



Heritage Statement

Waterfields,
Wickhambreaux,
Kent,
CT3 1RW

April 2022 | Project Ref 07406A

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of the applicant, in relation to proposed new development at Waterfields, Wickhambreaux, Kent, CT3 1RW, henceforth referred to as the 'Site'. The proposals are for part two, part single storey extensions to the rear of the existing house and installation of a green energy system (comprising a ground source heat pump and solar PV array) within the field adjacent to the east. The latter is designed to ensure the house is energy independent and carbon neutral in line with national targets to counter the effects of climate change.

1.2 The location of the Site is identified in **Figures 1 & 2**. The existing house is shaded yellow in **Figure 2**. The determining authority is Canterbury City Council (CCC).



Figure 1: 1:50,000 Ordnance Survey map of the surrounding area with the Site location indicated by the red star. Source: Bing Maps (accessed 14/09/2021)

1.3 The Site comprises a late 20th century house (Waterfields) erected in 1998 as part of a small pocket of infill housing on the south eastern edge of the village of Wickhambreaux. The ownership boundary includes water meadows and livestock pasture to the east within the Little Stour Valley.

1.4 The Site lies wholly within the Ickam, Wickhambreaux and Seaton Conservation Area (**Figure 3**), first designated in 1969 (Wickhambreaux). The Site, furthermore

forms part of the extended landscape setting of several statutorily listed buildings. These include the Church of St Andrew (Wickhambreaux), the Church of St John and to a lesser degree 'Quaives' and Ickham Court (**Figure 4**).

1.5

The significance of the conservation area and other relevant heritage assets along with any contribution made by the setting is described to a proportionate level of detail in this report, in compliance with paragraph 194 of the NPPF. The level of detail provided is sufficient to understand the potential impact of proposed development on the significance of the identified heritage assets.



Figure 2: Satellite view of the Site (outlined in red). The house 'Waterfields' is highlighted in yellow. Source: Google Maps, accessed 14/09/2021

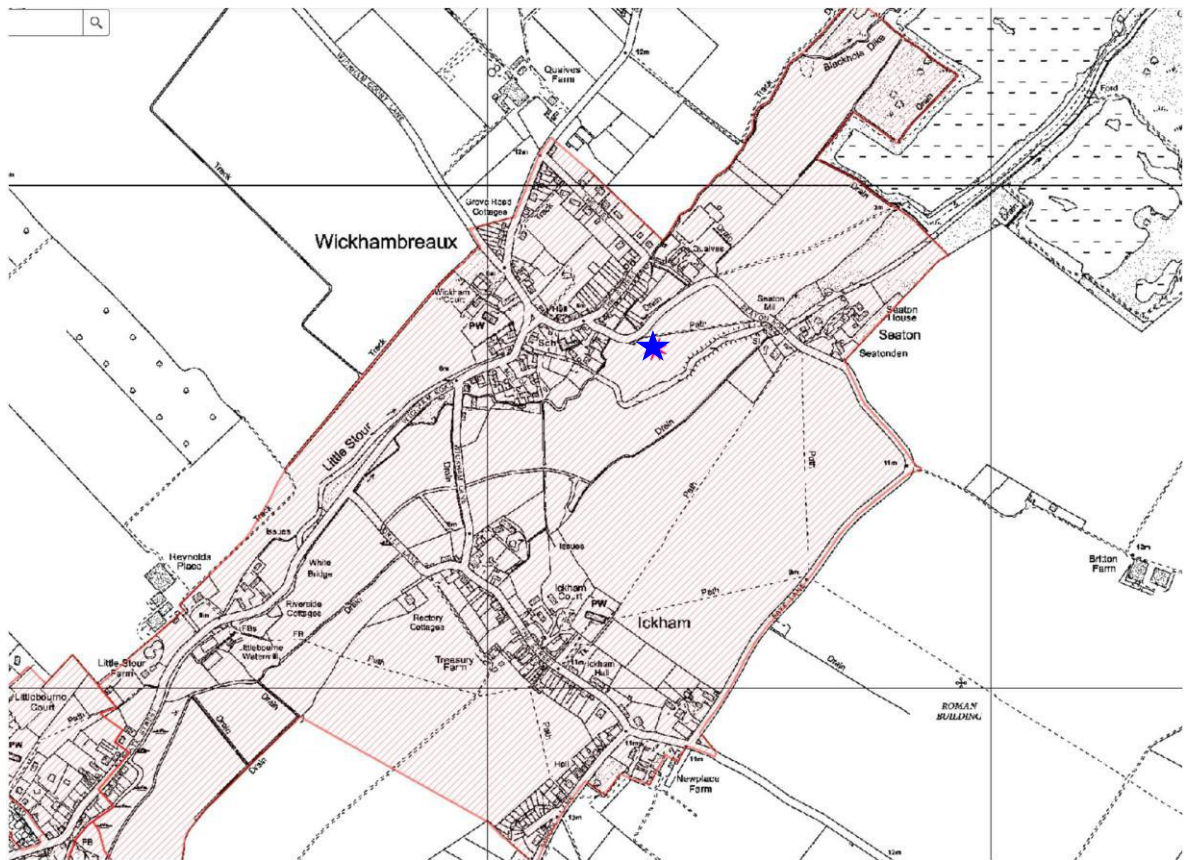


Figure 3: Map of Ickham, Wickhambreaux and Seaton Conservation Area (hatched in red). The Site location is starred. Source: Canterbury City Council – N.B. Ickham Farmlands south of Seaton is now included within the conservation area.

1.6

Besides the Conservation Area, and listed buildings identified on **Figure 4**, there are no other heritage assets in the vicinity of the Site considered to have the potential to be affected by the proposed development as a result of change within their respective settings.

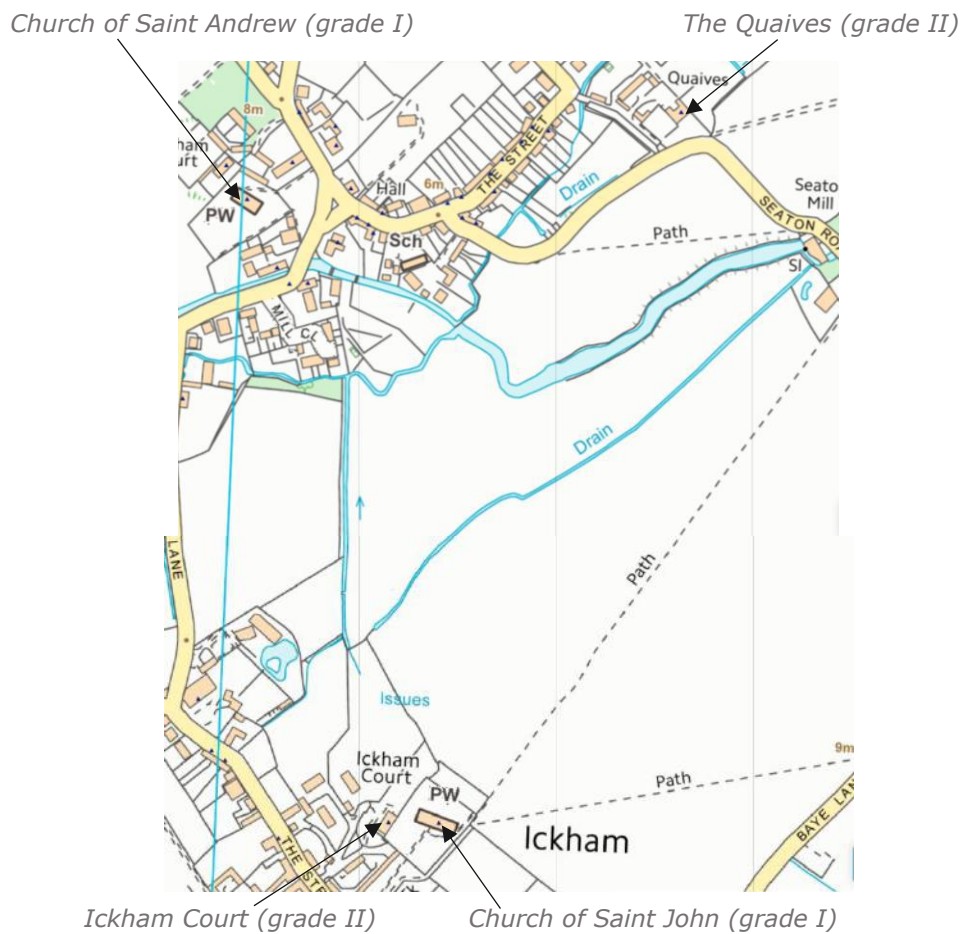


Figure 4: Heritage Asset Map. Listed buildings are demoted by blue triangles. Relevant statutorily listed buildings included within the assessments of significance and impact contained in this report are labelled. The Site boundary is indicated by the red line. Source: Historic England on-line map search (accessed 14/09/2021)

The Context

1.7

The house within the Site is modern, but of sympathetic design in keeping with the traditional vernacular style of the local area. Externally it is expressed in Flemish bond brick with hipped plain tile roof and hardwood timber casement windows (**Figure 5**). Together with the nearby pair of houses, which were built around the same time by the same builder (1996-2000), the enclave comprises a neutral / minor positive element within the conservation area, characterised by well stocked gardens and mature trees. The latter proliferate alongside the Blackhole Dyke, a brook which runs to the rear of the houses accessed from Seaton Road and The Street. Waterfields (the house) lies within the Wickhambreaux, The Street character area.



