for agricultural purposes. Any below-ground

remains of the former outbuildings and hop-pickers huts in the central area of the site are not considered to be of sufficient interest to be considered heritage assets. Numerous buildings and structures were constructed in the post-medieval to modern landscape within the study area which were predominantly focused to the north-east at Littlebourne. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

### **Designated Heritage Assets**

- 5.50. The southern boundary of the Littlebourne Conservation Area bounds the north-eastern and part of the north-western site boundaries. The Conservation Area contains 50 Listed Buildings, two of which are Grade I Listed Buildings, and the remaining 48 are Grade II Listed Buildings.
- 5.51. The Grade II Listed Coachman's Cottage lies c. 25m north-east of the site (1051061) and the Grade II Listed Holly Lodge lies c. 40m north-east of the site (1336543).
- 5.52. The Lee Priory and Garrington (Ickham and Well) Conservation Area lies c. 235m south-east of the site. The Conservation Area contains one Scheduled Monument and seven Grade II Listed Buildings.
- 5.53. The Ickham, Wickhambreaux and Seaton Conservation Area lies c. 635m north-east of the site. The Conservation Area contains 54 Listed Buildings, two of which are Grade I Listed, four of which are Grade II\* Listed Buildings, and the remainder are Grade II Listed Buildings.



- 5.54. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

## 6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by *GPA3* (see methodology), is to identify which heritage assets might be affected by a proposed development.<sup>12</sup>
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. It is however widely accepted (paragraph 207 of the *NPPF*) that not all parts of a heritage asset will necessarily be of equal significance.<sup>13</sup> In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.
- 6.4. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds.
- 6.5. Consideration, based upon professional judgement and on-site analysis, was therefore made as to whether any of the heritage assets present within the surrounding area may include the site as part of their setting, whether the site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed scheme as a result.
- 6.6. It has been observed that the following heritage assets have the potential to be sensitive to the development proposals and thus these have been taken forward for further assessment below:
- Littlebourne Conservation Area which lies adjacent to the north-eastern and north-western site boundaries;
  - The Grade II Listed Coachman's Cottage c. 25m north-east of the site (1051061); and
  - The Grade II Listed Holly Lodge c. 40m north-east of the site (1336543).
- 6.7. The Listed Buildings will be assessed first, followed by an assessment of the overall Conservation Area as a whole, then The Evenhill Public House and 48 The Hill, which have been identified as Locally Listed Buildings and are therefore considered to be non-designated heritage assets under the terms of the *NPPF*.
- 6.8. The Lee Priory and Garrington (Ickham and Well) Conservation Area lies c. 235m south-east of the site. There are glimpsed views between the southern extent of the site and the south-western extent of the Conservation Area, seen in association with intervening vegetation and agricultural land. The main elements of the setting of the Conservation Area comprise immediately adjacent agricultural land. This does not include the land

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<sup>12</sup> Historic England, *GPA:3*, p. 4.

<sup>13</sup> *DLUHC, NPPF*, para. 207.

within the site. Views towards the asset from within the site are not considered to contribute to its heritage significance of the Conservation Area and it has not been taken forwards for further assessment.

- 6.9. With regard to other heritage assets in the vicinity of the site, assessment has concluded that the site does not form any part of setting that positively contributes to overall heritage significance due to the nature of the asset and a lack of visual connections, spatial relationships or historic connections. Accordingly, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of these assets. Other heritage assets have therefore been excluded from further assessment within this Report.

#### **Coachman's Cottage**

- 6.10. Coachman's Cottage was added to the National List at Grade II on 8<sup>th</sup> February 1980 and was most recently amended on 8<sup>th</sup> February 1982 (1051061). The List Entry describes the building as follows:

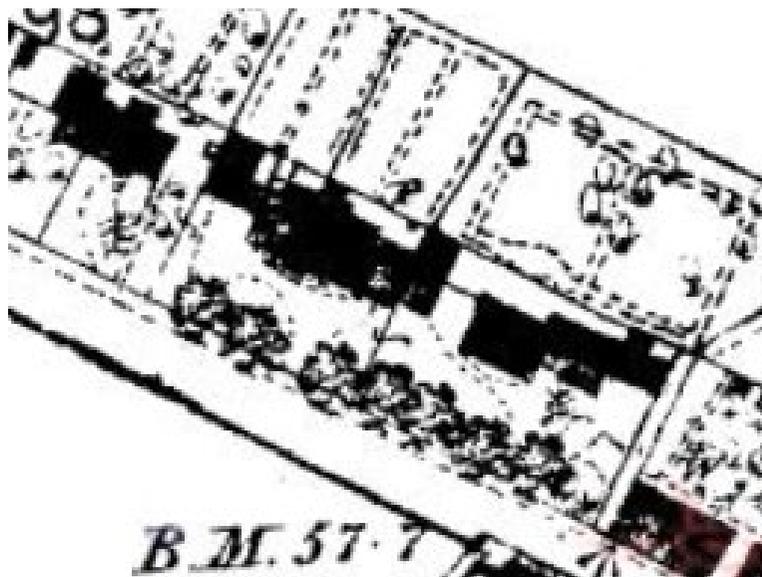
***"No 28 is early C19. Two storeys and basement red brick. Slate roof and eaves cornice. Four windows. Pilasters flank each window bay. Sashes with glazing bars intact. Simple doorcase. No 28A is a two storey stable addition with two windows and stable of one storey with slate roof. No 28B is a two storey early C19 addition having a large bow window with pilasters on the ground floor."***

- 6.11. A full copy of the List Entry is included at **Appendix 6**.



*Plate 11: The Grade II Listed Coachman's Cottage / Cedar Lodge*

6.12. The asset lies within an associated plot located to the north-east of The Hill with gardens to the north and north-east (rear) of the property. It is set back from the road, with a driveway and planting intervening. The main façade faces broadly south-west and fronts onto The Hill. Historic maps show that the south-western boundary of the asset's plot flanking the road was tree lined (Plate 12).



*Plate 12: Extract from the First Edition Ordnance Survey Map*

6.13. The asset is a notably urban looking building for a village location.

6.14. As part of the approved application LPA ref. CA/15/O1711/FUL, residential development was constructed to the north of the gardens associated with Coachman's Cottage. Residential development is located on either side of the asset along The Hill and on the

opposite side of the road. The agricultural land within the site lies to the south-west, on the other side of The Hill, located beyond an established hedgerow.

6.15. At the time of the Tithe Apportionment of 1840, the Coachman's Cottages were under the ownership and occupancy of Robert Kersey. As stated above, at this time, the land within the site was under the ownership of the Right Honourable Marchioness Conyngham and occupied by Jennings Gibbs. Therefore, there is no known historical functional association between the land within the site and the Grade II Listed Building.

6.16. The asset is best appreciated from its associated plot, from where the architectural and artistic interest of the Coachman's Cottage can be understood. There are also views towards the asset from The Hill towards the main façade of the Listed Building.

- 6.17. The opposite side of The Hill is flanked by a large hedgerow, which largely screens visibility of the site at lower levels (Plate 13).



*Plate 13: Looking south-west towards the site from close to Coachman's Cottage / Cedar Lodge*

- 6.18. The asset does have some intervisibility with the site from its upper levels, demonstrated by views back from the site to the asset (Plate 14).



*Plate 14: Looking north-east from the site to Coachman's Cottage / Cedar Lodge*

- 6.19. It also has some co-visibility with the site from immediately to the south of its plot on The Hill, due to a gap in the hedge.
- 6.20. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the *NPPF*.<sup>14</sup> this significance is consolidated

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<sup>14</sup> DLUHC, *NPPF*, para. 200.

by its inclusion within the boundaries of the Littlebourne Conservation Area.

6.21. Coachman's Cottage principally derives its significance from the architectural, artistic and historic interest of its built form and as an example of an early 19<sup>th</sup>-century dwelling.

6.22. As well as this, the asset also derives a small amount of its significance from its setting.

6.23. Main elements of its setting which contribute to its significance are:

- The position of the asset within its associated boundary plot;
- The experience and appreciation of the asset from within its defined boundary plot; and
- Views towards the asset from The Hill which are considered to make a minor contribution to the overall experience and appreciation of the asset.

6.24. Looking at the arrangements of the house, its gardens and planting on the earliest detailed mapping, with the residence set back from the road with trees lining its south-eastern boundary, this does not suggest that the asset was sited to have designed views into the agricultural land to the south-west. The intervisibility that the asset currently has with the site is considered to be incidental, and only makes a very small contribution to the significance of the asset in as much as it is illustrative of the once more rural wider surrounds of the asset.

6.25. The proposed development will result in the construction of modern built form set back beyond an area of open space to the south-west of the asset. The mature hedgerow planting along the north-eastern boundary will be retained in the area in closest proximity to the asset. There is no known historical or functional association between the land within the site and the Coachman's Cottages. On this basis the proposed development will result less than substantial harm at the lowermost end of the spectrum to the heritage significance of the Grade II Listed Coachman's Cottage, via a change in setting.

## Holly Lodge

6.26. Holly Lodge was added to the National List at Grade II on 14<sup>th</sup> March 1980 (1336543). The List Entry describes the building as follows:

***"C18. One storey and attics. Front elevation weatherboarded, other elevations of red brick. Tiled roof with 2 hipped dormers. Two sashes with glazing bars intact. Modern gabled porch."***

6.27. A full copy of the List Entry is included at **Appendix 6**.

6.28. The main façade faces broadly south-west and fronts onto The Hill. The asset lies within an associated garden plot located to the north-east of The Hill and set back from the road with mature hedgerows and trees screening views to the asset from the road and wider area (Plate 15).

