



# Heritage Statement in Advance of the Proposed Development of Land at Church Lane, Sholden, Deal, Kent.

August 2019

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National Grid Reference TR 36117 52358



Report for Quinn Estates Ltd

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## **SWAT ARCHAEOLOGY**

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## **Built Heritage Statement in Advance of the proposed development of Land at Church Lane, Sholden, Deal, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Quinn Estates Ltd to prepare a Heritage statement relating to the proposed development area (PDA) of Land at Church Lane, Sholden, Deal, Kent.*

*There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.*

*This report has demonstrated that adjacent to the PDA lies the Grade II\* designated heritage asset of St Nicholas Church with the associated Grade II tombs and vaults in the churchyard. This statement demonstrates that the significance of designated assets resides in their historical, communal and aesthetic interest providing a centre of place and identity for Sholden for many centuries and it is this that forms its primary heritage significance. The designated assets do not have any direct historical or functional relationship with the PDA and the proposed development will not impact upon the historic fabric of these buildings. The setting of the church has altered during the 20th century with the encroachment of housing so that it now surrounds the church except for the eastern side. Planning permission has recently been given for additional residential development for the field in between the PDA and the church and therefore, any alteration to the setting from that proposed development should also be taken into consideration. The appeal decision considers that that development 'provides no harm' due to the vegetation buffer being maintained at the southern end of the development site. The proposed development at the PDA also retains space at the southern end. Due to the vegetation boundaries of the churchyard, there is little visual interaction of the church from the east to appreciate any architectural or historic fabric of the church and does not affect its setting. Consequently, the proposed development does not affect the significance of St Nicholas Church.*

*This built heritage statement has found that the majority of the designated heritage assets will remain unaffected by the proposed development and that the proposed development will produce no harm on the settings or significance of these assets. The proposed development for new residential housing will offer public benefits and will outweigh any 'less than substantial' impact to the church of St Nicholas and the associated designated monuments in the churchyard and potentially outweigh any potential harm done.*

## **1 INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Quinn Estates Ltd (the 'Client'), to carry out a Built Heritage Statement relating to the proposed development area (PDA) of Land at Church Lane, Sholden, Deal, Kent centred on National Grid Reference (NGR) TR 36117 52358 (Fig 4).
- 1.1.2 This document will be used in support of planning applications associated with the proposed development.

### **1.2 The Site**

- 1.2.1 The PDA is located on the north side of Church Lane in Sholden Deal. Deal is situated on the east coast of Kent, which is 1.7km to the east. Sholden, a village is on the western outskirts of Deal. Dover is 10km to the south, south west and Canterbury circa 21km to the north west. The PDA is triangular shaped plot of just under 1 acre located beside a recent housing development to the east. To the north is an arable field. Sholden church is circa 200m to the west. The area to the west, between the PDA and the church is currently shrub land. However, on the 11th June 2019, planning permission under appeal was granted for 48 residential homes, and an up to 64-bedroom care home (APP/X2220/W/18/3213086). The site is on level ground at an average of circa 8m aOD but to the north west it falls way into the Lyddon Valley.
- 1.2.2 There are a total of 21 Listed Building records within the assessment area, the vast majority are to the south of the PDA in Upper Deal, on the outer reaches of the assessment area, which have no impact or intervisibility with the PDA. The closest listed building is that of the grade II\* St Nicholas Church, circa 300m to the south west of the PDA along with some Grade II listed tombs and headstones. These assets due to their close association with the church will be treated as a group and are covered in greater detail within this report.

### **1.3 Project Constraints**

- 1.3.1 No constraints were associated with this project.

## **1.4 Scope of Document**

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the NPPF requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The National Planning Policy Framework (NPPF), was updated in July 2018 and revised in June 2019 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

### **2.2 Heritage Assets**

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

*'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'*

- 2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

### **2.3 National Planning Policy Framework (NPPF)**

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

*‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

*‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.*

2.3.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 185 of the NPPF states that:

*‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in*

*a manner appropriate to their significance. The planning authorities should take into account:*

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 of the NPPF states that:

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

2.3.6 Paragraph 190 of the NPPF states 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 to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

2.3.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This 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.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- c) The desirability of new development in making a positive contribution to local character and distinctiveness.

- 2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. 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.
- 2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (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 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 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.

- 2.3.14 Conversely, paragraph 196 notes that 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.
- 2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. 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 195 or less than substantial harm under paragraph 196, 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.
- 2.3.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities 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.
- 2.3.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## **2.4 Planning Policy Guidance**

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

*Conservation Principles, Policy and Guidance (Historic England, 2008)*

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The

Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- Evidential value. This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- Historical Value. This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable

family, person, event, or movement gives historical value a particular resonance.

- Aesthetic value. This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- Communal value. This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

#### *Historic Environment Good Practice in Planning Notes*

2.4.4 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). GPA1 covered 'The Historic Environment in Local Plans'. GPA2 provided advice on 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 covered 'The Setting of Heritage Assets'. As at March 2017, GPA4 entitled 'Enabling Development and Heritage Assets' was still in draft.

#### *GPA2: Managing Significance in Decision-Taking in the Historic Environment.*

2.4.5 The guidance focuses on understanding the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The

significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. The document sets out a number of stages to follow:

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

2.4.6 Since heritage assets may be affected by direct physical change or by change in their setting. It is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process to assist with any planning decision-making in line with legal requirements.

*GPA3: The Setting of Heritage Assets.*

2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

2.4.8 The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.
- 2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.
- 2.4.11 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:
- Step 1: Identify which heritage assets and their settings are affected.
  - Step 2: Assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
  - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
  - Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
  - Step 5: Make and document the decision and monitor outcomes.
- 2.4.12 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management' (25th February 2016), 'Historic England Advice Note 2: Making Changes to Heritage Assets' (25th February 2016) and 'Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015).