Figure 5: Waterfields (rear elevation – south east)

- 1.8** The fields to the east of the house also form part of the Site and were vulnerable to flooding, comprising ancient water meadows in this part of the Little Stour Valley. A Flood Relief Channel was dug across the fields in early 2000, which is intended to protect Wickhambreaux and the field north of the canalised leat from flooding. South of the leat the water meadows acts as a flood plain. The ground rises to south east and Ickham Farmlands beyond the canalised leat which formerly powered the industrial era water mill at Seaton (**Figure 6**).
- 1.9** The local network of roads and field hedges is well established and can be traced back to late medieval times. Little has changed since the early 19th century besides the introduction of power lines across the fields to the east of Waterfields, with the local grid infrastructure falling within the Site (**Figure 7**).

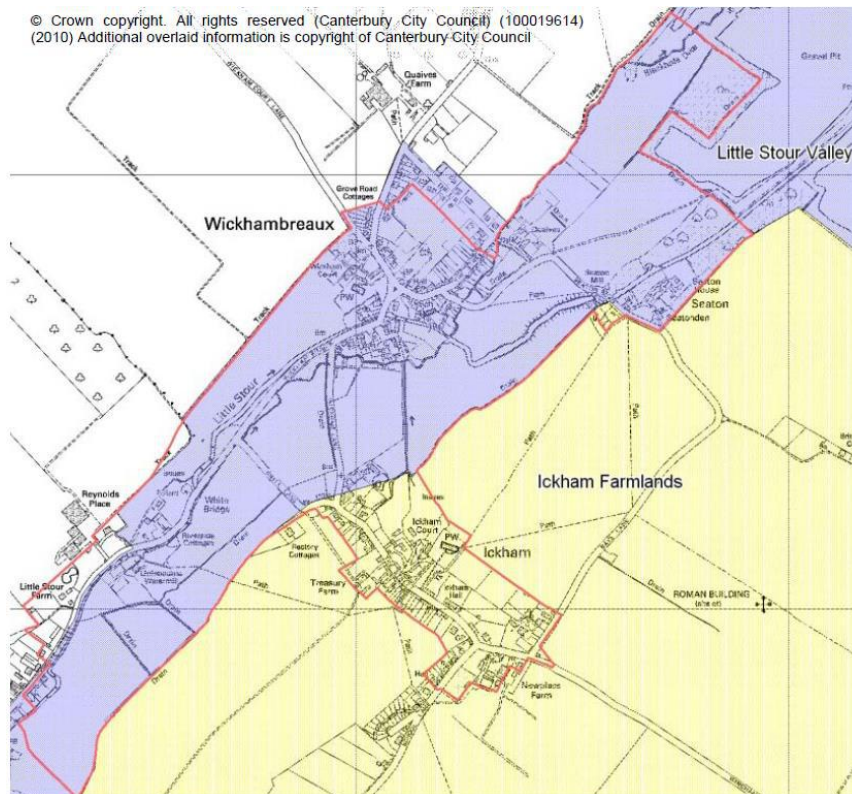


Figure 6: Landscape Types (2011 Conservation Area Appraisal – Canterbury City Council).
 N.B. Ickham Farmlands south of Seaton is now included within the conservation area.

1.10

The proposed scheme has benefited from pre-application engagement with CCC (ref: PRE/21/00118) with feedback indicating support for the proposed extensions to the rear of the dwelling, but seeking more information in relation to the potential impact of the green energy system (including a solar PV array) proposed within the field (see **Appendix 3** for details). The pre-application response identified the potential for harm to the conservation area and its tranquil rural setting. The feedback also identified the requirement for a heritage statement to consider the impact on heritage assets, as well as the setting of the conservation area and its significance.



Figure 7: View east of field and powers lines in vicinity of the proposed solar PV array

Purpose of this Statement

- 1.11** The purpose of this document is to provide sufficient information to allow the Council to understand the effects of the Proposed Development upon the historic built environment in order to gauge their suitability in heritage terms. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
- 1.12** In compliance with paragraph 194 of the National Planning Policy Framework (NPPF - 2021) this heritage statement describes the significance of any heritage assets which have the potential to be affected by the proposed development. It also assesses the capacity of these assets to absorb change.
- 1.13** The heritage assets considered likely to be affected have been observed and assessed by the author following a site visit made in September 2021. The location of the Site relative to these heritage assets is indicated on **Figures 3** and **4**.
- 1.14** The proposed scheme of development has been prepared and assessed in light of the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990.

The report also sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy and guidance.

- 1.15** An assessment of the below ground archaeological potential of the Site lies outside the scope of this report. The Historic Environment Record has nevertheless been consulted via the Heritage Gateway website and other online datasets and resources have provided background information on the site and surrounding assets, they are referenced within the following text where relevant.

Key Considerations

- 1.16** The key heritage considerations are whether the proposals would preserve, enhance or harm the significance of affected heritage assets. The preparation of this report has been informed by archival and desk-based research and a site visit.
- 1.17** This report should be read in conjunction with the full drawn submission and Design and Access Statement prepared by Hollaway Architects Ltd.

2. Relevant Planning Policy Framework

Legislation and National Planning Policy

- 2.1** Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (hereafter 'the Act') requires the decision maker to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹ The presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas. The meaning and effect of these duties have been considered by the courts in cases since the legislation came into effect, including the Court of Appeal decision in relation to South Oxfordshire DC v SSE & J Donaldson (March 1991, CO/1440/89). The Court found that section 72 requires attention to be directed to the effect on the conservation area as a whole rather than on particular parts of it.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF – July 2021) as being made up of four main constituents: architectural, historical, archaeological and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

2.5 Paragraph 197 of the NPPF underlines the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,⁴ and reiterates the well-established concept that new development can make a positive contribution to local character and distinctiveness.

2.6 Paragraph 195 indicates that all harm should be avoided or minimised and that which remains requires clear and convincing justification (Para 200).

2.7 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

"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."

2.8 The NPPF requires the impact on the significance of designated heritage assets to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.9 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

⁴ *Conservation* (for heritage policy) is defined in Annex 2 of the NPPF as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

⁵ *Bedford Borough Council v SSCLG and Nuon UK Limited* [2013] EWHC 4344 (Admin).

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."

2.10 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.11 Paragraph 203 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

"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."

2.12 There are twenty eight locally listed buildings within the three parts of the conservation area, however, none of these non-designated heritage assets are considered to have the potential to be affected by the proposed development as a result of change within its setting.

2.13 According to paragraph 206 local planning authorities should look for opportunities for new development 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.

Local Policy

2.14 The Local Plan (adopted in July 2017) sets out plans to develop Canterbury District until 2031. It comprises the development plan to help make planning decisions for the area.

2.15 From the adopted Local plan the following heritage policies are relevant for the purpose of this Heritage Assessment.

- Policy HE1 Historic Environment and Heritage Assets

- Policy HE4 Listed Buildings
- Policy HE6 Conservation Areas

2.16 Policy HE 1 is closely aligned with national policy relating to heritage assets set out in the NPPF (see above). Of relevance to this report is the following policy wording:

"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."

2.17 Policy HE 4 reiterates HE1, concerning development affecting the setting of listed buildings and locally listed buildings. This 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."*

2.18 Policy HE 6 relates to new development within or adjacent to conservation areas. This policy states:

"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:

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

Guidance Documents

National Planning Practice Guidance (NPPG)

2.19 The National Planning Practice Guidance (NPPG; ref: 18a-018-20190723; updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF.

2.20 NPPG notes that public benefits can be heritage based for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. The guidance goes on to note that examples of heritage based public benefits include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015) (GPA 2)

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

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

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017) (GPA 3 – 2nd Edition)

2.22 Historic England's GPA 3 (2nd Edition) notes that the NPPF makes it clear that the setting of a heritage asset is the surroundings in which it 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. The guidance notes:

'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

2.23 An assessment of the potential effect on the significance of the identified heritage assets by the Proposed Development should be considered using the following steps:

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

2.24 This guidance has been considered when assessing the contribution of setting to the significance of the heritage assets potentially affected by the proposed development on the Site.

2.25 Step 1 of the guidance corresponds to Section 4 of this Heritage Statement. Step 2 is also applied in the section on Heritage Significance (Section 4). Steps 3 and 4 are

applied in Sections 5 and 6 (Heritage Impact Assessment and Conclusions) with reference to the table in **Appendix 2**.

Local Guidance

- 2.26** CCC produced a comprehensive Conservation Area Appraisal for the Ickham, Wickhambreaux and Seaton Conservation Area in January 2011. This remains the current adopted local planning guidance document and has provided information on the history and character of the Site and its surroundings for the purpose of this report. The document has informed the findings of the assessments of significance and impact presented in sections 4 and 5 respectively.
- 2.27** CCC also produced a Canterbury Landscape Character Assessment and Biodiversity Appraisal in October 2020. This document refers to the view of the Church of St John in Ickham, but is otherwise very similar to the above Conservation Area Appraisal.