6.29. At the time of the Tithe Apportionment of 1840, Holly Lodge was under the ownership and occupancy of Vincent Davidson. As stated above, at this time, the land within the site was under the ownership of the Right Honourable Marchioness Conyngham and occupied by Jennings Gibbs. Therefore, there is no known historical functional association between the land within the site and the Grade II Listed Building.



*Plate 15: The Grade II Listed Holly Lodge*

6.30. The asset is assumed to be best appreciated from its associated garden plot from where the architectural and artistic interest of Holly Lodge can be understood. Due to the presence of mature vegetation alongside the asset's boundary with The Hill, there are no clear publicly accessible views towards Holly Lodge from this location.

- 6.31. Views between the site and the asset are screened by vegetation (Plates 16-17).



*Plate 16: Looking south-east in the direction of the site*



*Plate 17: Looking north-west in the direction of the asset*

- 6.32. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the *NPPF*.<sup>15</sup> this significance is consolidated by its inclusion within the boundaries of the Littlebourne Conservation Area.
- 6.33. Holly Lodge principally derives its significance from the architectural, artistic and historic interest of its built form and as an example of an 18<sup>th</sup>-century dwelling.

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<sup>15</sup> DLUHC, *NPPF*, para. 200.

6.34. As well as this, the asset also derives a small amount of its significance from its setting. The main elements of its setting comprise the following:

- The position of the asset from within its associated boundary plot;
- The experience and appreciation of the asset from within its defined boundary plot; and
- Glimpsed views towards the asset from the public domain which are considered to make a minor contribution to the overall experience and appreciation of the asset.

6.35. The site is not anticipated to be visible from the asset, and has no known historic functional association with it. The site is not considered to contribute to the heritage significance of the asset through setting.

6.36. The proposed development would result in the construction of modern built form set back beyond an area of open space to the south-east of the asset. The proposed development is anticipated to cause no harm to the heritage significance of the Grade II Listed Holly Lodge through changes in setting.

### **Littlebourne Conservation Area**

6.37. Littlebourne Conservation Area was first designated in May 1972 by Kent County Council and was subsequently extended in June 1994 in order to include The Hill (adjacent to the site) and the meadows behind Littlebourne Court.

6.38. The Littlebourne Conservation Area borders the north-eastern and part of the north-western boundaries of the site. The Conservation Area contains 50 Listed Buildings, two of which are Grade I Listed Buildings, and the remaining 48 are Grade II Listed Buildings.

6.39. A Conservation Area Appraisal for Littlebourne was produced by Canterbury City Council and adopted June 2005. Conservation Areas are designated for their special architectural or historic interest. The Conservation Area Appraisal highlights a number of areas as key to the special interest of the Conservation Area, including the value of its historical, aesthetic and architectural character.

6.40. The appraisal subdivides the Conservation Area into five separate character areas comprising the following:

- The Green;
- Nargate Street;
- Church Road and land behind St Vincent' Church;
- The Hill and Jubilee Road; and
- High Street.

- 6.41. The part of the Conservation Area in closest proximity to the site comprises The Hill and Jubilee Road. In terms of views within/out of this part of the Conservation Area, a view is noted within the appraisal from close to The Evenhill, towards the bus shelter, as follows (Plate 18):

***“A line of trees acts as a backdrop, through which views across a vast expanse of open farmland give a sense of space, in contrast to the ‘walling’ effect of the roadside hedgerow. This planting marks part of the southern boundary of this part of the conservation area”.***



*Plate 18: Looking towards the bus shelter from close to The Evenhill*

- 6.42. The view described in the appraisal appears to be the origin of the ‘vista’ looking south–east within the site depicted on a plan included in the Conservation Area Appraisal.

- 6.43. The ‘unbroken tall hedgerow lining the road’ along the north–eastern boundary of the site is mentioned within the Conservation Area Appraisal. This largely screens views from the Hill into the site (Plate 19), but there is a lower area of hedgerow at the easternmost corner of the site (Plate 20).



*Plate 19: Looking south–east along The Hill, with the hedgerow flanking the site on the right*



*Plate 20: The lower element of the hedgerow at the eastern corner of the site*

- 6.44. It should also be noted the since the appraisal was completed, the sequential views down The Hill have been altered by the establishment of multiple traffic islands with bollards as seen in.

- 6.45. There are also filtered views to the site from further to the north-west, within the Conservation Area, through the trees defining part of the north-western boundary of the site, which will become slightly clearer during the winter months (Plate 21).



*Plate 21: View to the site from further to the north-west from within the Conservation Area*

- 6.46. Littlebourne Conservation Area principally derives its significance from the architectural, artistic and historic interest of its associated Listed Buildings and other historic (non-designated) buildings.
- 6.47. The setting of the Conservation Area also contributes to its significance, although significance derived from the setting is less than that from the built form and spaces which it contains. Within this context, the Conservation

Area is partially situated amongst the modern built form of the wider settlement of Littlebourne, although agricultural land lies to the east of the Conservation Area.

- 6.48. Elements of the surrounds of the Conservation Area which are considered to contribute to its overall heritage significance comprise:
- The remaining rural context of the Conservation Area as provided by agricultural land to the north, east and south; and
  - The experience and appearance of this immediate rural context of the Conservation Area via routeways in and out of the asset.
- 6.49. With regards to the site, whilst the hedgerow flanking The Hill screens or very heavily filters views at a lower level, there are views out from points on the road and from the upper levels houses and the public house within the Conservation Area, and views back to these areas from the site and from Bekesbourne Lane. These include the vista noted in the appraisal.
- 6.50. As such, the site is considered to make a small contribution to the overall heritage significance of the Conservation Area through setting.
- 6.51. The proposed development will result in the construction of built form to the south of the south-western extent of the Conservation Area, set back behind the hedgerow and open space. This will curtail the views currently possible to agricultural land across the site, and back to the Conservation Area from Bekesbourne Lane.

6.52. The principal aspect of the Conservation Area which contributes to its special interest, the character and appearance of the built form and the spaces which it contains will remain unchanged.

6.53. Overall, the proposed development is anticipated to result in less than substantial harm at the lower end of the spectrum to the Littlebourne Conservation Area, via a change in setting.

### **The Evenhill Public House**

6.54. The Evenhill Public House has been identified as a Locally Listed Building by Canterbury District Council (Plate 22). This asset is thus considered to represent non-designated heritage asset in the terms of the NPPF.



*Plate 22: Looking north to The Evenhill*

6.55. The two-storey public house is an L-shaped building, the frontage of which dates from the early to mid-19<sup>th</sup> century and has a slate roof (Plate 22). The main façade faces broadly south-west and fronts onto The Hill. The rear wing dates to the late 17<sup>th</sup>- to early 18<sup>th</sup>-century with a tiled roof and catslide to the rear. A building comprising of further accommodation associated with the public was constructed to the north (rear) during the early 21<sup>st</sup> century.

6.56. Residential development lies on either side of the public house on the northern side of The Hill. Opposite The Evenhill is a bus stop and associated layby with the site beyond, which is partially screened by a line of trees, but with a gap facilitating views (Plate 23).



*Plate 23: Looking south-east to the site from close to The Evenhill*

6.57. There are views north from within the site towards The Evenhill (Plate 24).



*Plate 24: View north from within the site towards The Evenhill*

6.58. At the time of the Tithe Apportionment during the mid-19<sup>th</sup> century, the public house was under the ownership and occupancy of Mary Bailey. As stated above, at this time, the land within the site was under the ownership of the Right Honourable Marchioness Conyngham and occupied by Jennings Gibbs. Therefore, there is no known historical or functional association between the land within the site and the public house.

6.59. As stated above, The Evenhill is a Locally Listed Building and represents a non-designated heritage asset in the terms of the NPPF.

- 6.60. The heritage significance of the asset is principally derived from the architectural and historic interest of its physical fabric as a surviving example of a late 17<sup>th</sup> to early 18<sup>th</sup>-century public house with an early to mid-19<sup>th</sup>-century frontage within this location. The external appearance is also considered to be of artistic interest.
- 6.61. The setting of the asset also contributes to the significance of the asset, although significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise the following:
- The position of the asset within its defined boundary plot, with this largely reflecting the historic composition, and the experience from this location;
  - The experience and appearance of the asset from the surrounding roads including The Hill and Evenhill Road; and
  - Its roadside location where it would have been deliberately positioned in order to attract passing trade.
- 6.62. The site lies opposite The Evenhill, on the southern side of The Hill. There are views from the public house through trees into the site beyond.

- 6.63. The public house is likely to have been sited next to the road to take advantage of passing trade, and views to the agricultural land are considered to be largely incidental, with clear views only recently apparently having been opened up. The site makes a very small contribution to the heritage significance of the asset, through having some illustrative value as part of the wider rural surrounds.
- 6.64. The proposed development would result in the construction of modern built form to the south of the asset, beyond an area of proposed open space. The existing vegetation is to be retained in this area. There is no known historical functional association between the land within the site and the non-designated heritage asset. The loss of views to the agricultural land is considered to result in very minor harm to the heritage significance of the non-designated The Evenhill Public House, via a change in setting.

## 48 The Hill

6.65. 48 The Hill (also known as Foresters Lodge) has been identified as a Locally Listed Building by Canterbury District Council. This asset is thus considered to represent a non-designated heritage asset in the terms of the NPPF.

6.66. The two-storey building was constructed during the early 19th century and has a tiled roof (Plate 25). The main façade faces broadly south-west and fronts onto The Hill. An associated garden lies to the rear of the asset.