## **2.5 Local Policies**

- 2.5.1 The Dover District Council Core Strategy was adopted in February 2010. It is the Local Plan and It sets out the District's vision, aims and objectives which will determine the future pattern of development the period up until 2026. The council applies existing and emerging national and regional policies at the local level regarding Conservation Areas, listed buildings and Archaeological Remains.
- 2.5.2 The council is also in the process of developing a new Local Plan to cover the period 2018 to 2038. In 2013 the council commissioned a Heritage Strategy with the help of English Heritage to ensure that the heritage of the district shapes any future regeneration, development and management decisions.

## **3 AIMS AND OBJECTIVES**

### **3.1 Introduction**

- 3.1.1 This Built Heritage Statement was commissioned by Quinn Estates Ltd to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

### **3.2 Heritage Asset Assessment – Chartered Institute for Archaeologists (2017)**

- 3.2.1 This heritage asset study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

*'Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a*

*specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'*

(2017:4)

3.2.2 The purpose of the Heritage Asset report is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

## 4 METHODOLOGY

### 4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

### 4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

#### *Heritage Assets*

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

#### *Setting*

- 4.2.3 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 or may affect the ability to appreciate that significance or may be neutral.

#### *Significance*

- 4.2.4 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 may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

### **4.3 Sources**

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

#### *Archaeological databases*

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

#### *Cartographic and Pictorial Documents*

- 4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of

bibliographic and cartographic documents used in this study is provided in Section 9.

#### *Aerial photographs*

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

#### *Secondary and Statutory Resources*

4.3.6 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

#### *Walkover Survey*

4.3.7 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Identify Heritage Assets within the proposed development area and assess the impact of the development upon these Heritage Assets.
- Understanding the landscape and assessing the character, viewpoints, extent and condition of the sites.

## **5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT**

### **5.1 Introduction**

5.1.1 The coastline in prehistory was very different to today. To the north was originally the entrance to the Wantsum Channel. Deal's position on the coast, close to the continent of Europe has influenced its history. The land from the sea rises inland towards the west. Sholden occupies a ridge of land that overlooked the Lydden Valley, which would have been marshland. There have been Palaeolithic finds across the Lydden Valley at Sheldon, Northbourne and also at Worth Minnis of pot and flint scatters. There is little by way of Mesolithic evidence.

- 5.1.2 Recent excavations in Sholden have expanded our knowledge of the Late Neolithic, early Bronze Age. This ridge of land has recorded crouched inhumation burials of likely Bronze Age date as well as ceremonial monuments and an extensive ritual landscape, alongside field systems. During the Bronze Age after 1300BC it is thought that the Lydden Valley was inundated due to rising sea levels.
- 5.1.3 The Sholden area also has Iron Age and Romano-British cremations. Late Iron Age pottery and associated brooches were discovered during pipe laying north of the PDA as well as Iron Age burials in Mill Hill that also included Belgic pottery and brooches. It is believed that to the north was an Iron Age Farmstead at Hull Place.
- 5.1.4 At Deal, it is accepted that Julius Caesar landed on Walmer beach in 55 BC as part of an initial expeditionary force. A Roman Villa is located in the area of Hull Place, circa 900m north west of the PDA. The villa's low-lying position adjacent to the marshland of the Lydden Valley is of interest. Originally a pre-Conquest Iron Age farmstead, which developed into a villa. Research into the evolution of the marshes by the Lydden Valley Research Group has suggested that their reclamation may have begun as early as the Roman period and raises the question of whether the occupants of the Hull Place villa site would have been of sufficient wealth and status to have undertaken marshland reclamation. The Romans had a fort at Richborough, some 8km north west of Sholden across the Wantsum Channel, guarding the entrance to the channel at this end and another at Reculver for the other end of the channel. As a result, there was a high level of activity in this area of Kent. Aside from Hull Place, other villas have been found in Deal and potentially another in Walmer.
- 5.1.5 There is less archaeological information about the area for the Anglo-Saxon period. A burial described as being of late Jutish or early Anglo-Saxon date is recorded as being discovered close to St Nicholas's Church, whilst an early medieval bone comb was recovered at Hull Place. Based on documentation, nearby Northbourne was owned by St Augustine's Priory in 618AD granted by King Eadbald. Sholden at this point had a subsidiary chapel to Northbourne. Eastry, just 5.5km to the north west had a Royal residence for King Egbert in 664 AD.
- 5.1.6 Following the Saxon period, the Wantsum Channel silted up following the deposition of shingle at the southern end by a gravel spit that extended

northwards from Deal. By the 16th century the channel had all but dried up entirely except for large drainage ditches and the marsh land reclaimed. Agriculture was the primary activity in the Lydden Valley.

- 5.1.7 In the Domesday Book, Deal was classed as quite large in size with 31 households and was named as 'Addelam' in the Domesday Book, amongst the holdings of the Canons of St. Martin's Priory, Dover and originally centred around the parish church of St Leonard's. It is likely that the area at this time was agricultural consisting of a number of small settlements. In the 10<sup>th</sup> century, a sea defence known as the Lydden Wall was built and the PDA sites within an area that was enclosed by the wall.
- 5.1.8 Sholden in old English was 'soft dun', which meant 'Shovel hill'. Alternative spellings include Shoueldune in 1176, Schoueldone in 1253 and also Soldone and Scholdon, before becoming Sholden by 1346. The parish boundary between Sholden and Deal is along Church Lane with the north side in Sholden and the southern side in Deal. This particular area was originally surrounded on a peninsular by wet land and marshes, hence its name.
- 5.1.9 St Nicholas's Church itself is thought to date to the early twelfth century with a 13<sup>th</sup> century tower and would likely have acted as a focus for Medieval settlement activity. The church built of flint with Caen stone dressings and Hythe stone buttresses. It shows in the flint work patches of reconstruction. The original Deal to Sandwich road passed the church through what is now the present graveyard with the doorway being on the north side of the church. This doorway has been enclosed and is now the vicar's vestry.
- 5.1.10 Reclamation of the Lydden Valley would likely have continued through the earlier medieval period and the proposed development site would likely have lain as agricultural land between Sholden and the reclaimed lands of Lydden Valley primarily used for pasture. A 1397 survey of St Augustine's Priory property confirms the dominance of pasture and livestock farming where transhumance was undertaken, with droeways across the landscape between the summer pastures in the valley and overwintering on the higher ground.
- 5.1.11 Given its coastal position, the residents in nearby Deal would have also been involved with the sea. Strong currents in the channel, causing an eastward drift,