3. Background and Development

Historic Development

Wickhambreaux, Ickham & Seaton

Origins and period of Roman occupation

3.1 Human settlement in this part of the Little Stour Valley stretches back to the Bronze Age and there is evidence of continuous occupation since Roman times. The layout and character of settlement along the Little Stour Valley during the Roman period is well documented and includes the Roman road originally connecting Richborough (*Rutupae*) and Canterbury (*Durovernum Cantiacorum*) – **Figure 8**. This is one of the earliest Roman roads in Britain and was laid out following the Claudian invasion of Britain in 43 A. D. to facilitate the rapid mobilisation of the Roman army through the newly annexed province.

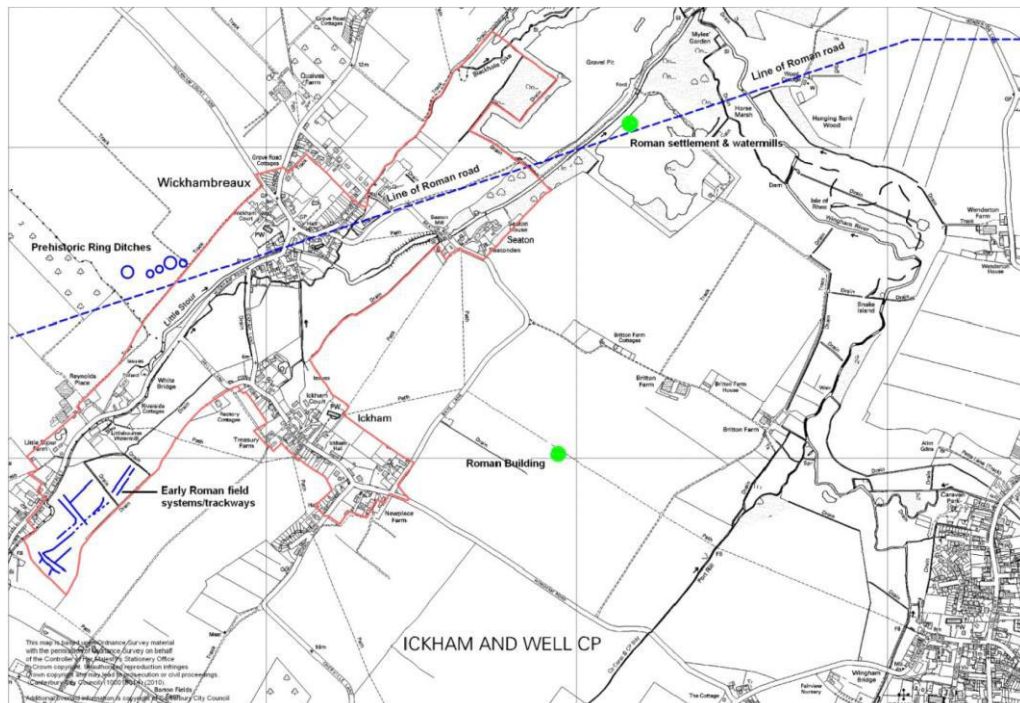


Figure 8: Map showing the location of important archaeological features in the vicinity of Ickham and Wickhambreaux

- 3.2** The importance of the route is attested by its inclusion in the Antonine Itinerary, a book compiled in the early 3rd century, and the fact that it was maintained as a *via strata* by the imperial administration. A group of lead seals from letters or small packets recovered from the site of a Roman masonry building near Ickham, about 1km south-east of the road, emphasize the importance of such roads for the carrying of imperial messages by the *Cursus Publicus* (the state-run courier and transportation service of the Roman Empire).
- 3.3** The location of Wickhambreaux shows that this settlement was sited adjacent to the road as much as in proximity to the Little Stour and the same could be said for Ickham.
- 3.4** Part of a Roman settlement was excavated and recorded at Seaton between 1972-74 prior to gravel extraction. The settlement straddled both sides of the main Roman road, and it is clear that it was sited to exploit the river where the road cut diagonally across its course. The excavations revealed the course of an earlier watercourse and a number of channels cut to serve as headraces adjacent to which were sited a succession of mills dating from the early 3rd century through to the early 5th century, i.e. from the late Roman period in Britain.

Saxon and Medieval Periods

- 3.5** Of the two villages, Ickham is the earliest, being first recorded as *Ieccaham* in a grant of land dated 724 and again in later charters of 785 and 791. Wickhambreaux is first recorded much later, in 948, as *Wicham*. A group of three Anglo-Saxon pottery vessels found near Wickhambreaux church may be related to burials sited adjacent to the Bronze Age burial mounds. This area has also produced a mid 6th century brooch and a number of seventh-eighth century coins, perhaps derived from disturbed burials.
- 3.6** By the 11th century the church and adjacent court farm formed the manorial focus of the medieval settlements. The Domesday survey (1086) records a church, with priest, a park, mills, salthouses and fisheries as well as meadow, pasture, woodland and arable, a considerable amount of which was farmed by 36 villagers and 32 cottagers at Wickhambreaux. At Ickham there was more arable land, worked by 29 villagers and 60 cottagers, but the assessed value was about equivalent at £32. A

church, 4 mills, meadow and woodland are also recorded at Ickham. The presence of the churches in 1086 indicates that these were originally of Saxon foundation.

3.7 St Andrew's Church at Wickhambreaux was largely rebuilt in the 14th century and much restored in 1868. The Church of St John at Ickham is a fine example of Early English architecture built in the 12th century (with chancel and transepts added in the 13th and 14th century respectively). The church belonged to the Priory of Christ Church in Canterbury (the reformed Monastic element of Canterbury Cathedral).

Early modern period

3.8 Both Ickham and Wickhambreaux developed slowly during the 17th and 18th centuries and the majority of houses and agricultural buildings which remain date from this period of incremental growth. The core and character of both settlements was established at this time, centred on the church and several earlier houses which survive such as the Old Stone and Old Bell house in Wickhambreaux and the Old Rectory (formerly the Prior's manor) in Ickham.

3.9 The early 19th century saw the rebuilding of water mills in Wickhambreaux and Seaton as the period of industrialisation in Britain intensified the use and efficiency of older milling infrastructure as technology advanced. A school was built in Wickhambreaux in the early Victorian period and, though much extended, retains the core of its original premises.

3.10 Seaton was a very small farming hamlet that grew with the construction of Seaton Mill, which dates from 1802 and was used to grind corn and later adapted for rubber. The mill building, now in residential use, straddles the Little Stour. This portion of the Little Stour was known as the Seaton Navigation and was an important trade route.

3.11 **Figures 9 to 20** illustrate slow progress of development within Wickhambreaux and Ickham / Seaton between 1842 and 2003. During this period the Site remained undeveloped until 1998. However, the water-meadow / flood-zone area to the east of the existing house has never been developed, for obvious reasons. In the early 1900's there was a 9-hole golf course, but subsequently reverted to a grazing meadow after about 10-years and additionally the river has had remedial works to

maintain the integrity of the leat. The last significant groundworks were undertaken in 2016

3.12 by the Environment Agency.

This land has remained in Church ownership⁶ since medieval times and was only recently purchased from the establishment. Improvements to the watercourses and bio-diversity have since been made, resulting in visual enhancement and

3.13 environmental benefits to the local area.

The house at the Site, known as Waterfields, was constructed in 1998 as a private residence and was the second of three houses built between 1996 and 2000. These are accessed from Seaton Road to the north and comprise a sequestered cul-de-sac that is very much in keeping with the density of built form and general character of the

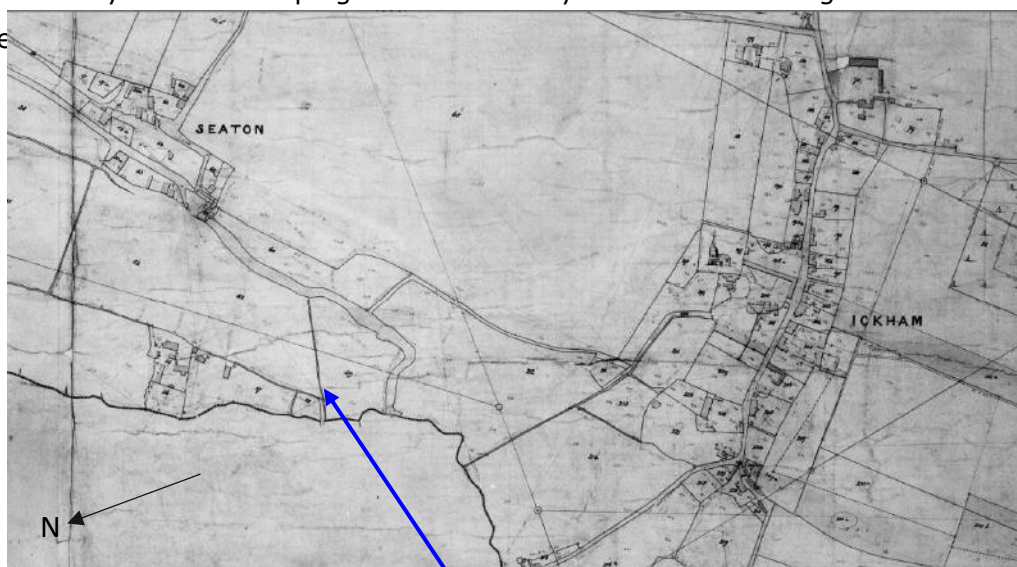


Figure 9: 1841 Tithe Map. Source: *The Genealogist*. The Site is arrowed in blue.