*Plate 25: Looking south-east to 48 The Hill*

6.67. Residential development lies on either side of the dwellings on the northern side of The Hill. Opposite no. 48 is the hedged site boundary. Due to the presence of the hedge, ground-level views are screened into the site (Plate 26), although there are views from within the site to the upper levels of no. 48 (Plate 27).



*Plate 26: Looking south from 48 The Hill towards the hedged site boundary*



*Plate 27: Looking north from within the site towards 48 The Hill*

- 6.68. Although the HER states that 48 The Hill was constructed during the early 19th century, the building is not shown on historic mapping until the Ordnance Survey Map of 1877, and was not shown on the Littlebourne Tithe Map of 1840. There is no known historic or functional association between the land within the site and the asset.
- 6.69. As mentioned above, 48 The Hill is a Locally Listed Building and represents a non-designated heritage asset in the terms of the NPPF.
- 6.70. The heritage significance of the non-designated heritage asset is primarily derived from its physical fabric, which has architectural, historic and artistic interest as a

dwelling which was constructed during the early 19th century.

- 6.71. The setting of the asset also contributes to its significance, although significance derived from setting is less than that from its historic fabric. The main elements of the setting of the asset which are considered to contribute to its heritage significance comprise the following:
- The position of the asset within its defined boundary plot, with this largely reflecting the historic composition, and the experience of the asset from this location; and
  - The experience and appreciation of the asset from The Hill.
- 6.72. The site lies opposite 48 The Hill and although views between the asset and the site are considered to be incidental, the land within the site is considered to make a very small contribution to the significance of the asset as part of its historic rural setting.
- 6.73. The proposed development will result in the construction of modern built form to the south of the asset. The hedgerow along the northern boundary of the site is to be retained, with an area of open space proposed along the hedgerow and proposed development beyond. There is no known historical or functional association between the land within the site and the non-designated heritage asset. The loss of views to the agricultural land within the site is considered to result in very minor harm to the heritage significance of the non-designated heritage 48 The Hill, via a change in setting.

## 7. Conclusions

### Archaeological resource

- 7.1. Due to the scarcity of finds recorded within the study area of earlier prehistoric date, the archaeological potential of the site for activity of this date is considered to be low.
- 7.2. The route of the Roman road from Canterbury to Richborough lies along the north-eastern site boundary and follows the route of The Hill. There is no evidence to suggest that contemporary remains are present within the site. Roman activity has been recorded in the wider study area. The potential for remains of archaeological significance of Romano-British date within the site is considered to be low to moderate.
- 7.3. Although the findspots of Anglo-Saxon brooches are potted within the site, the precise location that these finds were recovered from is uncertain. The potential for significance archaeological remains of early medieval and medieval date is considered to be low to moderate.
- 7.4. Any below-ground remains of the former outbuildings and hop-pickers huts in the central area of the site are not considered to be of sufficient interest to be considered heritage assets. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

### Setting

- 7.5. The proposed development within the site will result in less than substantial harm, at the lowermost end of the

spectrum, to the heritage significance of the Grade II Listed Coachman's Cottage/Cedar Lodge. This asset does not appear to have had designed views over the site historically, and the site only makes a very minor contribution to the heritage significance of the asset through illustrating its once more rural wider surrounds.

- 7.6. The southern boundary of the Littlebourne Conservation Area bounds the north-eastern and part of the north-western site boundaries. Whilst the hedgerow flanking The Hill screens or very heavily filters lower-level views from that route, there are views through gaps in the vegetation, views from the upper levels of properties within the Conservation Area, and views back to the Conservation Area across the site from Bokesbourne Lane. The site makes a small contribution to the overall significance of the asset through setting, being part of its rural surrounds. The proposed development is set back from the edge of the Conservation Area beyond the hedgerow and open space, but will curtail views to agricultural land, and views back to the edge of the Conservation Area. The proposed development is anticipated to cause less than substantial harm at the lower end of the spectrum to the heritage significance of the Littlebourne Conservation Area, via a change in setting.
- 7.7. The proposed development is anticipated to cause very minor harm to the heritage significance of The Evenhill and 48 The Hill, both non-designated heritage assets, through changes to setting.

# Appendix 1: Assessment Methodology

## Assessment of significance

In the *NPPF*, heritage significance is defined as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>16</sup>*

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.<sup>17</sup>

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.<sup>18</sup> These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.<sup>19</sup>

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will*

*be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.<sup>20</sup>

Significance results from a combination of any, some, or all of the interests described above.

<sup>16</sup> DLUHC, *NPPF*, pp. 71-72.

<sup>17</sup> Historic England, *GPA:2*.

<sup>18</sup> Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28-32.

<sup>19</sup> DLUHC, *NPPF*, p. 71; DLUHC, *PPG, Annex 2*.

<sup>20</sup> DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.<sup>21</sup>

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

### Setting and significance

As defined in the *NPPF*:

***“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>22</sup>***

Setting is defined as:

***“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>23</sup>***

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

### Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.<sup>24</sup>

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

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<sup>21</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>22</sup> DLUHC, *NPPF*, p. 72.

<sup>23</sup> DLUHC, *NPPF*, p. 71.

<sup>24</sup> Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

***Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.***

***Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”<sup>25</sup>***

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<sup>25</sup> Catesby Estates Ltd. v. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

<sup>26</sup> DLUHC, *NPPF*, para. 200 and fn. 68.

## Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the *NPPF*;<sup>26</sup>
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);<sup>27</sup> and

<sup>27</sup> DLUHC, *NPPF*, para. 200.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.<sup>28</sup>

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

### Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *“have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”*;<sup>29</sup> and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

***“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”***<sup>30</sup>

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *“preserving”* means doing *“no harm”*.<sup>31</sup>

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<sup>28</sup> DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>29</sup> Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

<sup>30</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>31</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.<sup>32</sup> Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.<sup>33</sup> Of particular relevance is the checklist given on page 13 of *GPA:3*.<sup>34</sup>

It should be noted that this key document also states:

***“Setting is not itself a heritage asset, nor a heritage designation...”***<sup>35</sup>

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

***“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.***<sup>36</sup>

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.<sup>37</sup>

## **Benefits**

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 3**, the *NPPF* (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.<sup>38</sup>

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 to 203.<sup>39</sup>

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

***“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).***

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<sup>32</sup> Historic England, *GPA:2*, p. 9.

<sup>33</sup> Historic England, *GPA:3*, p. 8.

<sup>34</sup> Historic England, *GPA:3*, p. 13.

<sup>35</sup> Historic England, *GPA:3*, p. 4.

<sup>36</sup> Historic England, *GPA 3*, p. 8.

<sup>37</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

<sup>38</sup> DLUHC, *NPPF*, paras. 201 and 202.

<sup>39</sup> Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 201 and 203.

***Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.***

***Examples of heritage benefits may include:***

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***

- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.”<sup>40</sup>***

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

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<sup>40</sup> MHCLG, PPG, paragraph O20, reference ID: 18a-O20-20190723.

## Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.<sup>41</sup> It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act goes on to state that:

***“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”***<sup>42</sup>

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

***“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”***

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<sup>41</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>42</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

***when the decision-maker carries out the balancing exercise.”***<sup>43</sup>

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see **Appendix 3**), this is in keeping with the requirements of the 1990 Act.<sup>44</sup>

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

***“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”***<sup>45</sup>

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

<sup>43</sup> Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

<sup>44</sup> Jones v Mordue [2015] EWCA Civ 1243.

<sup>45</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).



In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>46</sup>

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<sup>46</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

## Appendix 3: National Policy Guidance

### The National Planning Policy Framework (July 2021)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in July 2021. This replaced and updated the previous *NPPF* 2019. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

***"Plans and decisions should apply a presumption in favour of sustainable development.***

***For plan-making this means that:***

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

***the overall scale, type or distribution of development in the plan area; or***

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

***For decision-taking this means:***

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
  - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
  - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***<sup>47</sup>

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

***“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”***<sup>48</sup> (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

***“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”***<sup>49</sup>

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<sup>47</sup> DLUHC, NPPF, para. 11.

<sup>48</sup> DLUHC, NPPF, para. 11, fn. 7.

<sup>49</sup> DLUHC, NPPF, p. 67.

The NPPF goes on to define a Designated Heritage Asset as a:

***“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”<sup>50</sup>***

As set out above, significance is also defined as:

***“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>51</sup>***

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

***“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”<sup>52</sup>***

Paragraph 197 goes on to state that:

***“In determining planning applications, local planning authorities should take account of:***

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”<sup>53</sup>***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

***“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to***

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<sup>50</sup> DLUHC, NPPF, p. 66.

<sup>51</sup> DLUHC, NPPF, pp. 71-72.

<sup>52</sup> DLUHC, NPPF, para. 195.

<sup>53</sup> DLUHC, NPPF, para. 197.

**substantial harm, total loss or less than substantial harm to its significance.”<sup>54</sup>**

**“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.**

**Substantial harm to or loss of:**

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”<sup>55</sup>**

Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 201 reads as follows:

**“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities**

**should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”<sup>56</sup>**

Paragraph 202 goes on to state:

**“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”<sup>57</sup>**

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

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<sup>54</sup> DLUHC, NPPF, para. 199.

<sup>55</sup> DLUHC, NPPF, para. 200.

<sup>56</sup> DLUHC, NPPF, para. 201.

<sup>57</sup> DLUHC, NPPF, para. 202.

***“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”<sup>58</sup>***

Paragraph 207 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

***“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”<sup>59</sup>*** (our emphasis)

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

***“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing***

***applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”<sup>60</sup>***

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

### **National Planning Practice Guidance**

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

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<sup>58</sup> DLUHC, NPPF, para 206.