deposited vast quantities of shingle building up a bank from the end of the cliffs near Walmer and along towards Sandwich. This bank became higher on the seaward side and sloping on the landside, forming what was to become known as the 'Sea Valley'. It is here and on the shingle bank itself, that the 'New Town of Deale' would eventually be established. The area between the notorious Goodwin Sands and the coast was calmer inshore and became known as 'The Downs', an area that became known for safe anchorage.

- 5.1.12 It was this importance of the Downs that was the reason behind Henry VIII building three castles on the coast here, at Sandwich, Deal and Walmer in 1539 to protect against invasion. Financed by the Dissolution of the Monasteries, the King was concerned in wake of the political crises of his divorce from Catherine of Aragon as to the invasion by The Pope.
- 5.1.13 The current road was turnpiked in 1795 and constructed shortly after on a slightly different alignment to the original road. The church entrance was likely altered during this time. As with many churches, St Nicholas underwent 19<sup>th</sup> restoration with the majority of the external flintwork thought to be 19<sup>th</sup> century cladding.
- 5.1.14 The threat of invasion during the Napoleonic Wars led to the construction of Army barracks and a Naval Hospital in Deal. After the Napoleonic Wars, the barracks served as headquarters for an anti-smuggling team and then as a Coastguard Station. By 1869 the barracks became home to the Royal Marines. The barracks eventually closed in 1996 and are now private housing. Sholden remained on the outskirts of Deal away from the urbanisation to the east.
- 5.1.15 At the beginning of the 19<sup>th</sup> century, inhabitants in Sholden totalled 238. By 1901, the population had only grown to just 528. In 1831, the majority of the male population were either farmers or agricultural labourers. During the 19<sup>th</sup> century market gardening was introduced, especially with the coming of the railways.
- 5.1.16 The main road from Canterbury to Deal passes through the village, which in Hasted's time of the late 18<sup>th</sup> century only had 20 houses. The land all around either being arable or marsh land in the Lydden valley. There was no woodland in the parish. It was in the late 19<sup>th</sup> century that a number of brick works were created to take advantage of the abundant brickearth. The closest of which was to the east of the PDA.

- 5.1.17 Coal was discovered in Kent in the 1890s. A number of collieries opened across east Kent. The closest to Sholden was Bettshanger, which was also the largest. To support the miners, many which came from outside of Kent as they had the required skills, meant miner villages were created. A village at Mill Hill was created in 1929 for those working at the Bettshanger Colliery. Deliberately sited outside on the edge of Deal on isolated farmland at the time due to local prejudice as Deal at the time was considered a genteel seaside resort creating tensions. The mine closed in 1989.
- 5.1.18 The church of St Nicholas was damaged by bombing on the 19<sup>th</sup> April 1941 by a parachute mine, which landed in the area that is now Five Ways Rise to the south of the church.

## 5.2 Historical Map Progression

### *Symonson Map 1596*

- 5.2.1 This map of Kent does not depict roads and settlements in any great detail. However, generally the name of key settlements are shown along with a depiction of a small picture of the church associated with that settlement. Sholden is one of those places seen on the map and the drawing of the church similar to that of the actual church (Fig.6).

### *Andrews, Dury and Herbert map of 1769*

- 5.2.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the PDA is in an area between Upper Deal to the south east and the main part of the village of Sholden to the north west. St Nicholas church is shown on the corner of the road towards Sandwich and Church Lane essentially set apart from the to the south of the village. The PDA is depicted as farmland (Fig. 7).

### *Hasted, 1798*

- 5.2.3 The area of the PDA is still fields and the locations of roads and hamlets not dissimilar to the map above. To the north east, the area is shown as marshes (Fig. 8).

*Ordnance Surveyors Drawings 1797*

- 5.2.4 The maps from this series shows the individual buildings and field boundaries. The PDA in this map shows agricultural lane with footpaths crossing the field from St Nicholas Church towards Sholden and also further east from Church Lane. The map also shows the introduction of the new wider and straighter Turnpike Road that is shown leaving Deal towards Upper Deal, passes by the church but further away than the original road and travels north west pass Sholden. A gate to the turnpike road had a bar in Sholden. This section from Deal to Sandwich struggled financially and due to the coming of the railways wound up in 1874 (Fig. 9).

*Tithe Map from 1840*

- 5.2.5 The tithe shows the majority of the PDA as part of field 154. The landowner is Thomas Acres, with the field occupied by Joachim Capp and classed as arable land use with no name and known only as an open field. Joachim Capp leased a number of other fields in the vicinity and rented the house designated 109 on the corner of Turnpike Road and The Street in Sholden to the north of the church. The map also shows the line of the footpaths towards the corner of The Street in Sholden from the church and further east in Church Lane. The plots east of the PDA have been made into long strips as the field is divided up. Plot designated 152 to the north west of the PDA is Churchfield Farm, which is not seen on the earlier maps. The map shows that the original line of the main road by the church has survived and is essentially a footpath. The church yard surrounding the church is essentially an 'L' shape. Opposite the church is Sholden Hall otherwise the church is still relatively set some distance from housing (Fig. 10).