⁶ The Dean and Chapter of Canterbury (Source - <https://www.thegenealogist.co.uk/>)

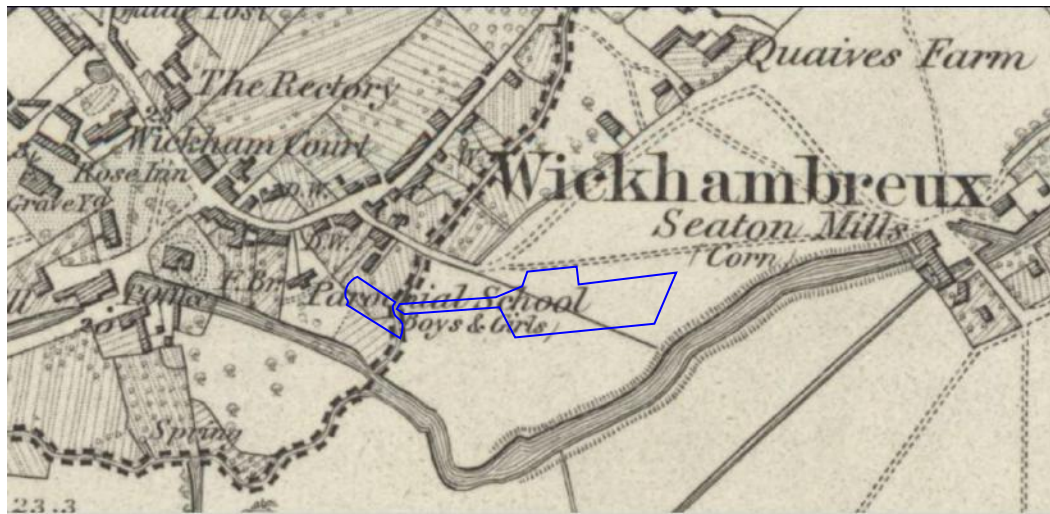


Figure 10: 1872-73 OS Map. The Approximate Site boundary is shown in blue. Reproduced with the permission of the National Library of Scotland

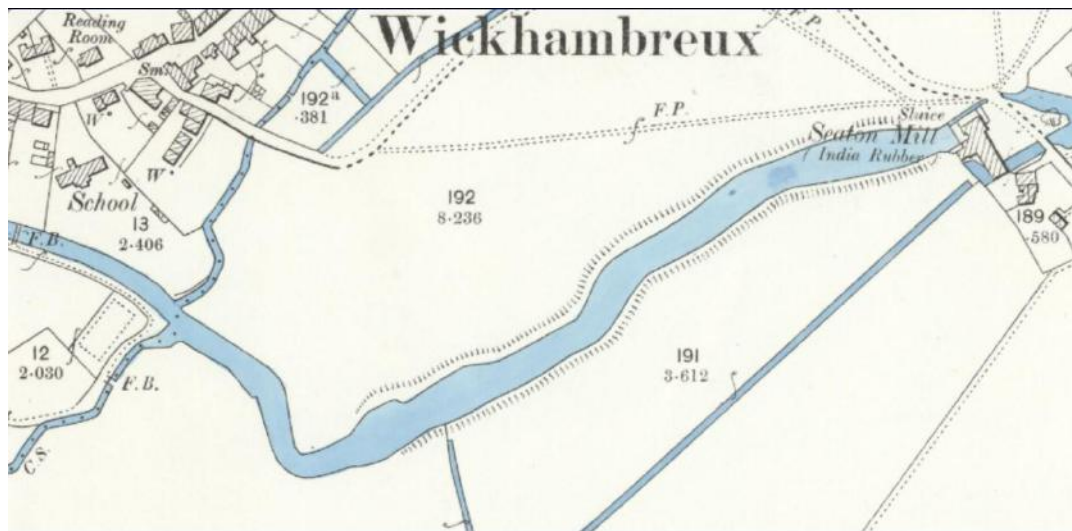


Figure 11: 1896 OS Map. Reproduced with the permission of the National Library of Scotland

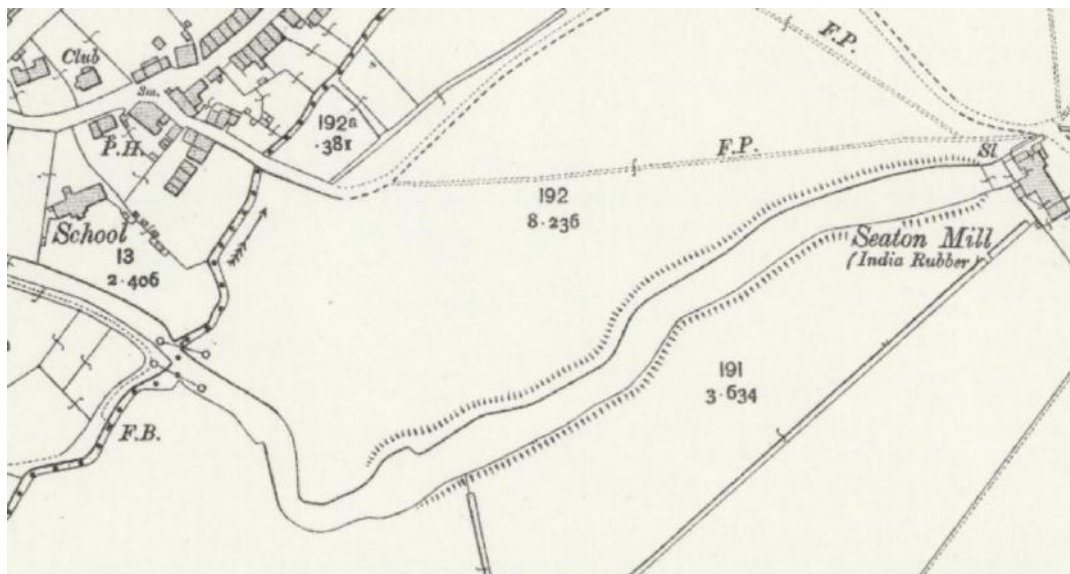


Figure 12: 1906 OS Map. Reproduced with the permission of the National Library of Scotland

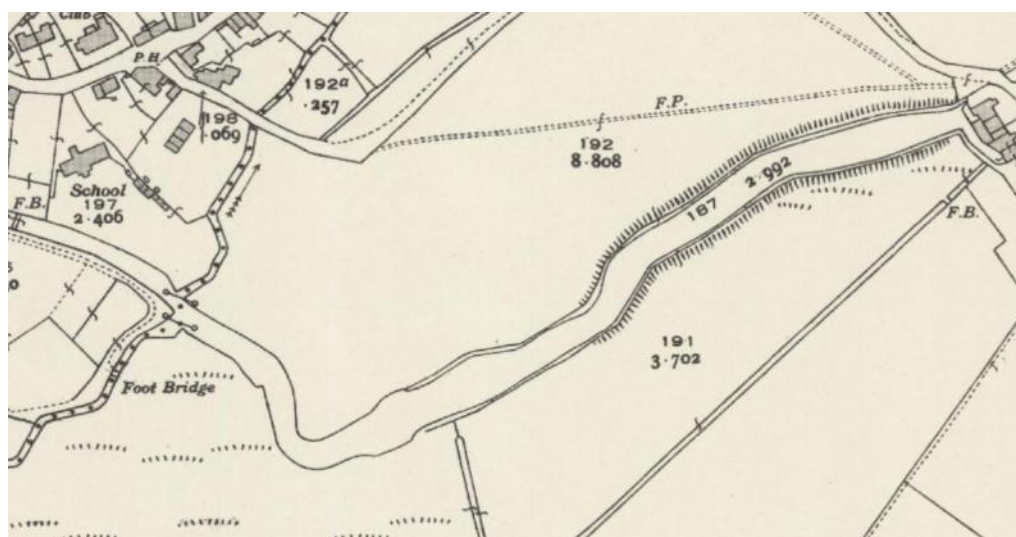


Figure 13: 1937-38 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 14: 1947 Aerial View of the Site location from the south. Note the power lines installed along their existing alignment. Source: Britain from Above website - [EAW004744]



Figure 15: 1947 Aerial view of the Site location from the north west. Source: Britain from Above website - [EAW004745]