<sup>59</sup> DLUHC, NPPF, para. 207.

<sup>60</sup> DLUHC, NPPF, para. 203.

***“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”<sup>61</sup>***

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

***“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.***

***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which***

***harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”<sup>62</sup>*** (our emphasis)

#### **National Design Guide:**

Section C2 relates to valuing heritage, local history and culture and states:

***“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”<sup>63</sup>***

***“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”<sup>64</sup>***

It goes on to state that:

***“Well-designed places and buildings are influenced positively by:***

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

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<sup>61</sup> DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

<sup>62</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>63</sup> DLUHC, NDG, para. 46.

<sup>64</sup> DLUHC, NDG, para. 47.



- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21<sup>st</sup> century."<sup>65</sup>*

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<sup>65</sup> DLUHC, *NDG*, paras. 48-49.

## Appendix 4: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Littlebourne are currently considered against the policy and guidance set out within the Canterbury District Local Plan which was adopted in July 2017. This contains the following relevant policies:

### **" Policy HE1 Historic Environment and Heritage Assets**

***The City Council will support proposals which protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.***

***Development must conserve and enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause substantial harm to the significance of heritage assets or their settings unless it is necessary to achieve a substantial public benefit that would outweigh the harm or loss, or all of the following apply:***

- ***The nature of the heritage asset prevents all reasonable uses of the site; and***
- ***No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and,***

- ***Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and,***
- ***The harm or loss is outweighed by the benefit of bringing the site back into use.***

***Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.***

***Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.***

***Should permission be granted for the removal of part or all of a heritage asset the City Council will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed."***

#### **"Policy HE4 Listed Buildings**

**Alterations and extensions to listed buildings and development affecting the setting of listed buildings and locally listed buildings should preserve and enhance their character and appearance and the special features for which they are designated. These features can include curtilage buildings, structures, spaces and the landscape setting that are integral to their character and important views within, of, into and out of the area or site.**

**Development that would have an adverse impact on their special historic or architectural interest, or their setting, will not normally be permitted.**

**The re-use of listed buildings, including locally listed buildings, will be encouraged where that use (the optimum viable use) is demonstrated to be compatible with the character, appearance, fabric, interior and setting of the building.**

**Listed buildings including those on the local list should be retained wherever possible. Substantial harm to or demolition of listed buildings, including curtilage listed buildings and locally listed buildings will only be permitted in exceptional circumstances. Where an application will lead to substantial harm or total loss of significance to the heritage asset, consent will be refused unless it can be demonstrated that:**

- **The substantial or loss of significance is necessary to deliver substantial public benefits that outweigh the harm; or**

- **The nature of the heritage asset prevents all reasonable uses of the site; and**
- **No viable use can be found in the medium term; and**
- **Conservation through grant funding is not possible; and**
- **The harm to or loss of the asset is outweighed by the public benefits of bringing the site back into use.**

**Applications for new works to listed buildings will be carefully assessed. Extensions will be required to be of an appropriate scale and design and in materials that retain the special interest of the original building. The character and significance of the building should not be diminished by over-restoration. Existing architectural or historic features including internal features should be retained as they are important to the character of the building."**

#### **"Policy HE6 Conservation Areas**

**Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.**

**Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected,**

*include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.*

*New development in a conservation area should aim to preserve and enhance the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.*

*Development within, affecting the setting of, or views into and out of, a conservation area, as shown on the Proposals Map and all Insets, should preserve or enhance all features that contribute positively to the area's character, appearance or setting. Particular consideration will be given to the following:*

- The retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;*
- Retention of architectural details that contribute to the character or appearance of the area;*
- The impact of the proposal on the townscape, roofscape, skyline, landscape and the relative scale and importance of buildings in the area;*
- The need to protect trees and landscape;*
- The removal of unsightly and negative features; and*

- The need for the development.*

#### *"Policy HE8 Heritage Assets in Conservation Areas*

*The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the other criteria in Policy HE1 apply. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal."*

#### *"Policy HE11 Archaeology*

*The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.*

*Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must*

**include an appropriate desk based assessment of the asset.**

**In addition where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:**

- a) The character, importance and condition of any archaeological deposits or structures within the application site;**
- b) The likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and**
- c) The means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.**

**Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ.**

**Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases archaeological recording works must be undertaken in accordance with a specification prepared by the Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the Council in advance."**

**"Policy HE13 Historic Landscapes, Parks and Gardens**

**The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.**

**Within historic landscapes:**

- a) Development which would not adversely affect their historic character and appearance will normally be permitted subject to compliance with other Local Plan policies;**
- b) The conservation of landscape and architectural elements will be encouraged;**
- c) The maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and based on historical research; and**
- d) Development that does not detract from landscape and village settings will normally be supported, subject to compliance with other Local Plan policies."**

## Appendix 5: Gazetteer of Heritage Data

### HER Event Data

EvUID	Record Type	Name
EKE11675	INT	Dendrochronology of Littlebourne Barn 2003
EKE4712	INT	HOWLETTS
EKE5645	NON	St Vincent's Church - Building Survey 1996
EKE21619	NON	Howletts Wild Animal Park, Littlebourne, geophysical survey 2001
EKE16762	INT	An Archaeological Watching Brief at Wingham Well Water Main Renewal, Kent
EKE6091	NON	Building survey of Littlebourne Barn 1995
EKE20304	NON	Land at Littlebourne near Canterbury, desk-based assessment, 2013
EKE20317	NON	Littlebourne Solar Farm Canterbury, Kent Detailed Gradiometer Survey, 2013
EKE20326	INT	Land at Littlebourne Nr. Canterbury, Kent, Archaeological Evaluation, 2013

### HER Monument Data

MonUID	PrefRef	Record Type	Name	MonType	PeriodRang
MKE100207	TR 25 NW 495	BLD	United Reformed Chapel, Nargate Street, Littlebourne	UNITED REFORMED CHURCH	Post Medieval to Modern
MKE16874	TR 25 NW 151	MON	Brewery at Littlebourne	BREWERY; MALTINGS	Post Medieval
MKE18476	TR 25 NW 434	BLD	ICKHAM WELL LEE PRIORY / LEE COTTAGE SOUTH EAST OF LEE FARMHOUSE	BUILDING	Unknown
MKE18484	TR 25 NW 409	BLD	BEKESBOURNE LANE LITTLEBOURNE / NO. 4 TO TEN EVEN MALVERN COTTAGE	BUILDING	Unknown
MKE18485	TR 25 NW 417	BLD	BEKESBOURNE LANE LITTLEBOURNE / NO. 22 BEKESBOURNE LANE	BUILDING	Unknown
MKE18486	TR 25 NW 425	BLD	CHURCH ROAD LITTLEBOURNE / THE COTTAGE (PREVIOUSLY KNOWN AS NO. 9 LYNTON )	BUILDING	Unknown
MKE18487	TR 25 NW 416	BLD	THE HIGH STREET LITTLEBOURNE / NO. 32 TO 40 THE HIGH STREET	BUILDING	Unknown



MKE18488	TR 25 NW 407	BLD	HIGH STREET LITTLEBOURNE / NO. 42 & 44 THE HIGH STREET	BUILDING	Unknown
MKE18489	TR 25 NW 418	BLD	52 and 54 HIGH STREET LITTLEBOURNE / PEAR TREE COTTAGES	BUILDING	Unknown
MKE18490	TR 25 NW 419	BLD	THE HILL LITTLEBOURNE / NO. 48 FORESTERS LODGE	BUILDING	Unknown
MKE18491	TR 25 NW 420	BLD	THE HILL LITTLEBOURNE / EVENHILL PUBLIC HOUSE	BUILDING	Unknown
MKE18492	TR 25 NW 421	BLD	THE HILL LITTLEBOURNE / OLD OAST COTTAGES	BUILDING	Unknown
MKE18493	TR 25 NW 371	BLD	NARGATE STREET LITTLEBOURNE / NO. 25, 27 & 29 COWLDOWN COTTAGE NARGATE STREET	BUILDING	Unknown
MKE18494	TR 25 NW 422	BLD	NARGATE STREET LITTLEBOURNE / NO. 73A HAVEN COTTAGE	BUILDING	Unknown
MKE23606	TR 25 NW 290	LB	14-20 HIGH STREET	SITE; JETTIED HOUSE; HOUSE	Post Medieval
MKE23607	TR 25 NW 291	LB	24 AND 26 HIGH STREET	SITE; HOUSE	Post Medieval
MKE23608	TR 25 NW 292	LB	30 HIGH STREET	SITE; HOUSE; HOUSE; SHOP	Post Medieval
MKE23609	TR 25 NW 293	LB	ROSE COTTAGE	SITE; HOUSE	Post Medieval
MKE23610	TR 25 NW 294	LB	COACHMAN'S COTTAGE	SITE; HOUSE; STABLE	Post Medieval
MKE23611	TR 25 NW 295	LB	OLD OAST, The Hill, Littlebourne	SITE; WORKHOUSE; HOUSE; OASTHOUSE	Post Medieval
MKE23613	TR 25 NW 297	LB	1 THE GREEN	SITE; HOUSE	Post Medieval
MKE23614	TR 25 NW 269	LB	THE MANOR HOUSE	SITE; HOUSE	Post Medieval
MKE23615	TR 25 NW 267	LB	LITTLEBOURNE HOUSE	SITE; HOUSE; HOUSE; BOOT SCRAPER	Post Medieval
MKE23616	TR 25 NW 287	LB	12-18 Bekesbourne Lane	SITE; TERRACE; DATE STONE	Post Medieval
MKE23617	TR 25 NW 261	LB	ALBION HOUSE	SITE; HOUSE; HOUSE; HOUSE; BOOT SCRAPER	Post Medieval
MKE23618	TR 25 NW 262	LB	LITTLEBOURNE COURT HOUSE	SITE; HOUSE	Post Medieval