*Historic OS map 1872*

- 5.2.6 There is little change at the PDA. The strip fields to the east have altered boundaries (Fig. 11).

*Historic OS map 1897*

- 5.2.7 The PDA is still part of a field. A couple of the plots to the east now have houses. Upper Deal is beginning to expand northwards (Fig. 12).

*Historic OS map 1905*

- 5.2.8 The PDA appears unchanged. The area to the east has altered with one of the plots now containing brickworks with a pit. Next to the brickworks are a couple

of rows of terraced housing fronting the northern side of Church Lane. The Turnpike Road is called London Road and now has terraced housing along the eastern side on the road out of Upper Deal towards Sholden and on the eastern side of the road, south of the church housing has now reached the church (Fig.13).

*Historic OS map 1938*

- 5.2.9 The pit for the brickworks has expanded. There is no change to the PDA. Upper Deal has continued to expand northwards towards Sholden and there is now housing on the western side of the main road, south of the church (Fig 14).

### **5.3 Aerial Photographs**

*1940s*

- 5.3.1 This shows the PDA as arable land as part of a larger field. The area around the PDA is still rural although housing is seen along the roads as ribbon development. The strip immediately east of the PDA is allotments, with a nursery next to that. The brickworks can also be seen further to the east. The footpath from Deal towards the corner at Sholden still exists, but the one from there to the church does not appear to be used (Plate 1).

*1960s*

- 5.3.2 The PDA is still arable land. On the southern side of Church Lane there is a new housing estate on what was previously farmland that extends Upper Deal towards Sholden. In the area of the PDA, Church Lane is a footpath rather than a Road (Plate 2).

*1990*

- 5.3.3 The PDA is still part of an arable field. The area of brickworks to the east has been replaced by housing. The other plots to the west of the brickfields have consolidated. However, the allotments remain. The field west of the PDA that was previously arable has been left to be scrub. Housing has now appeared along the main road north of the church. The line of the original road has effectively been incorporated into the new road for housing called Vicarage Lane (Plate 3).

*2003*

- 5.3.4 There is little change at the PDA. More houses have been built on the northern side of Church Lane. The area to the west has been left as scrub land (Plate 4).

*2013*

- 5.3.5 The PDA is still part of an arable field. However, immediately to the south east the location of the archaeological evaluation trenches can be seen, as can others further east (Plate 5).

*2017*

- 5.3.6 The house building immediately south east of the PDA has started. And the area of the PDA itself no longer part of the arable field and has been used to assist with access to the building area and the construction of the new road with the piling up of soil. To the east, some of the new housing estate has already been finished (Plate 6).

#### **5.4 Site Assessment**

- 5.4.1 A walkover survey was undertaken on the 12<sup>th</sup> July 2019. The PDA is currently a triangular shaped area to the north west of part of Hyton Drive. Between the houses situated in Hyton Drive and the eastern boundary of the PDA is currently a tarmacked path. The land of the PDA is currently overgrown, with meadow type vegetation, which obscures any potential features and the area is essentially open on all sides. The land is currently level, confirming that the soil seen piled up in the 2017 Google Earth photograph has been removed. To the north of the PDA is currently an arable field and to the west of the PDA is extremely overgrown scrub.
- 5.4.2 The church (TR 35 SE 481) is a Grade II\* listed building. Located on the eastern side of London Road, opposite the junction with Mongeham Road. It is situated in an 'L' shaped plot with the footpath of Church Lane along the southern boundary of a flint wall. Another footpath leads diagonally off from the London Road in front of the church heading northwards towards the houses in Vicarage Lane. The eastern and northern boundaries are mature hedgerows and trees. Within the church yard, close to the church are also the Grade II listed toms, vaults and headstones (TR 35 SE 518; TR 35 SE 477). The church is partly hidden behind vegetation from the London Road, which also has a flint boundary wall. There is no intervisibility between the church and the PDA.

### ***St Nicholas Church, Sholden***

#### *Architectural Interest:*

- 5.4.3 It is thought that the church originated in the 11<sup>th</sup> or 12<sup>th</sup> centuries, however it was heavily restored in the Victorian period, even so the building has some architectural significance but key is its aesthetic significance of that of a modest village church. The earliest map identified that clearly shows the church is in the 1596 Symonson Map.

#### *Historical Interest:*

As the village church, St Nicholas obviously has high significance with historical value in being the central part of village life for many centuries. The earliest documentation referring to the church is in 618AD.

#### *Setting:*

- 5.4.4 The church is located on the London Road north west of Deal and south of the village of Sholden. Originally the main road towards Sandwich would have passed closer to the Church, but following the turnpike of the road in the late 18<sup>th</sup> century, the road to Sandwich was straightened and the path moved slightly away to the west. The church was originally set some distance away, south from the main settlement area and it was not until the late 19<sup>th</sup> /early 20<sup>th</sup> century that housing extended along the London road to surround the church to the north, south and west. The church is surrounded by a church yard with hedgerows and tall trees on the northern and eastern boundaries and along part of the western boundary with London Road. This creates a sense of enclosure with limited visibility of the church except from part of the London Road south east of the church and the far western end of the Church Lane footpath.
- 5.4.5 The land on the eastern side of the church has remained open farmland land until recently when the field immediately aside the church became unused scrub where the southern portion of the field dense vegetation was allowed to grow, providing further screening of the church from its surroundings so that not even the tower can be seen. Further to the east, much of the farmland has been recently converted to residential housing estates and access to the church and the London Road from this area is maintained by a public footpath where it is not possible to see the actually church from a distance until you are right beside it on the footpath. The PDA is located east of the church and the assessment has shown

that the land of the PDA has no historical or functional relationship with the church.