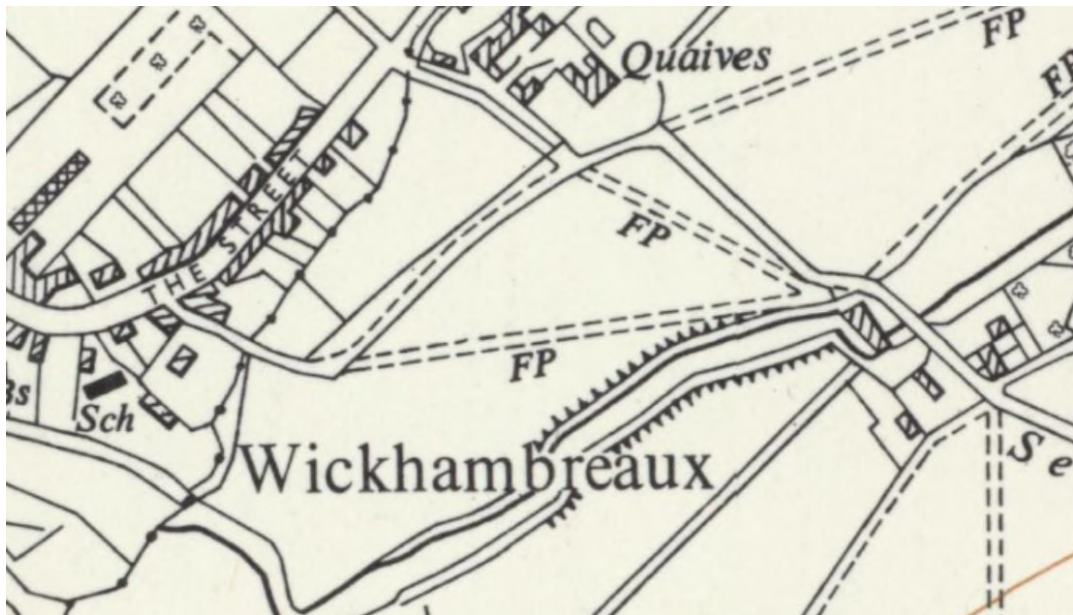


Figure 16: 1960 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 17: 1960 Satellite View. Source: Google Earth Pro



Figure 18: 1990 Satellite View. Source: Google Earth Pro



Figure 19: 2003 Satellite View. Source: Google Earth Pro



Figure 20: 2021 Satellite View. Source: Google Earth Pro

4. Statement of Significance

- 4.1** The determination of the significance of the relevant heritage assets is based on statutory designation and/or professional judgement against the four headings of 'interest' identified within the NPPF / NPPG: architectural, historical, archaeological, and artistic interest. In addition to its physical presence the significance of a heritage asset can also be derived from its setting.
- 4.2** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets, and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets, allowing for the possibility of intelligently managed change.
- 4.3** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected (paragraph 194 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.

Ickham, Wickhambreaux and Seaton Conservation Area

- 4.4** The Site is situated wholly within the conservation area, as such this heritage asset would be directly affected by the Proposed Development. Individual listed buildings considered below all form part of the conservation area.
- 4.5** The conservation area (**Figure 3**) is large and complex with several distinct character areas (the appraisal identifies 5) and two contrasting landscape types; the Little Stour Valley / watermeadows and Ickham Farmlands. The 2011 Appraisal document notes that the heritage asset was originally two small conservation areas tightly drawn around the built environs of Ickham (designated 26th May 1972) and Wickhambreaux (designated 29th August 1969). In response to proposals for gravel extraction at Ickham and Seaton these conservation areas were amalgamated and extended to include land along the Little Stour and around Seaton. The designation was approved on 7th July 1989 to protect the villages and their historic landscape setting.

4.6 Since 2011, the farmland to the north and south of Ickham has been included within the conservation area boundary to protect the setting and views from the surrounding fields towards Ickham and Wickhambreaux in particular.

4.7 The key characteristics of the conservation area as a whole are accurately summarised in the 2011 Appraisal as follows:

- Rural villages that are well integrated into the landscape.
- Little Stour meandering through flat topography.
- A mix of 17th and 19th century and older buildings with little modern infill.
- Open rural landscape setting with fields, vistas and low boundary hedges and pockets of woodland.
- Large established trees and high hedges within the settlements that provide visual enclosure.
- Linear form of built development including old farm and manor buildings.
- Use of a mixed palette of materials but a wide range of building styles and types.
- Narrow soft edged roads lined with hedgerows on most routes into the villages.
- Mill buildings and churches that punctuate the skyline due to the flat landscape (*cf.* **Figures 22, 23** and **24**).
- Traditional water meadows and fields adjacent to the river.
- Natural wildlife habitat and corridor value of the Little Stour and associated vegetation.

Significance

4.8 The significance of the heritage asset is derived from the character and appearance of built form and landscape features indicative of the historic origins of Ickham, Wickhambreaux and Seaton. The historic street layouts and diverted water courses contribute to this, notably the meandering linear form of The Street at Ickham, the village green at Wickhambreaux and its more sinuous and enclosed 'Street' with lanes, such as Seaton Road, branching off into the surrounding countryside. Modern development is limited to occasional in-fill housing at the fringes of the villages and

backland sites (e.g. Waterfields), as well as the vast majority of housing in The List, but has largely maintained the traditional vernacular character of the villages.

4.9

In terms of the four headings of 'interest' identified within the NPPF / NPPG, the significance of the conservation area can be described as follows:

4.10

Architectural interest: The architectural interest of the conservation area is concentrated around the village green and The Street of Wickhambreaux, and the main street of Ickham. The buildings here form several recognisable and important groups, these being stylistically diverse and yet cohesive, comprising an eclectic mix of medieval through to late 19th century houses, pubs, former shops and a school. The two medieval Churches form the focal points in each village and their substantial size and prominence, by virtue of stone tower and shingled spire respectively, make them important landmarks from different parts of the villages and the surrounding countryside. St John's Church is particularly prominent from the Little Stour Valley and in south facing views from Seaton Road.

4.11

2-10 Ickham Court Farm and Court Farm Oast are notable examples of distinctive agricultural building types, and there are examples of late Georgian water mills at Wickhambreaux and Seaton.

4.12

The important views within the conservation area are identified on **Figure 25**. Those relevant to this assessment include the vistas from the centre of Ickham Farmland (**Figures 22, 24 and 26**) and the south and south west facing views from Seaton Road towards St John's Church, Ickham (**Figure 23**). These are considered in more detail below and in relation to the two grade I listed churches.

4.13

More generally, within the settlements, views are constrained by the tightly enclosed streets, hedges and trees but reveal the picturesque informality of the open spaces at the centre of Wickhambreaux and Ickham, as well as the gradual development of each place, which can be clearly seen and understood. Several of these views are of a high aesthetic value and integral to the setting and significance of many of the key listed buildings (including both churches) and their collective group value.

4.14

Historical interest: Illustrative historic interest is seen in the development of the villages over time. From the early medieval road layout, important churches and contemporary dwellings, 17th and 18th century houses of both high and low status,

ambitious water mills and agricultural buildings and housing associated with Ickham Court, Wickham Court and Quaives. The whole provides an interesting example of continuous settlement in the area, evolving gradually over a long period of time to create two very different villages and a hamlet, each with their own distinct sense of place and connection with the surrounding landscape.

4.15 Artistic interest: The Churches of St John (Ickham) and St Andrew (Wickhambreaux) exhibit a high level of aesthetic value (see below). Several of the older houses and higher status residences (notably the Old Rectory in each village) retain details of artistic interest to the exterior treatment and internal spaces such as carved panelling, staircases and other ornamentation that is of high artistic value. The inherent craftsmanship of the primary building fabric to many of the listed buildings also has a degree of artistic interest.

4.16 Archaeological interest: The antiquity of human settlement in this part of the Little Stour Valley has been described in Section 3. Archaeological investigations already carried out have established a high degree of archaeological interest within and around the conservation area. The below ground archaeological potential of the Site and conservation area as a whole, however, lies outside the scope of this report.

Special Character and Appearance of the Conservation Area

4.17 Ickham is an isolated village and possesses a great sense of place. It forms the southern eastern part of the conservation area and is a linear settlement along a single road, with many historic houses. The medieval street pattern and original boundaries are well preserved. The key buildings form punctuations along the street with New Place at the south eastern end, the Parish Church of St John at the centre, though deeply set back (**Figure 21**), and the former medieval manor at the north western end of the village. The village has a cohesive character as it seamlessly merges from rural to farm houses to village centre and out again.



Figure 21: Church of St John viewed from The Street to the south

4.18 The linear nature of the village is not marked by broad or long vistas and views due to the gentle curves in the road and high walls, trees and hedgerows blocking distant views. The arrival into Ickham from the southeast is characterised by a distinct change from the open field landscape to the large trees and hedgerows surrounding the grade II listed New Place and The Baye. Views into the village are limited to glimpses of the church steeple (**Figures 22** and **23**), oasthouses roofs and the roofs of some of the larger buildings between the trees. The primary landmark is the church steeple, which can be seen from the adjacent settlements of Seaton, Wickhambreaux, Wingham Well and from along the Little Stour. For the above reasons this assessment does not consider the Ickham Village character area in more detail but provides a proportionate assessment of the primary landmark of St John's Church and its setting (see below).