MKE23619	TR 25 NW 263	LB	DEVON COTTAGE	SITE; TIMBER FRAMED HOUSE; HOUSE; DATE STONE	Post Medieval
MKE23620	TR 25 NW 264	LB	OLD HALL	SITE; HOUSE	Post Medieval
MKE23625	TR 25 NW 278	LB	WHITEGATE COTTAGE	SITE; HOUSE	Post Medieval
MKE23626	TR 25 NW 268	LB	THE OLD VICARAGE	SITE; HOUSE; HOUSE; VICARAGE	Post Medieval
MKE24154	TR 25 NW 423	LB	BREWERY COTTAGES	SITE; TIMBER FRAMED HOUSE	Post Medieval
MKE24155	TR 25 NW 316	LB	WHITE COTTAGE	SITE; HOUSE; HOUSE	Post Medieval
MKE24156	TR 25 NW 327	LB	BROOKLAND COTTAGES	SITE; HOUSE	Post Medieval
MKE24157	TR 25 NW 318	LB	OLD WATERWAY COTTAGE	SITE; HOUSE; HOUSE	Post Medieval to Modern
MKE24158	TR 25 NW 329	LB	1 AND 3 NARGATE STREET	SITE; HOUSE	Post Medieval
MKE24159	TR 25 NW 330	LB	LITTLE COURT	SITE; HOUSE	Post Medieval
MKE24160	TR 25 NW 331	LB	VINE COTTAGES	SITE; HOUSE	Post Medieval
MKE24183	TR 25 NW 403	LB	20 BEKESBOURNE LANE	SITE; HOUSE	Post Medieval
MKE24184	TR 25 NW 310	LB	LEIGH	SITE; HOUSE	Post Medieval
MKE24185	TR 25 NW 313	LB	C14th BARN AT LITTLEBOURNE COURT	TITHE BARN; AISLED BARN; TIMBER FRAMED BARN	Medieval to Modern
MKE24186	TR 25 NW 328	LB	GREY COTTAGE	SITE; HOUSE	Post Medieval
MKE24187	TR 25 NW 357	LB	5, 7 AND 9 THE GREEN	SITE; HOUSE	Post Medieval
MKE24188	TR 25 NW 358	LB	MANOR OAST FLATS ADJOINING THE MANOR HOUSE TO THE SOUTH WEST	SITE; BARN; OASTHOUSE; APARTMENT	Post Medieval
MKE24189	TR 25 NW 359	LB	GARDEN WALL TO LITTLEBOURNE HOUSE	SITE; GARDEN WALL	Post Medieval
MKE24190	TR 25 NW 360	LB	KING WILLIAM IV PUBLIC HOUSE	TIMBER FRAMED BUILDING; PUBLIC HOUSE; PUBLIC HOUSE; SITE	Post Medieval
MKE24191	TR 25 NW 361	LB	12 HIGH STREET	SITE; HOUSE; DATE STONE	Post Medieval



MKE24192	TR 25 NW 374	LB	LITTLEBOURNE POST OFFICE	SITE; HOUSE; POST OFFICE	Post Medieval
MKE24193	TR 25 NW 365	LB	28 HIGH STREET	SITE; HOUSE	Post Medieval
MKE24194	TR 25 NW 356	LB	THE BOW WINDOW RESTAURANT	SITE; TIMBER FRAMED HOUSE; RESTAURANT	Medieval
MKE24195	TR 25 NW 367	LB	DIAL COTTAGES	SITE; HOUSE	Post Medieval
MKE24198	TR 25 NW 372	LB	OASTHOUSE AT LOWER GARRINGTON FARM	SITE; OASTHOUSE	Post Medieval
MKE24205	TR 25 NW 354	LB	PRIORY END	SITE; SERVICE WING; DATE STONE; BELVEDERE; WEATHER VANE	Post Medieval
MKE24310	TR 15 NE 735	LB	FORMER STABLES TO HOWLETTS (HOWLETTS ZOO PARK)	SITE; STABLE; COURTYARD	Post Medieval
MKE24659	TR 25 NW 305	LB	K6 TELEPHONE KIOSK (CANTERBURY 721236)	SITE; TELEPHONE BOX	Modern
MKE25100	TR 15 NE 872	LB	HOWLETTS (HOWLETTS ZOO PARK)	SITE; HOUSE; STEPS	Post Medieval
MKE25149	TR 25 NW 369	LB	BRICKKILN COTTAGES	SITE; HOUSE	Post Medieval
MKE25150	TR 25 NW 408	LB	ALBION COTTAGES	SITE; HOUSE	Post Medieval
MKE25151	TR 25 NW 387	LB	46 AND 48 HIGH STREET	SITE; HOUSE	Post Medieval
MKE25152	TR 25 NW 390	LB	LITTLE HOWLETTS	SITE; HOUSE; HOUSE	Post Medieval
MKE25153	TR 25 NW 380	LB	HOLLY LODGE	SITE; HOUSE	Post Medieval
MKE25154	TR 25 NW 379	LB	LOWER GARRINGTON FARMHOUSE	SITE; FARMHOUSE; TIMBER FRAMED HOUSE	Post Medieval
MKE25155	TR 25 NW 378	LB	UPPER GARRINGTON FARMHOUSE	SITE; FARMHOUSE	Post Medieval
MKE25160	TR 25 NW 382	LB	GARDEN COTTAGES	SITE; STABLE; HOUSE	Post Medieval
MKE25173	TR 25 NW 311	LB	4 NARGATE STREET	SITE; HOUSE	Post Medieval
MKE25174	TR 25 NW 312	LB	BREWERY HOUSE	SITE; HOUSE	Post Medieval
MKE25175	TR 25 NW 314	LB	TUDOR COTTAGE	SITE; JETTIED HOUSE	Post Medieval
MKE25176	TR 25 NW 315	LB	RIVERBANK	SITE; HOUSE	Post Medieval
MKE25177	TR 25 NW 338	LB	NARGATE COTTAGES	SITE; HOUSE	Post Medieval
MKE25178	TR 25 NW 300	LB	79-85 NARGATE STREET	SITE; HOUSE	Post Medieval



MKE25391	TR 25 NW 370	LB	LEE HOUSE	SITE; OUTBUILDING; HOUSE	Post Medieval
MKE25447	TR 25 NW 413	LB	CORNER COTTAGE	SITE; HOUSE	Post Medieval
MKE25450	TR 25 NW 376	LB	THE ANCHOR INN	SITE; TIMBER FRAMED BUILDING; INN; INN	Medieval to Post Medieval
MKE4529	TR 15 NE 39	MON	Howletts	BUILDING	Post Medieval
MKE56707	MKE56707	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56708	MKE56708	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56709	MKE56709	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56710	MKE56710	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56711	MKE56711	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56712	MKE56712	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56713	MKE56713	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56723	MKE56723	FS	Early Medieval silver buckle	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56820	MKE56820	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56821	MKE56821	FS	Medieval copper alloy brooch	FINDSPOT	Medieval to Post Medieval
MKE56822	MKE56822	FS	Roman copper alloy brooch	FINDSPOT	Roman
MKE56823	MKE56823	FS	Medieval copper alloy harness mount	FINDSPOT	Medieval to Post Medieval
MKE56824	MKE56824	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56825	MKE56825	FS	Medieval copper alloy strap fitting	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56826	MKE56826	FS	Medieval copper alloy brooch	FINDSPOT	Medieval
MKE56827	MKE56827	FS	Medieval copper alloy brooch	FINDSPOT	Medieval



MKE56828	MKE56828	FS	Medieval copper alloy brooch	FINDSPOT	Roman to Early Medieval or Anglo-Saxon
MKE56829	MKE56829	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56830	MKE56830	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE56831	MKE56831	FS	Early Medieval copper alloy brooch	FINDSPOT	Early Medieval or Anglo-Saxon
MKE57526	MKE57526	FS	Medieval copper alloy strap end	FINDSPOT	Medieval
MKE57527	MKE57527	FS	copper alloy casting waste	FINDSPOT	Unknown
MKE57893	MKE57893	FS	Neolithic flint arrowhead	FINDSPOT	Late Neolithic to Middle Bronze Age
MKE5944	TR 25 NW 2	MON	Inhumation / cremation cemetery, Littlebourne, Canterbury	CREMATION; BUILDING; BUILDING; CREMATION; INHUMATION CEMETERY	Early Iron Age to Early Medieval or Anglo-Saxon
MKE5946	TR 25 NW 4	MON	Possible remains of Medieval building, Howletts	BUILDING	Medieval
MKE5947	TR 25 NW 5	FS	Saxon spearhead found 1913	FINDSPOT	Early Medieval or Anglo-Saxon
MKE5948	TR 25 NW 6	FS	Romano-British coins (3) found 1853	FINDSPOT	Roman
MKE5954	TR 25 NW 12	FS	Middle Bronze Age incense cup sherd	FINDSPOT	Bronze Age
MKE5966	TR 25 NW 24	LB	St. Vincent's Church, Littlebourne	CHURCH; CHURCH; GRAVESTONE; GRAVESTONE; CHURCH	Medieval to Modern
MKE5967	TR 25 NW 25	FS	Palaeolithic implements, including several handaxes	FINDSPOT	Lower Palaeolithic to Middle Palaeolithic
MKE5968	TR 25 NW 26	MON	Early-medieval burials, Littlebourne, Canterbury	BURIAL	Early Medieval or Anglo-Saxon