- 5.4.6 However, the setting of the church is due to alter with the recent successful appeal of planning for 48 houses and a care home to be located on the field in between the church and the PDA. Figure 15 provides an illustration of the scheme. As can be seen the housing is primarily located at the northern end of the site, away from the footpath and not immediately aside the eastern boundary of the church yard. The vegetation at the southern end of the appeal site is maintained to limit any impact on the setting of the church by the new development. The appeal decision considered impact on the Church of St Nicholas and made the following comment:

*'Based on the indicative masterplan, the areas of open space would preserve the setting of the church and, as this arrangement might be secured through subsequent reserved matter approval, the proposal would result in no harm in this regard.'*

- 5.4.7 Consequently, in terms of the heritage asset's immediate visual setting, the PDA forms part of the designated asset wider setting and does not contribute to its significance. Due to the vegetation, it is not possible to directly view the heritage asset from the PDA.

*Summary of Significance:*

- 5.4.8 Given the above it is concluded that the extent of the heritage asset's original setting is limited by its natural landscape boundaries, and that the PDA makes a negligible contribution to its visual setting. The asset retains much of its 12th century structure with many later enhancements. It is considered to have high aesthetic, historical and communal interest providing a centre of place and identity for Sholden, and it is this that forms its primary heritage significance.

## 6 PROPOSALS AND ASSESSMENT OF IMPACT

### 6.1 Proposals

- 6.1.1 The proposed development is for residential housing of 14 units. The houses are to be situated slightly away from the Church Lane footpath, with a buffer of additional landscape vegetation on the southern end the PDA. (Fig. 5).

### 6.2 Assessment of Impact

#### *Church of St Nicholas*

- 6.2.1 From our findings, the primary heritage significance of St Nicholas is its architectural, aesthetic, communal and historic interest as the parish church for Sholden House. The church's historical setting is one that would have be viewed northwards along the main road out from Upper Deal and also southwards from Sholden. However, during the 20<sup>th</sup> century the urbanisation of Deal and Sholden has meant that housing now surrounds the church except for the area immediately to the east. To create a sense of enclosure, the church has for much of its boundary created hedgerows and tall trees, this limiting the views of the church from its surroundings. As a result of this and also the vegetation of the field in between the PDA and the church, which while be retained based on the illustrative masterplan of the recently approved planning for residential development, the church cannot be viewed from the PDA and that it does not contribute to its significance.
- 6.2.2 The proposed development at the PDA is also to respect the space aside the Church Lane footpath which will mitigate any potential visual impacts with the intervisibility maintain due to existing vegetation.
- 6.2.3 Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196 and that there is no harm to its significance.

## **7 CONCLUSION**

### **7.1 Introduction**

- 7.1.1 The purpose of this Built Heritage Statement was to assist the Local Authority to fully understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Built Heritage Statement has been prepared by SWAT Archaeology for Quinn Estates Ltd in support of the application for proposed developments of Land at Church Lane, Sholden, Deal, Kent.
- 7.1.2 This report has demonstrated that the PDA lies close to a number of Listed Heritage Assets. This report has focussed on these designated assets closest to the PDA, being St Nicholas Church (Grade II\*), and two designated assets of tombs, vaults and headstones, in the associated churchyard (Grade II).
- 7.1.3 This statement demonstrates that the significance of these assets resides in their architectural, aesthetic, historical and communal interest providing a centre of place and identity for Sholden for many centuries and it is this that forms its primary heritage significance. The assets do not have any direct historical or functional relationship with the PDA and the proposed development will not impact upon the historic fabric of these buildings. The setting of the church has altered during the 20<sup>th</sup> century with the encroachment of housing so that it now surrounds the church except for the eastern side. Planning permission has recently been given for additional residential development for the field in between the PDA and the church and therefore, any alteration to the setting from that proposed development should also be taken into consideration. The appeal decision considers that development 'provides no harm' due to the vegetation buffer being maintained at the southern end of the development site. The proposed development at the PDA also retains space at the southern end. Due to the vegetation boundaries of the churchyard, there is little visual interaction of the church from the east to appreciate any architectural or historic fabric of the church and does not affect its setting. Consequently, the proposed development does not affect the significance of St Nicholas Church.
- 7.1.4 This built heritage statement has found that the majority of the designated heritage assets will remain unaffected by the proposed development and that the

proposed development will produce no harm on the settings or significance of these assets.

- 7.1.5 The proposed development for new residential housing will offer public benefits and will outweigh any 'less than substantial' impact to the church of St Nicholas and the associated designated monuments in the churchyard and potentially outweigh any potential harm done.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Asset Assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

### **8.2 Reliability/Limitations of Sources**

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

### **8.3 Copyright**

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Quinn Estates Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

August 2019

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## 10 APPENDICES

### 10.1 Appendix 1: Statutory List Description

#### 10.1.1 Church of St Nicholas, London Road, Sholden, Deal

Heritage Environment Record Number: TR 35 SE 481

List Entry Number: 1237584

National Grid Reference: TR 35924 52170

Type of Record: Grade II\*

Date of Listing: 11<sup>th</sup> October 1963

Period: Medieval

Summary: Parish church. C13 with C14 fenestration and tower, C17 porch, all heavily restored late C19. Knapped flint and plain tiled roof. Nave and chancel north porch and west tower. Three stage tower with string courses corner buttresses and parapet. Nave with restored Y-tracery windows and buttresses, chancel stepped in with renewed lancets, and low windows to north and south. North porch C17 of red brick on flint, the end wall rebuilt C19 in brown brick. C19 doorways. Interior: plain chamfered tower door, fine C15 chancel arch on round responds with moulded octagonal capitals and bases, and wave moulded outer order carried all the way round the arch. The inner reveals of chancel lancets are original C13 work. C19 roofs, of crown posts in the nave. The nave extends to north of chancel and tower as if aisled on plan. The north doorway C15, with attached shafts and moulded surround. C19 fittings, including bad marble reredos. Monuments: large series of black and white marble wall plaques, early and mid C19 Neo-classical, the best to Sarah Curling, d. 1845, with draped urn and enriched bracketed base, signed J. Milligan, Portland Rd, London, and Jane Harvey, d.1842, with a sarcophagus on claw feet, with fasces on the sides, and small coffin over, signed E. Gaffin, Regent St. London. Originally a chapelry of Northbourne.