Figure 22: A zoomed in view St John's Church Ickham, from the PROW across Ickham Farmlands to the north east.



Figure 23: View of St John's Church, Ickham and Ickham Court (chimneys silhouetted) from Seaton Road. The Site forms part of the middle distance in this view. The solar PV array would be positioned behind the existing hawthorn and holly hedge to the back of the field adjacent to Seaton Road.



Figure 24: View west from Ickham Farmlands towards Wickhambreaux and St Andrew's Church Tower. The house adjacent to the south of Waterfields (Hookfield House) is visible below the Church tower. Waterfields (the Site) is almost fully concealed by dense tree cover. The location of the green energy system (PV solar array) would be partially visible from here.

- 4.19** Wickhambreaux is to the north of Ickham and is centred on the village green. This open space is embellished by mature trees and enclosed by several buildings of distinguished character including St Andrew's Church (grade I), the Old Bell House (grade II), the Rose Inn (grade II), Wickham Court (grade II) and the Old Rectory (grade II*). Much of the village consists of small cottages, mostly terraced, though some detached, along The Street which has a strong sense of enclosure and no pavements.
- 4.20** The Little Stour river runs the length of the conservation area. Much of the current riverbed is based on previous man-made diversions.
- 4.21** Seaton is a small hamlet based around a former watermill on the Little Stour which was channelled to create a leat centuries ago. Seaton is distinguished by its tight grouping augmented by mature trees and its close relationship to the river.
- 4.22** The key landscape features, buildings and views are indicated on **Figure 25** below.

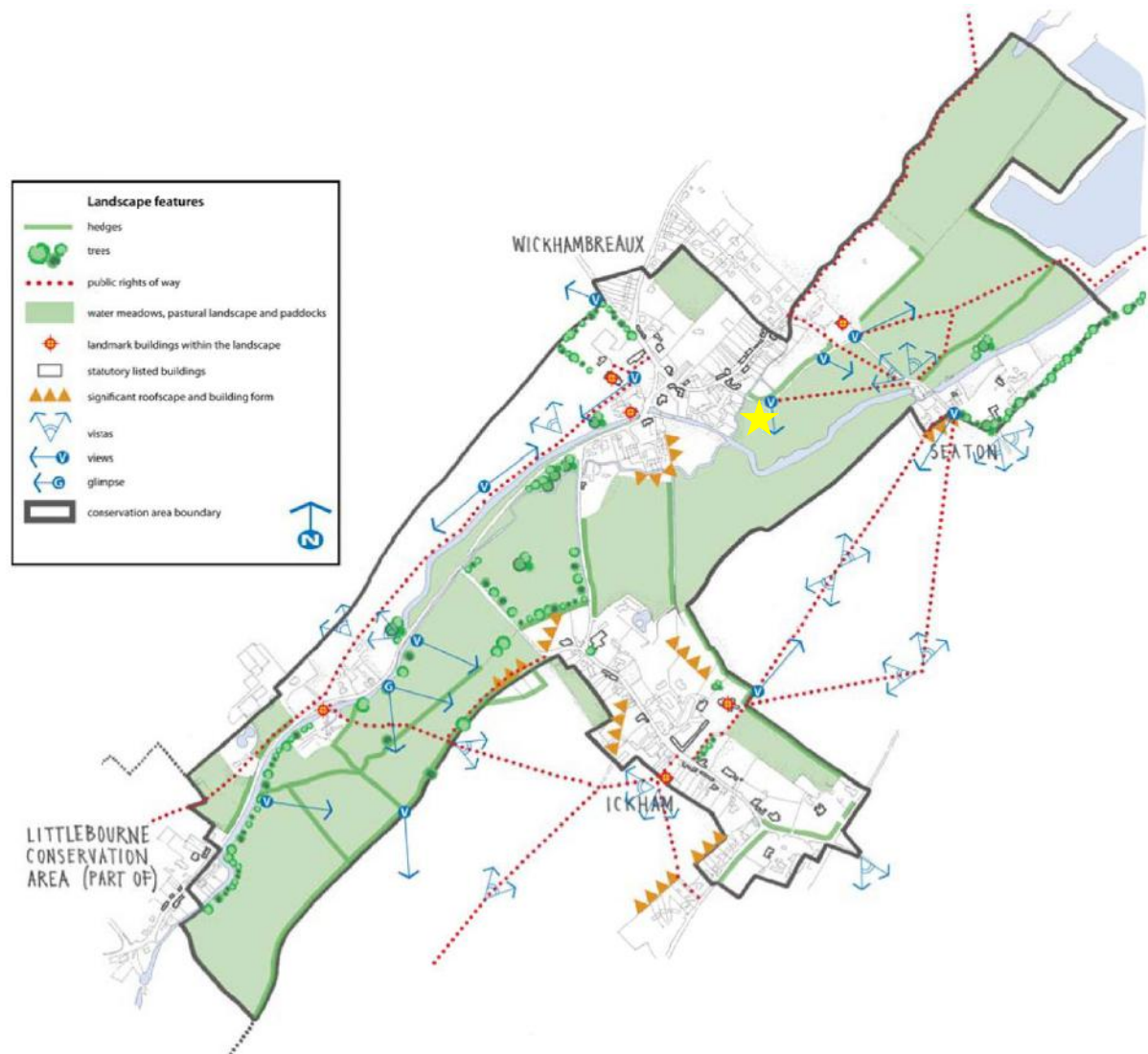


Figure 25: Key Landscape Features, Buildings and Views (Source: 2011 Conservation Area Appraisal, CCC). The Site location is indicated by the yellow star.

Character Areas

4.23 In terms of the five identified character areas, the Site falls partly within Character Area 2b, 'Wickhambreaux The Street', however, the proposed green energy system lies within the watermeadow to the east. This is within the Little Stour valley landscape but not a specific character area. The 'Seaton and surrounds' Character Area lies to the east and is briefly considered below after Wickhambreaux The Street.

4.24 The proposed development in the form of one and two storey extensions to Waterfields is within the 'Wickhambreaux The Street Character Area'. This is summarised as per the 2011 appraisal in the following paragraphs.

"Wickhambreaux retains the medieval pattern of development of grander homes around the green and smaller workers' cottages and small businesses in their own separate area. The Street is narrow and lined with closely packed buildings predominantly built up to the road edge. This character area contains 17 listed buildings and 23 locally listed properties. The form, layout and character of this street hark back to a much earlier era. Until 1966 the road still had the central drainage gutter from the Middle Ages and is still locally known as Gutter Street.

The Street would have been the commercial core of the village and many of the building forms and names still reflect this, however, the village shops have closed over the years. Trees behind and around the houses in the street and occasional small front gardens add to the rural village character of the area, tying into the countryside behind."

4.25 Key features of the character area include:

- Narrow winding road enclosed by buildings and fences.
- Limited views of adjacent countryside.
- The fine grain of closely packed houses and buildings often built up to the road edge.
- A large number of high quality historic buildings that have been sensitively restored and converted.
- The activity and life that the school and hall bring to the area.
- The predominance of red brick and Kent peg tiles as building materials.
- Modern buildings and extensions designed to be in keeping
- A real sense of cohesion and a very strong historic street scene.

4.26 Character Area 3 – Seaton and surrounds, is an area from which views over the site from the eastern part of Seaton Road are possible. The views into the hamlet are dominated by trees with large runs of established trees along the boundaries of the conservation area, the banks of the Little Stour and property boundaries. The large number of trees means that the larger properties, set back from the road, are all but concealed (**Figure 26**). The trees also create enclosure to the street scene and contrast with the open agricultural fields to the east and south of the hamlet and frame the rural views out of the hamlet. To the west the trees give way to grazing marsh and views of the back rooflines of Wickhambreaux (**Figure 24**).



Figure 26: Looking north towards Seaton from Ickham Farmlands. The roof of Quaives is visible to the left.

4.27 The hamlet contains a number of listed and locally listed buildings, however none of these, besides Quaives (immediately adjacent to the Site), is considered to have the potential to be affected by the proposed development (see Other Listed Buildings below).

Contribution of the Site to Significance

- 4.28** The Site as a whole contributes positively to the special character and appearance of the heritage asset owing to the sympathetic design of the house at Waterfields, and the preserved open space to the east comprising the water meadows which are an integral element of the fine riparian landscape of the Little Stour River. The existing house, with traditional historic built form, is discreetly located and does not feature prominently in any key views or street scene within the conservation area, owing to its position within the street/village as well as the presence of mature vegetation and trees.
- 4.29** The water-meadow / grazing marsh making up the east of the property's garden is relatively prominent in views across the open fields towards Ickham from Seaton Road and the PROW to the north of the Site, and forms an important element of the foreground / middle distance in these views (**Figure 23**). Likewise, the water meadows are integral to the rural and bucolic character of west facing views from Ickham Farmlands towards Wickhambreaux (**Figure 24**).