MKE5978	TR 25 NW 36	FS	Misc finds - Belgic to 18thC	FINDSPOT	Early Iron Age to Roman
MKE6002	TR 25 NW 60	MON	Trackway/cropmark	TRACKWAY	Unknown
MKE6003	TR 25 NW 61	MON	Field system/cropmark	FIELD SYSTEM	Unknown
MKE6025	TR 25 NW 126	FS	Incense cup	FINDSPOT	Unknown
MKE6038	TR 25 NW 140	MON	15th century purse hanger, Tudor tiled floor, two wells	FLOOR; WELL	Medieval
MKE76963	TR 25 NW 482	FS	Anglo-Saxon silver penny, Littlebourne	FINDSPOT	Early Medieval or Anglo-Saxon
MKE77363	TR 25 NW 362	MON	Parchmark of a possible building, to the North-east of Upper Garrington farm	BUILDING	Unknown
MKE77407	TR 25 NW 462	BLD	Milestone on High Street, Littlebourne	MILESTONE	Post Medieval to Modern
MKE86416	MKE86416	FRM	Pond's Farm	FARMSTEAD	Post Medieval
MKE86439	MKE86439	FRM	Upper Garrington Farm	FARMSTEAD	Post Medieval
MKE86440	MKE86440	FRM	Lower Garrington Farm	FARMSTEAD	Post Medieval
MKE86441	MKE86441	FRM	Outfarm north of Lower Garrington Farm	FARMSTEAD	Post Medieval
MKE86442	MKE86442	FRM	Outfarm north east of Lackenden Wood	FARMSTEAD	Post Medieval
MKE86443	MKE86443	FRM	Farmstead in Littlebourne	FARMSTEAD	Post Medieval
MKE86484	MKE86484	FRM	Outfarm north west of Littlebourne Mill	FARMSTEAD	Post Medieval
MKE86485	MKE86485	FRM	Littlebourne Court	FARMSTEAD	Post Medieval
MKE86486	MKE86486	FRM	The Manor House	FARMSTEAD	Post Medieval
MKE86487	MKE86487	FRM	Lee Priory Farm (Lee Farm)	FARMSTEAD	Post Medieval
MKE89473	TR 25 NW 479	MON	Former site of hop pickers' huts west of Littlebourne	HOPPERS HUT	Post Medieval to Modern
MKE89973	TR 25 NW 1108	CRA	Crash site of Supermarine Spitfire I	AIRCRAFT CRASH SITE; SPITFIRE	Modern
MKE91255	TR 25 NW 487	MON	Cropmark of a rectilinear enclosure, to the north of Littlebourne	RECTILINEAR ENCLOSURE	Unknown
MKE91256	TR 25 NW 488	MON	Cropmark of a curvilinear enclosure, to the north of Littlebourne	CIRCULAR ENCLOSURE	Unknown
MKE91257	TR 25 NW 489	MON	Cropmark of a rectilinear enclosure, to the north of Littlebourne	RECTILINEAR ENCLOSURE	Unknown



MKE91555	TR 25 NW 493	FS	Bekesbourne, Howletts, several Palaeolithic handaxes (n=11) and a miscellaneous flint implement from "gravel of Little Star" [prob = Little Stour]	OCCUPATION SITE	Lower Palaeolithic to Middle Palaeolithic
MKE16330	TR 25 NW 148	MON	Icehouse, Lee Priory, Cedar Hill, Littlebourne, Canterbury	ICEHOUSE	Post Medieval
MKE108979	MKE108979	FS	Roman bell	FINDSPOT	Late Iron Age to Roman
MKE109036	MKE109036	FS	Medieval copper alloy key (locking)	FINDSPOT	Medieval to Post Medieval
MKE109037	MKE109037	FS	Roman copper alloy coin	FINDSPOT	Roman
MKE109038	MKE109038	FS	Roman copper alloy coin	FINDSPOT	Roman
MKE109039	MKE109039	FS	Bronze Age copper alloy chisel	FINDSPOT	Middle Bronze Age
MKE109048	MKE109048	FS	Medieval silver coin	FINDSPOT	Medieval
MKE111949	TR 25 NW 502	BLD	Former National School, The Hill, Littlebourne, Canterbury	NATIONAL SCHOOL	Post Medieval to Modern
MKE112372	MKE112372	FS	Medieval lead seal matrix	FINDSPOT	Medieval
MKE44573	TR 25 NW 450	MON	A Roman road running from Canterbury to Richborough	ROAD; LINEAR EARTHWORK	Roman
MKE5945	TR 25 NW 3	MON	Well chapel	CHAPEL	Medieval to Modern
MKE76233	TR 15 NE 1072	LND	Howletts	PARK; GLASSHOUSE; ARBORETUM; AVENUE (LANDSCAPE FEATURE)	Medieval to Modern
MKE114262	TR 25 NW 504	MON	Ickham Mill	CORN MILL	Post Medieval to Modern



## Historic England Listed Buildings

List Entry	Name	Grade	Easting	Northing
1051047	14-20, HIGH STREET	II	620939.559	157411.7408
1051048	24 AND 26, HIGH STREET	II	620923.99	157422.4188
1051050	30, HIGH STREET	II	620903.466	157434.4908
1051057	ROSE COTTAGE	II	620733.07	157512.2208
1051061	COACHMAN'S COTTAGE	II	620612.599	157613.5918
1051064	OLD OAST	II	620286	157768.3608
1051071	CHURCH OF ST VINCENT	I	621055.1	157865.2116
1051076	1, THE GREEN	II	620959.836	157355.0318
1051079	THE MANOR HOUSE	II	620987.309	157293.3608
1051080	LITTLEBOURNE HOUSE	II	621019.542	157375.6118
1051094	12-18, BEKESBOURNE LANE	II	620940.431	157342.5028
1051100	ALBION HOUSE	II	620930.79	157310.9508
1051104	LITTLEBOURNE COURT HOUSE	II	621044	157952.3608
1051628	DEVON COTTAGE	II	621215.282	157780.9528
	GROVE COTTAGE			
1051631	OLD HALL	II	621053.246	157689.2788
1052306	WHITEGATE COTTAGE	II	621201.546	157785.8388
1052307	THE OLD VICARAGE	II	621243	157858.3048
1085564	BREWERY COTTAGES	II	620968.707	157422.3108
1085565	WHITE COTTAGE	II	621014	157635.3608
1085566	BROOKLAND COTTAGES	II	621046.103	157652.9018
1085567	OLD WATERWAY COTTAGE	II	621131.524	157677.6638
1085568	1 AND 3, NARGATE STREET	II	620956.1	157423.8408
1085569	LITTLE COURT	II	620946.581	157484.9468
1085570	VINE COTTAGES	II	621215.35	157799.5558
1085593	20, BEKESBOURNE LANE	II	620938.508	157332.4158
1085594	LEIGH	II	620928.346	157285.4288
	LEIGH COTTAGE			
1085595	BARN AT LITTLEBOURNE COURT	I	621028	157884.3608



1085596	GREY COTTAGE	II	621099	157740.3608
1085597	5, 7 AND 9, THE GREEN	II	621006.582	157330.1068
1085598	MANOR OAST FLATS ADJOINING THE MANOR HOUSE TO THE SOUTH WEST	II	620966.8	157261.3248
1085599	GARDEN WALL TO LITTLEBOURNE HOUSE	II	621043.662	157349.8798
1085600	KING WILLIAM IV PUBLIC HOUSE	II	620987.793	157377.1208
1085601	12, HIGH STREET	II	620951.801	157406.2858
1085602	LITTLEBOURNE POST OFFICE	II	620930.932	157416.8948
1085603	28, HIGH STREET	II	620917.468	157426.1278
1085604	THE BOW WINDOW RESTAURANT	II	620863	157475.3608
1085605	DIAL COTTAGES	II	620714.706	157528.6078
1085608	OASTHOUSE AT LOWER GARRINGTON FARM	II	620684.237	156337.6778
1085615	PRIORY END  PRIORY END COTTAGE  THE STUDIO	II	621266	156860.3608
1085720	FORMER STABLES TO HOWLETTS (HOWLETTS ZOO PARK)	II	619590.604	156778.8688
1241618	K6 TELEPHONE KIOSK	II	620931.386	157411.1498
1336480	HOWLETTS (HOWLETTS ZOO PARK)	II*	619622.883	156736.5358
1336539	BRICKKILN COTTAGES	II	620336	158267.3608
1336540	ALBION COTTAGES	II	620931.945	157297.1608
1336541	46 AND 48, HIGH STREET	II	620868	157462.3608
1336542	LITTLE HOWLETTS	II	620852	157426.3608
1336543	HOLLY LODGE	II	620356	157746.3608
1336544	LOWER GARRINGTON FARMHOUSE	II	620678	156312.3608
1336545	UPPER GARRINGTON FARMHOUSE	II	620496	156210.3608
1336550	GARDEN COTTAGES	II	621280	156838.3608
1336563	4, NARGATE STREET	II	620964.925	157408.6308
1336564	BREWERY HOUSE	II	620972.329	157434.0288
1336565	TUDOR COTTAGE	II	621103.266	157644.9408
1336566	RIVERBANK	II	621207	157768.3608
1336567	NARGATE COTTAGES	II	621187.437	157769.2498
1336568	79-85, NARGATE STREET	II	621263.436	157865.0728