Figure 1: Location map of Church of St Nicholas (blue triangle)

*10.1.2 Tomb Chest and Headstone about 1+5 metres east of Church of St Nicholas*

*Heritage Environment Record Number: TR 35 SE 477*

*List Entry Number: 1237026*

*National Grid Reference: TR 35938 52163*

*Type of Record: Grade II*

*Date of Listing: 24th March 1987*

*Period: Post Medieval*

Summary: Tomb chest. Late C17. Moulded and inscribed top slab on red brick chest on plinth. Inscription illegible. Headstone to Elizabeth Ratley, d.1776. About: 3 feet high, with scrolled shoulders and palm frond surround to heraldic achievement.



*Figure 2: Location map of the tomb (blue triangle)*

*10.1.3 Tomb Chest and Vault and Headstone about 2 and 5 metres north of Church of St Nicholas*

*Heritage Environment Record Number: TR 35 SE 518*

*List Entry Number: 1264004*

*National Grid Reference: TR 35935 52169*

*Type of Record: Grade II*

*Date of Listing: 24<sup>th</sup> March 1987*

*Period: Post Medieval*

Summary: Tomb chest and vault and headstone. Tomb chest to William Hild, Pilot of Deal, d.1674, and members of his family to 1696. Red brick chest with plinth on barrel vaulted and part rendered vault. Moulded marble top slab with inscription. Headstone to William Salmon, d.1713. About 3 feet high with heavily scrolled shoulders with death's head motif.