Individual listed buildings:

Church of St Andrew, Wickhambreaux

- 4.30** This building (**Figure 27**) was added to the National Heritage List for England on 30th January 1967. It is grade I listed. The official description provides the following details:

"Mainly perpendicular, restored in 1868. Built of flint and stone with tiled roof. Chancel, with organ chamber to the north of it, nave with aisles, west tower within nave with crenelated parapet. North porch. Three bay nave with tie beam roof. Two piscinas, one on the south wall of the chancel and one on the south wall of the south aisle. C18 lectern. Wall paintings of 1868. The east window has Art stained glass of the Annunciation dated 1896 and signed Arild Rosenrrantz. The New York Times of 1896 reported that this was the first commission in Europe to be given to American glassmakers. Monument to the Rev Alexander Young of 1755 by Sir Robert Taylor. The churchyard contains some C18 headstones with cherub, skull, hourglass or heavenly trumpet motifs, some chest tombs and some C19 oval bodystones."

4.31 With reference to the four categories of interest defined by the NPPF, the significance of the Church can be described as follows.



Figure 27: Church of St Andrew, Wickhambreaux, viewed from the south

4.32 Architectural Interest: The chief architectural interest of the building is its primary building fabric and detailing from the 14th century. Though much restored in 1868, the original flint and stone construction of the west tower and south wall is of considerable architectural value as a mid-late medieval gothic church. The interior is well preserved and indicates the early medieval origins of the building before the chancel was added in the Perpendicular style, with new windows inserted to the nave in the 14th century. East end and north wall of the chancel and north aisle chapel heavily restored in knapped flint in 1868, and provides an example of somewhat over enthusiastic church restoration in the mid Victorian period.

4.33 Historical Interest: The building's historical value derives from its ancient origins as the primary place of worship in the village since Saxon times. Although the church was subsequently rebuilt and extended, the building evidences continuous Christian worship on this site for more than 1000 years as well as the evolution in gothic architecture during the medieval period, as well as its revival in the 19th century. The American made stained glass is also of historic interest, as indicated in the list description. As well as historical value, the building retains a high level of communal value and continues to be of symbolic and spiritual importance.

4.34 Archaeological Interest: The building's above ground archaeological interest derives from the primary built fabric and what survives of the plan form of the medieval era church (and earlier).

4.35 Artistic Interest: The inherent craftsmanship of the original construction and later restoration is of artistic value. The church furnishings, architectural sculpture, carved mouldings, stained glass and Victorian wall painting are also of artistic interest.

Setting and Contribution of Site to Significance

4.36 The building's setting comprises the surrounding churchyard and adjoining village green, overlooked by several other listed buildings which together comprise a group of considerable aesthetic value (see paragraph 4.9). The Church tower is also seen in conjunction with other historic buildings in the village including Wickham Mill (grade II) and the Old Stone House (grade II*). All these elements make a strongly positive contribution to the building's heritage values, particularly is architectural interest and aesthetic value.

4.37 Longer range views of the building are somewhat limited since the church is relatively low and the tower is not tall. However, the building is prominent in north facing views along Wickham road as one approaches the village from the south. The tower is also a landmark, though much less prominent than St John's Ickham, in west facing views from Ickham Farmlands (**Figure 24**). These views reinforce the historic importance of the church and its communal and spiritual value as a place of worship contribute at the centre of the village.

4.38 The Site forms a very small component of the building's extended setting in relation to west facing views from Ickham Farmlands (**Figure 24**). The house at Waterfields is not visible from this location owing to extensive tree cover, but the water meadows provide an important foil in the form of verdant landscape in the foreground – the site makes up a part of these meadows. This contributes positively to the view of the Church from nearby public rights of way. This element of the building's setting is not considered to be a key aspect of its overall significance, but is nonetheless sensitive to change.

Church of St John the Evangelist, Ickham

4.39 This building was added to the National Heritage List for England on 30th January 1967. It is grade I listed. The official description provides the following details:

"This church originally belonged to Christ Church Priory. Early English with transepts added in second quarter of C14. Built of flint. Cruciform building with aisles to the nave, south porch and west tower with broached shingled spire. Norman west doorway with embattled moulding billet hood and scalloped capitals. The nave, aisles and tower are late C12, the chancel is C13, the transepts are C14, the south porch is C19. The whole building was restored in 1901. The north transept belonged to the owners of Lee Priory and has a C14 effigy of William Heghtresbury. The south transept belonged to the owners of the Baye estate and contains the C14 tomb of Sir Thomas de Baa. Wall monuments. Double piscina. The churchyard contains some C18 headstones with skull, urn or cherub motifs."

4.40 With reference to the four categories of interest defined by the NPPF, the significance of the Church can be described as follows.



Figure 28: Church of St John, Ickham with Ickham Court to the left



Figure 29: Church of St John, Ickham. South transept added in the 14th century (left), and chancel added in the 13th century chancel (right)

4.41 Architectural Interest: The church is of considerable architectural interest as a virtually complete example of a rural church affiliated with an important monastic institution built in the Early English style. The Early English or 'Lancet' style was preferred, for the most part, to maintain stylistic unity with the 12th century nave when the nave was added in the 13th century. The north and south transepts are expressed in the Decorated style of the early 14th century to commemorate wealthy benefactors from the Heghtresbury and de Baa families. These form perfectly symmetrical limbs to create a slender Latin cross plan. The south chancel priest's door and late Norman doorway to the west tower are also of notable architectural interest.

4.42 The building's most arresting feature is the splayed foot shingled spire. This is tall enough to form a landmark of real prominence in the surrounding countryside and in views from nearby villages. The building's sensitive restoration in 1901 contrasts with the approach taken at St Andrew's church in Wickhambreaux in 1868.

4.43 Historical Interest: The building's historical value derives from its ancient origins as the primary place of worship in the village since Saxon times. The rebuilding of the church for the Prior of Christ Church Priory in Canterbury, who maintained and resided at the manor in Ickham, contributes notably to the building's historic interest. This also accounts for the high degree of artistic care and sophisticated architectural treatment applied to the building. Like St Andrews, the building evidences continuous Christian worship on this site for more than 1000 years as

well as the evolution in gothic architecture during the early medieval period. As well as historical value, the building retains a high level of communal value and continues to be of symbolic and spiritual importance.

4.44 Archaeological Interest: The building's above ground archaeological interest derives from the primary built fabric and what survives of the plan form of the medieval era church (and earlier).

4.45 Artistic Interest: The inherent craftsmanship of the original construction and later restoration is of artistic value. The church furnishings, architectural sculpture (including important early 14th century memorials) carved mouldings, stained glass are also of artistic interest.

Setting and Contribution of Site to Significance

4.46 The building's principal setting comprises the surrounding churchyard and elongated village green to the south west which forms its principal approach. The latter forms a memorable composition, nobly conceived and which has remained unchanged for centuries (**Figure 21**). The long range of thatched former barns (grade II) frames the view of the Church spire with the latter acting as a strong focal point at the end of the vista. The dense evergreen tree cover in the churchyard hides much of the building, but is another long standing element of the setting that reinforces the age and character of the building.

4.47 Other listed buildings contribute appreciably to the Church's setting, including Ickham Court and Court Farm Oasts which are seen in conjunction with the church from the Bridelway to the south of Ickham.⁷ All these elements make a strongly positive contribution to the building's heritage interest, particularly its architectural, historical and aesthetic values.

4.48 By virtue of the tall tower and spire and position on the building on a raised eminence in the landscape, longer range views of St John's church are wide ranging and far reaching. The building is particularly prominent in the panoramic landscape views from Ickham farmlands to the north east and also from Seaton Road, as discussed above. (**Figures 22** and **23**). These views reinforce the historic importance of the church, its particular status as a church affiliated to an important

⁷ CAA, 2011, p. 8

monastery, and its communal and spiritual value as a place of worship contribute at the centre of the village.

4.49

The Site forms a small component of the landscape surrounding the church in relation to south facing views from Seaton Road and is co-visible with the Site in views from Ickham Farmlands. The house at Waterfields is not visible from either location owing to extensive tree cover, but the water meadows provide an important foil in the form of verdant landscape in the foreground / middle distance. This contributes positively to the view of the Church from the associated public rights of way. Like St Andrew's Church, this element of the building's setting is not considered to be a key aspect of its overall significance, but is nonetheless sensitive to change.

Other listed buildings

The Quaives

- 4.50** The Quaives is a late 17th century residence of two storeys in red brick with a tiled roof with shaped Dutch gable ends. Although it lies in Ickham parish, the house effectively marks the start of Wickhambreaux village as one moves west from Seaton.
- 4.51** The building was first added to the NHLE on 14th March 1980 and its significance derives from the age of the primary fabric (late 1600s), and the architectural and historical interest of its Dutch influenced design and surviving plan form. The retained wooden mullion and transom windows are features integral to the building's heritage interest.