1342737	LEE HOUSE	II	621280	156894.3608
1372870	CORNER COTTAGE	II	620963.072	157393.8238
1372889	THE ANCHOR INN	II	620949.078	157376.8758



## Appendix 6: Designation Descriptions

# COACHMAN'S COTTAGE

## Overview

Heritage Category:  
Listed Building

Grade:  
II

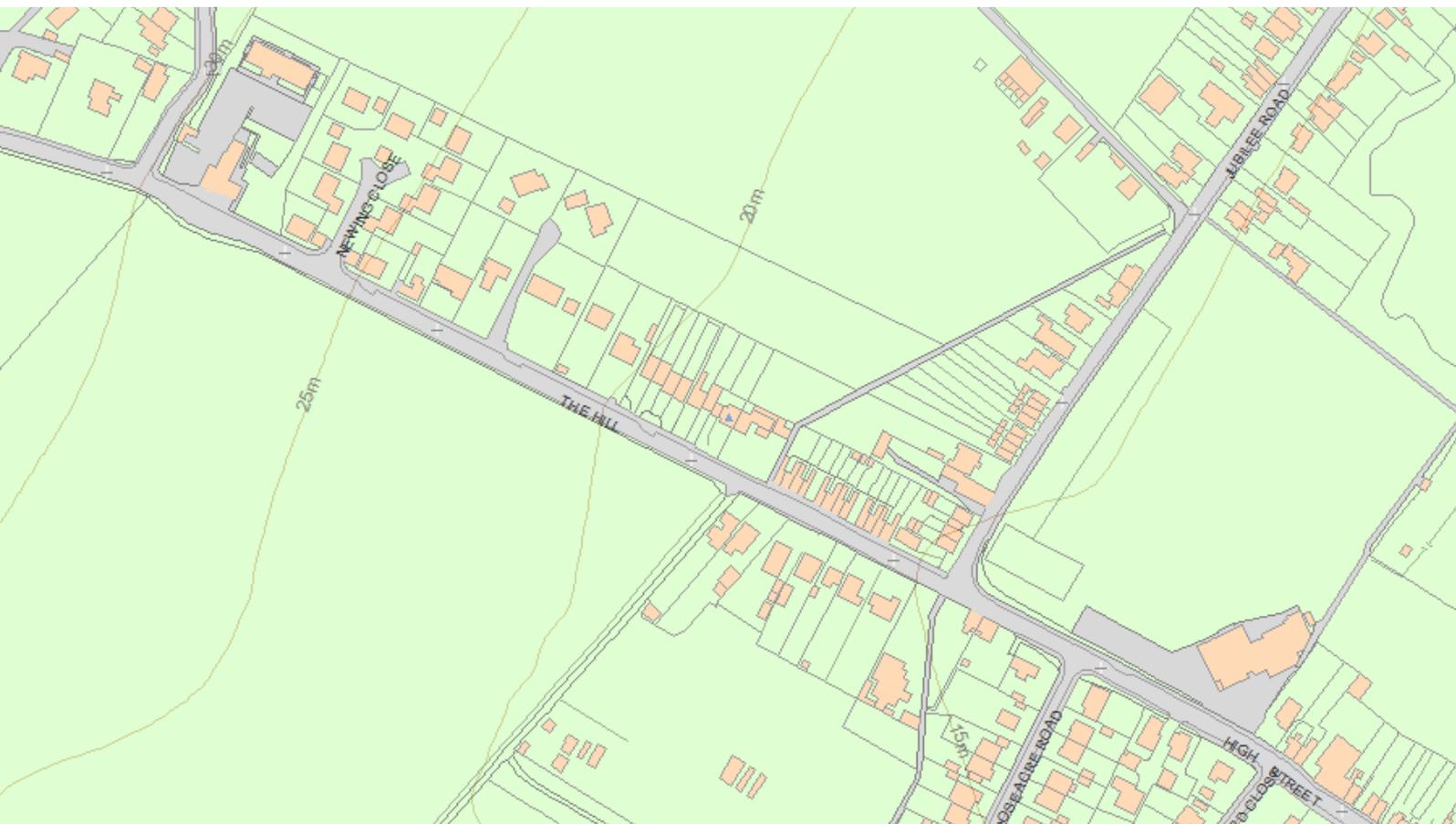
List Entry Number:  
1051061

Date first listed:  
14-Mar-1980

Date of most recent amendment:  
08-Feb-1982

Statutory Address:  
COACHMAN'S COTTAGE, 28, 28A AND 28B, THE HILL

# Map



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[1051061.pdf](#)  
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/409100/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/409100/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 05-Feb-2021 at 16:46:46.

## Location

Statutory Address:

COACHMAN'S COTTAGE, 28, 28A AND 28B, THE HILL

The building or site itself may lie within the boundary of more than one authority.

County:

Kent

District:

Canterbury (District Authority)

Parish:

Littlebourne

National Grid Reference:

TR 20613 57613

# Details

In the entry for LITTLEBOURNE THE HILL 35/470 (north-east side)

Nos 28, 28A and 28B (Cedar Lodge)

the item shall be amended to read Nos 28, 28A and 28B Coachman's Cottage)

-----  
1. 5273 LITTLEBOURNE THE HILL (north-east side)

Nos 28, 28A and 28B (Cedar Lodge) TR 2057 35/470

II

2. No 28 is early C19. Two storeys and basement red brick. Slate roof and eaves cornice. Four windows. Pilasters flank each window bay. Sashes with glazing bars intact. Simple doorcase. No 28A is a 2 storey stable addition with 2 windows and stable of one storey with slate roof. No 28B is a 2 storey early C19 addition having a large bow window with pilasters on the ground floor.

Listing NGR: TR2062457614

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

171305

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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# HOLLY LODGE

## Overview

Heritage Category:  
Listed Building

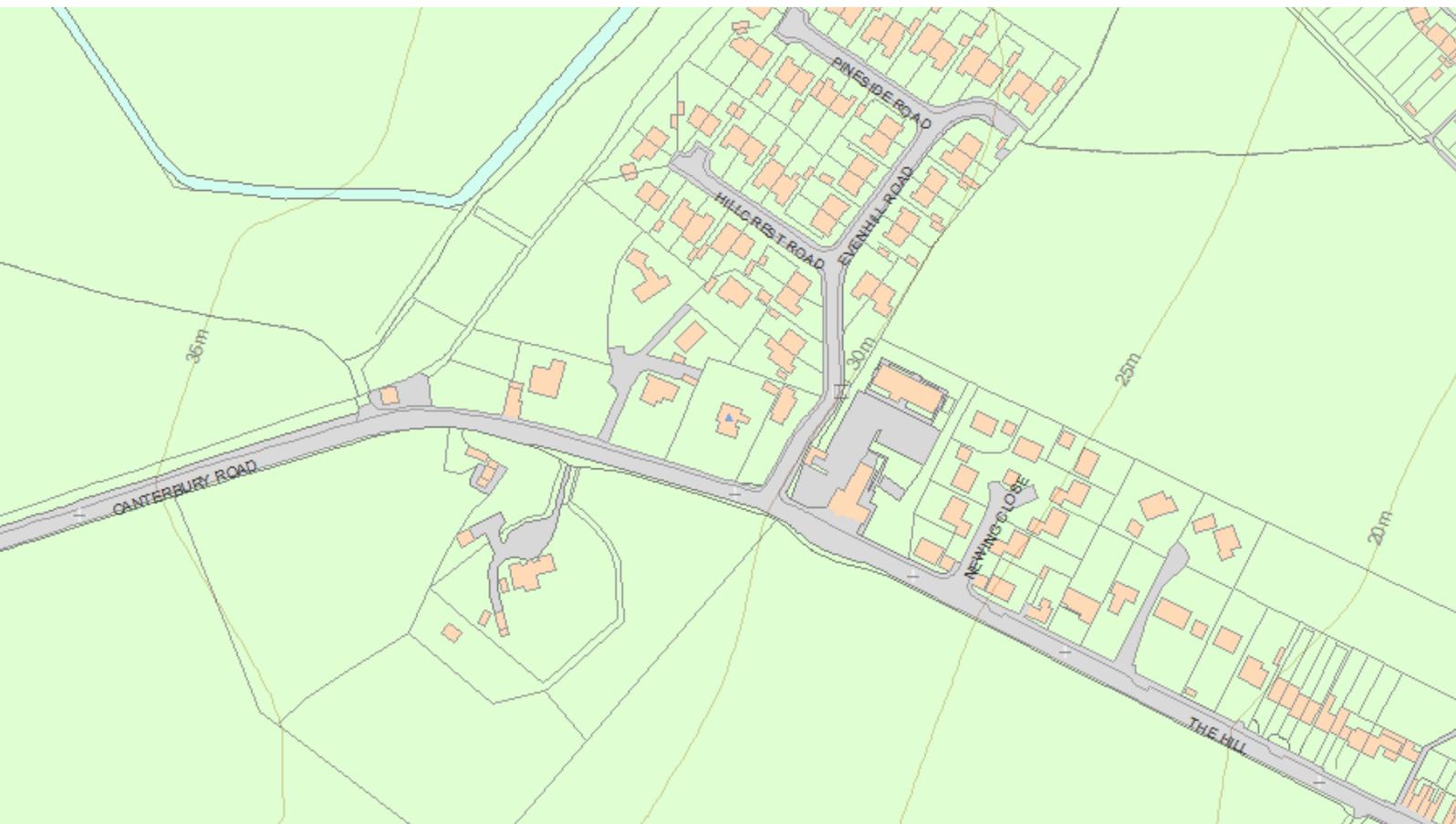
Grade:  
II

List Entry Number:  
1336543

Date first listed:  
14-Mar-1980

Statutory Address:  
HOLLY LODGE, THE HILL

# Map



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[1336543.pdf](#)

([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/304814/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/304814/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 05-Feb-2021 at 16:46:49.