*Figure 3: Location map of tomb, vault and headstone (blue triangle)*

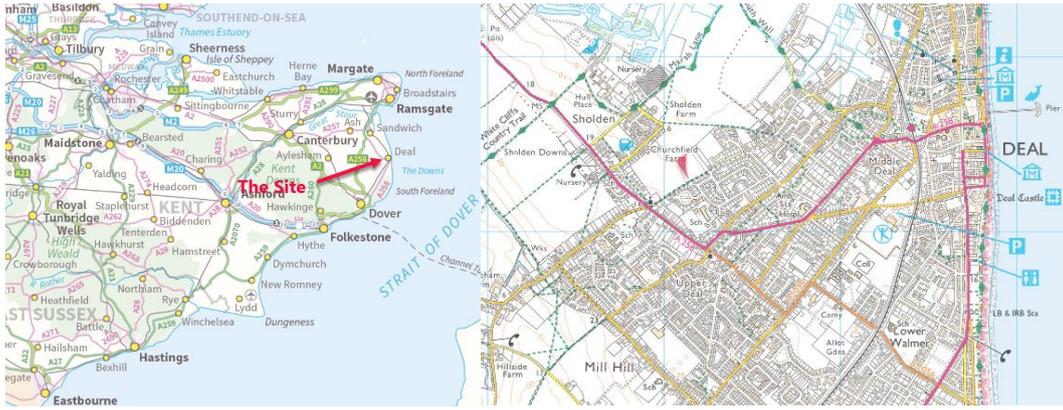


Figure 4: Site location map, scale 1:640,000 and 1:20,000, 1:1,250



Figure 5: Proposed Development Area,



Figure 6: Symonson Map 1596



Figure 7: Andrew, Dury and Herbert Map from 1769

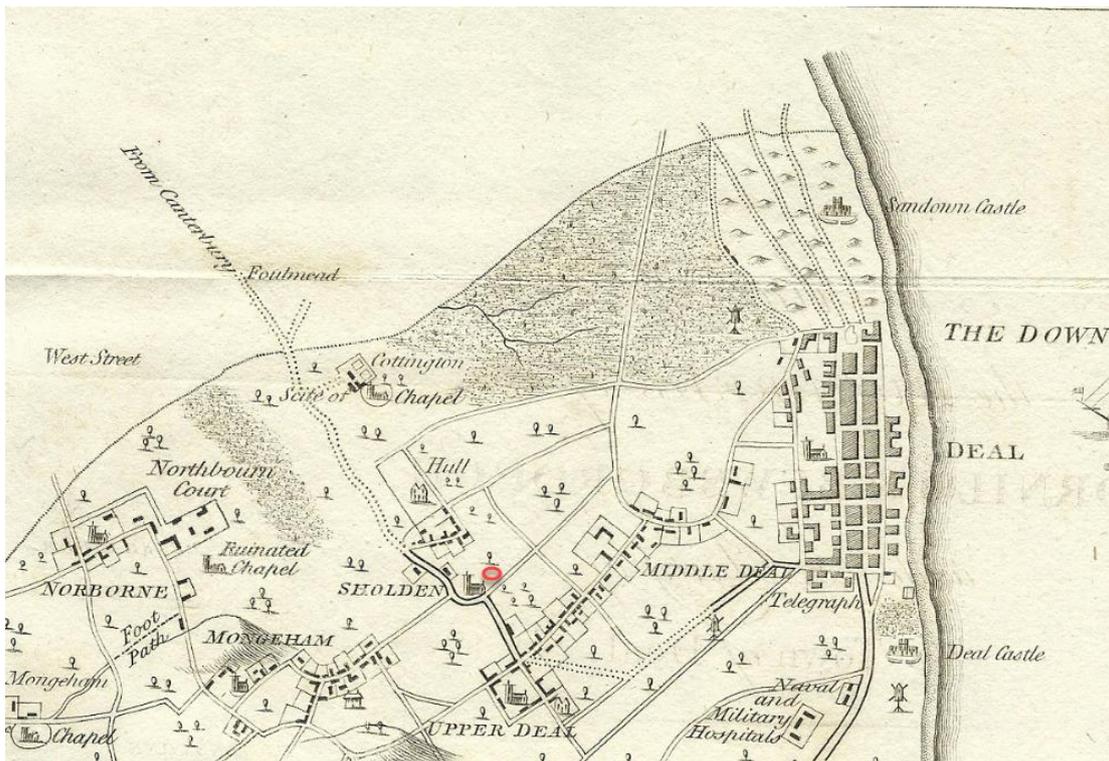


Figure 8: Hasted, 1798



Figure 9: Ordnance Surveyors Drawing, 1797

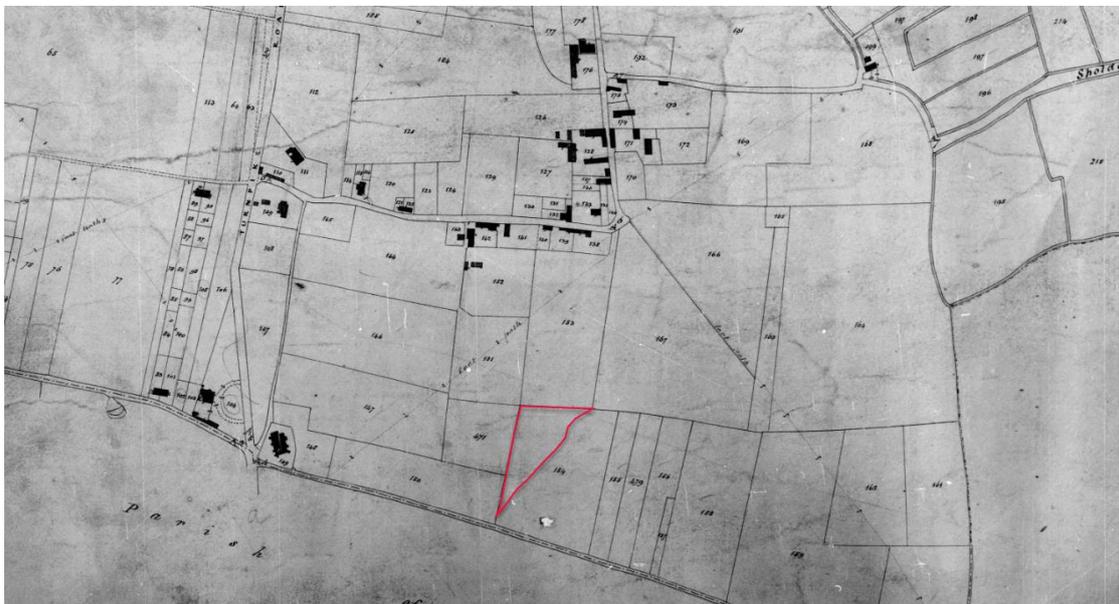


Figure 10: Sholden Tithe Map 1840

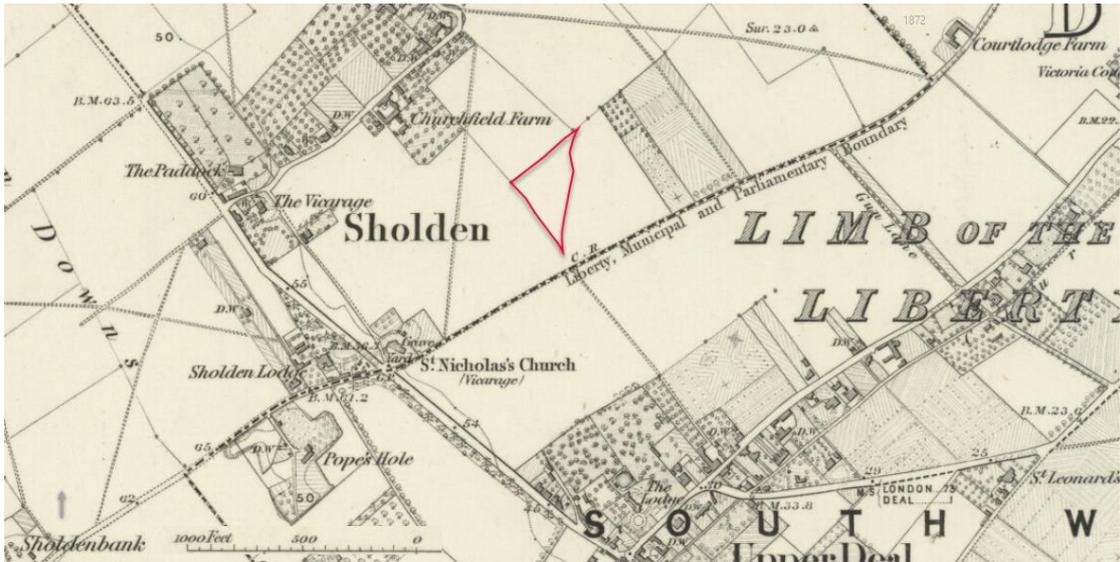


Figure 11: Historic OS Map 1872

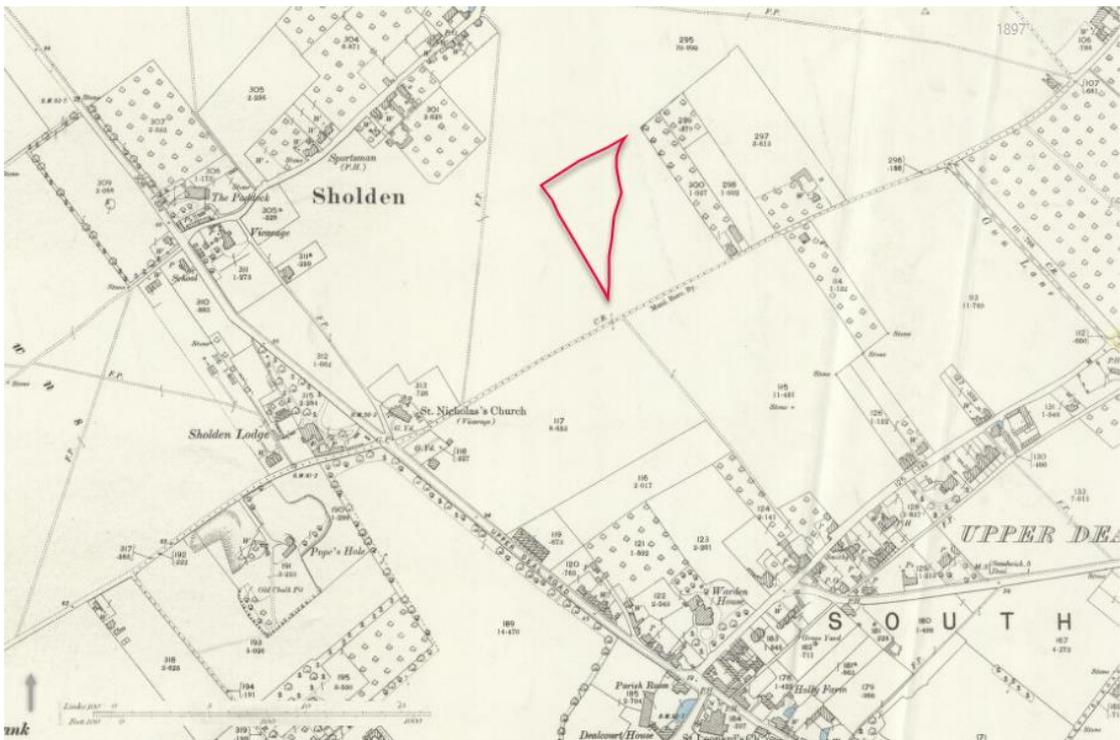


Figure 12: Historic OS Map from 1897



Figure 13: Historic OS Map 1905

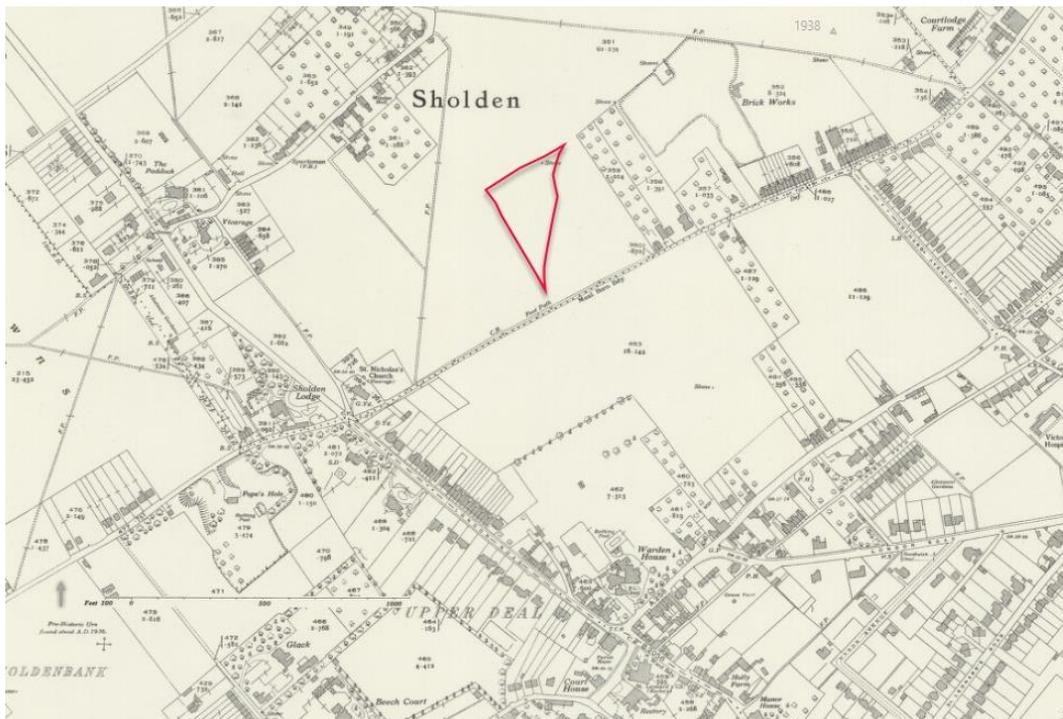


Figure 14: Historic OS Map 1938



Figure 15: Illustrative Masterplan (APP/X2220/W/18/3213086)



*Plate 1: 1940s. All at an altitude of 936m (Google Earth).*



Plate 2: 1960 (Google Earth)



*Plate 3: 1990 (Google Earth)*



*Plate 4: 2003 (Google Earth)*



*Plate 5: 2013 (Google Earth)*



Plate 6: 2017 (Google Earth)



*Plate 7: View along Church Lane footpath towards the church (facing SW).*



*Plate 8: View towards the church from the north east corner of the PDA (facing SSW).*



*Plate 9: View along the Church Lane footpath by the church (facing NE).*



*Plate 10: View towards PDA from the churchyard (facing NE).*



*Plate 11: Grade II listed Tomb, vault and headstone north of church.*



*Plate 12: Grade II listed Tomb east of church.*