## Location

Statutory Address:

HOLLY LODGE, THE HILL

The building or site itself may lie within the boundary of more than one authority.

County:

Kent

District:

Canterbury (District Authority)

Parish:

Littlebourne

National Grid Reference:

TR 20356 57746

# Details

1. 5273 LITTLEBOURNE THE HILL (north-east side)

Holly Lodge TR 2057 35/471

II

2. C18. One storey and attics. Front elevation weatherboarded, other elevations of red brick. Tiled roof with 2 hipped dormers. Two sashes with glazing bars intact. Modern gabled porch.

Listing NGR: TR2035657746

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

171306

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

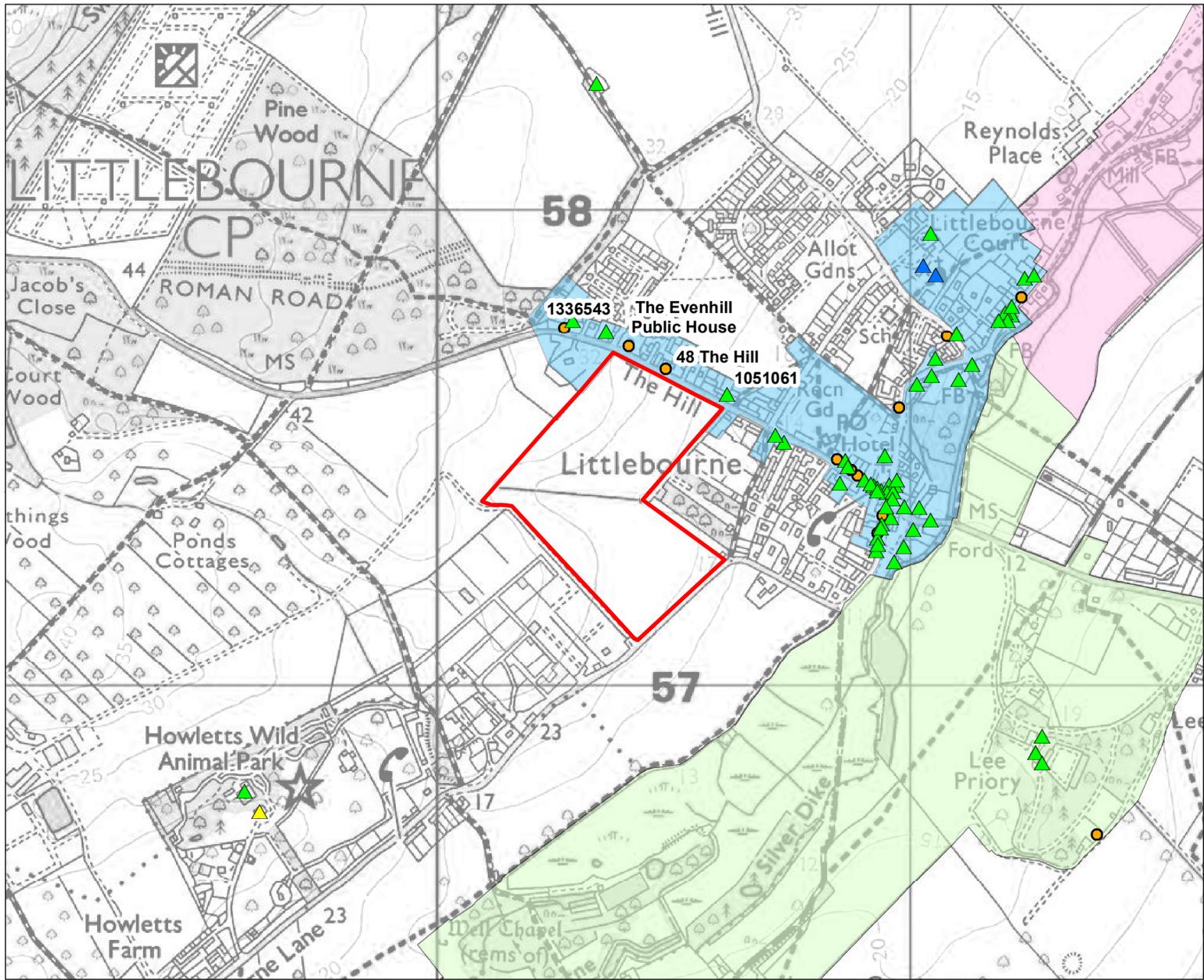
End of official listing

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## Appendix 7: Figures



**KEY**

- Site
- ▲ Grade I Listed Building
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
- Locally Listed Building
- Ickham, Wickhambreaux and Seaton Conservation Area
- Lee Priory and Garrington (Ickham and Well) Conservation Area
- Littlebourne Conservation Area

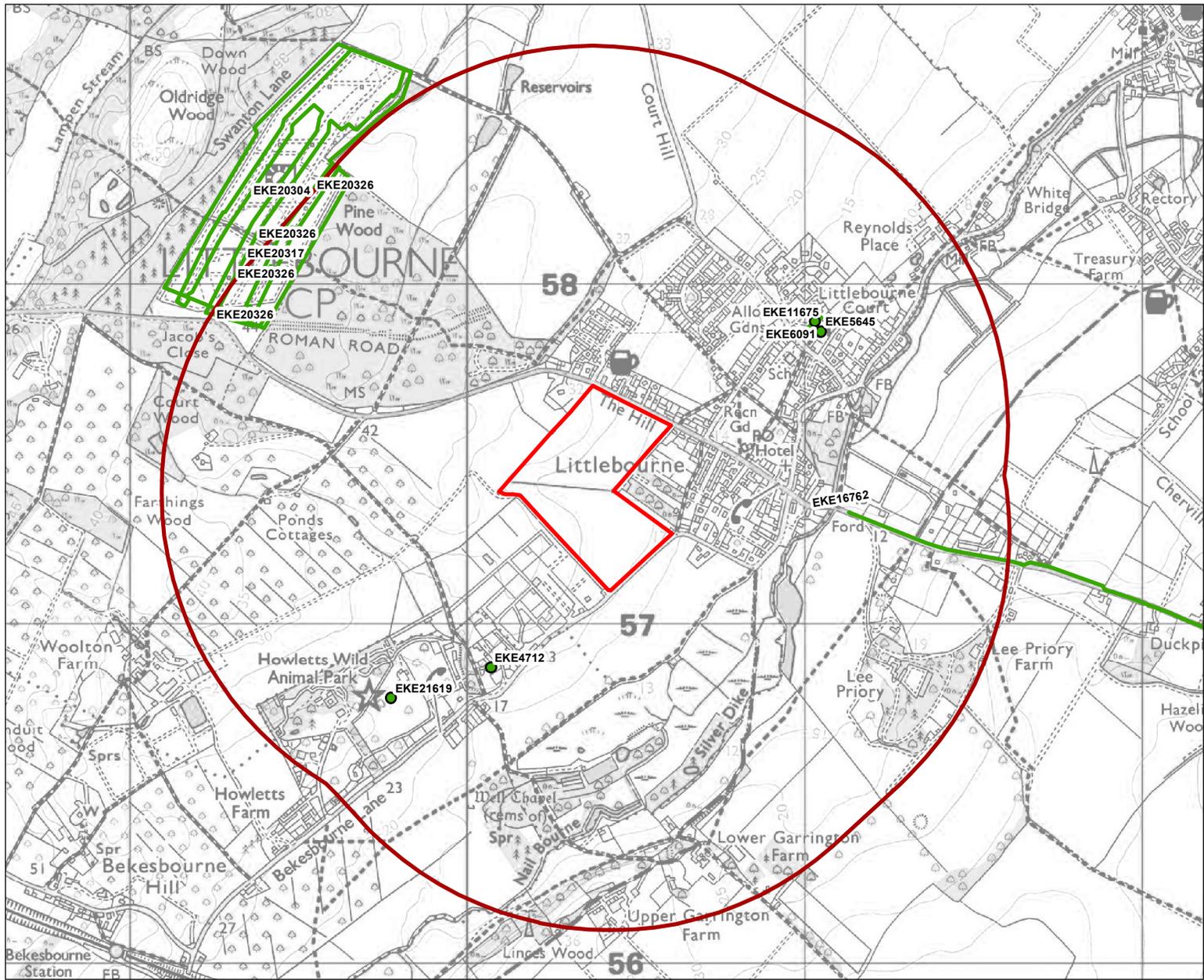
Revisions:  
First Issue- 11/11/2022 RW

**Figure 1: Designated Heritage Assets and Locally Listed Buildings**

Land south of The Hill,  
Littlebourne, Canterbury

Client: Gladman Developments Ltd  
 DRWG No: P21-0259 Sheet No: - REV: -  
 Drawn by: RW Approved by: GST  
 Date: 11/11/2022  
 Scale: 1:12,500 @ A3





**KEY**

- Site
- Study Area
- HER Event Point
- HER Event Line
- HER Event Polygon

Revisions:  
First Issue- 11/11/2022 RW

**Figure 2: Kent HER Event Data**

Land south of The Hill,  
Littlebourne, Canterbury

Client: Gladman Developments Ltd  
 DRWG No: P21-0259 Sheet No: - REV:-  
 Drawn by: RW Approved by: GST  
 Date: 11/11/2022  
 Scale: 1:17,500 @ A3



Planning (Listed Buildings and Conservation Areas) Act 1990  
Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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