Setting and contribution of the Site to significance

- 4.52** The Quaives maintains a very discreet presence on Seaton Road owing to the high front boundary hedge which means only the tiled roof is visible from outside the building's immediate garden setting and domestic curtilage. Hence, it is not possible to appreciate the building's significance in any meaningful way from the public highway or the rights of way within the adjacent fields (**Figure 30**). North facing views from Ickham Farmlands are similar but much more distant and often fleeting, with the roof and chimney stacks the only visible features (**Figure 26**).
- 4.53** The Site comprises a co-visible element in these views but is not an integral part of the building's setting insofar as it does not contribute to an ability to appreciate the significance of the heritage asset to any meaningful degree. As such, the site's contribution to significance is neutral. The Proposed Development is not considered to have the potential to affect the significance of The Quaives.



Figure 30: View of The Quaives from the public right of way to the south of Seaton Road

Summary of Built Heritage Considerations

- 4.54** The Proposed Development will directly affect the Ickham, Wickhambreaux and Seaton Conservation Area (IWSCA). Having undertaken steps 1 and 2 of the GPA 3 assessment, it is evident that there is some potential to affect the setting and significance of St Andrew’s Church, Wickhambreaux and St John’s Church, Ickham.
- 4.55** The proposed scheme has taken all these factors into consideration during the design phase to ensure that the scale and extent of development is commensurate with the sensitivities of nearby heritage assets and the IWSCA in which it is situated. The effect of the proposals on heritage significance is assessed to a proportionate level of detail in Section 5.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment at **Appendix 2**.

Summary of the Proposals

5.2 The proposed development comprises a combination of one and two storey extensions to the rear of the existing house to increase the kitchen / dining area and conservatory, with an additional study and bathroom at first floor level and a green energy system on land adjoining to the east. The latter seeks to make the property energy independent in line with the government objectives for the minimising the effects of climate change in a domestic setting.

5.3 This site offers an unique opportunity to accommodate an innovative way of using a variety of sustainable technologies and the proposals combine a PV solar array (which has been determined as the minimum requirement to achieve energy independence) and a ground source heat pump. These installations are located in the grazing marshland / water meadow to the east of the Blackhole Dyke, a feature which marks the end of the back garden, but is also the Parish boundary between Wickhambreaux and Ickham. The scheme is illustrated at **Appendix 3**.

5.4 The ground source heat pump is entirely subterranean and once installed would have no effect during its working life on the appearance of the water meadow landscape and this part of the conservation area. The PV solar array is an above ground installation and is designed at the lowest height possible to achieve an efficient rate of energy production. The extent of the array, furthermore, is no more than necessary to achieve energy independence for the property.⁸

5.5 Other measure taken to conceal the visible effects of the PV solar array and to camouflage what may be visible within the landscape include:

⁸ See report prepared by the sustainability specialist accompanying this submission.

- Augmenting the evergreen planting within the existing traditional hedge screen to the north of the installation (flanking the PROW to the south) to ensure robust year round concealment. The existing hedge is comprised of holly, hazel, blackthorne and wild rose plants and is already higher than the proposed PV solar array.
- Use of non-glare dark glass surfaces to eliminate any interference with views towards Wickhambreaux from St John's Churchyard (Ickham) and Ickham Farmlands.
- Forming a shallow irregular mound to the south of the installation, planted up with tall grasses and wildflowers to conceal / limit the impact of the proposed PV solar array in views from Ickham Farmlands to the south.
- Informal tree planting using indigenous broadleaf species on the north bank / bund of the Little Stour River to break up any inter-visibility / visual leakage of the proposed PV solar array in views from Seaton / Ickham Farmlands.

5.6

A full description and rationale for the design and selected material finishes is provided in the accompanying Design and Access Statement prepared by Hollaway Architects Ltd.

Assessment of Impact

5.7 With reference to **Appendix 1**, along with the most important considerations relating to the impact of the proposals on the setting of the heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence⁹ – see **Appendix 2**), value-based judgements on the impact of the proposals on significance have been set out below.

Effect on Ickham, Wickhambreaux and Seaton Conservation Area (IWSCA) and associated listed buildings

5.8 Architectural interest: The proposed development will preserve the architectural interest of IWSCA, with the extensions to Waterfields having no noticeable effect on the special character and appearance of the heritage asset.

5.9 The green energy system would have a minor visual impact, subject to seasonal variation, in relation to south facing views from Seaton Road and the PROW adjacent to the north of the proposed solar PV array. However, this effect would be minimal and from most nearby vantage points would not be visible or result in any noticeable change that may affect the architectural interest of the heritage asset or the two key listed buildings identified in Section 4.

5.10 A small area of the foreground in views of St John's Church, Ickham from Seaton Road would potentially be slightly affected by the solar PV array (**Figure 23**). However, the thickening of the boundary hedge over time and low height of the panels would minimise any impact on this view. Taking these measures into account, it is considered that the impact on the significance of the grade I listed church would be neutral.

5.11 The position of the solar PV array coincides with green open space within the middle distance in north and north west facing views from Ickham Farmlands (**Figure 24**). This part of the Site contributes positively to views within the conservation towards Wickhambreaux and St Andrew's Church and is also co-visible with St John's Church, Ickham, forming part of its wider setting. Inter-visibility with the extensions to the rear of the house will not be possible from here and any

⁹ Historic England's guidance on setting GPA3

intervisibility with the solar PV array would be extremely limited by virtue of the installation's low height, existing tree cover (which will increase incrementally) and the effect of the low embankment and wildflower laid to the south of the installation. As such, and with reference to the relevant visualisations (TBC), the effect of the proposed scheme on the character and appearance of the conservation area as perceived in these view points would be neutral. Likewise the effect on the setting and significance of the two grade I listed churches would be neutral.

5.12 The effect on the setting of St Andrew's Church, Wickhambreux, and St John's Church, Ickham is considered in more detail below and with reference to the tabular GPA3 assessment in **Appendix 2**.

5.13 Historical interest: There will be no change to this element of interest as a result of the proposed development. The retained elements of the setting of listed buildings in the form of existing trees, green open space, hedges, views and vistas maintain those positive elements which the Site contributes to the character and appearance of the conservation area. The new green energy system would be largely concealed from view and would not affect an ability to appreciate the historic development of the villages of Wickhambreux and Ickham, or the hamlet of Seaton as they have evolved since the early medieval period.

5.14 Artistic interest: This element of interest will be entirely preserved by the proposal.

5.15 Archaeological interest: There is no above ground archaeological interest that will be affected by the Proposed Development. The effect of the proposed scheme on the below ground archaeological potential of the Site lies outside the scope of this assessment.

Summary of Effects

5.16 The effect of the proposal on the conservation area's significance would be neutral, resulting in no harm to the heritage values identified in Section 4 of this report. Accordingly, there is preservation for the purpose of the decision maker's duty under Section 72(1) of the Act and the significance of IWSCA would be sustained in compliance with Section 197 of the NPPF. Paragraphs 201-202 of the NPPF would not be engaged and the proposed scheme is compliant with local policy relating to the historic environment. The scale of harm table included in **Appendix 1** does not apply.

Effect on the Heritage Values of Listed Buildings

5.17 As noted above, the effect of the proposed development on the setting of St Andrew's Church, Wickhambreaux and St. John's Church, Ickham, would be neutral. There would be no erosion of their significance or respective heritage values, which would be sustained in compliance with paragraph 197 of the NPPF. Accordingly, Paragraphs 201-202 of the NPPF are not engaged and there would be preservation for the purpose of the decision maker's duty under Section 66(1) of the Act.

Summary of effects on Heritage Significance

5.18 In summary the proposed scheme would result in **no harm** to any designated heritage assets. Paragraphs 201 and 202 of the NPPF are not engaged. There is no harm for the purposes of paragraphs 199-200 of the NPPF or for the exercise of the statutory duty under Sections 66(1) and 72(1) of the Act. There would be no conflict with any local or regional policies relating to built heritage.

6. Conclusions

- 6.1** The application Site lies wholly within Ickham, Wickhambreaux and Seaton Conservation Area (IWSCA) but does not otherwise include any identified heritage assets, designated or otherwise.
- 6.2** It is proposed to erect one and two storey extensions to the rear of the existing house and install a green energy system, including ground source heat pump and solar PV array in the water meadow adjacent to the east. The scheme is illustrated at **Appendix 3**.
- 6.3** The proposed extensions to the house are in a contemporary style but read sympathetically with the late 20th century house. This element of the proposed development would not be of any prominence within the local street scene or wider conservation area and would have a neutral effect upon its significance.
- 6.4** The green energy system has the potential to be visible in relation to views identified as important within the conservation in which the Church of St Andrew and St John figure prominently. However, the steps taken to minimise the visual impact of the solar PV array by means of design specification, colouring, materials, landscaping and associated planting would be effective in ensuring that the installation achieves very limited prominence within the Little Stour Valley landscape context.
- 6.5** In view of the minimal visual impact and the kinetic nature of views that have the potential to be affected by the development, it is considered that the effect on the significance of the conservation area as a whole would be neutral. Likewise the effect on the setting and significance of the two grade I listed churches would be neutral, resulting in no harm to their respective significances.
- 6.6** The significance of IWSCA will be preserved as outlined above, for the purpose of the decision maker's duty under Section 72(1) of the Act. There will be no harm to any designated heritage assets (including listed buildings) or locally listed buildings and paragraphs 201-203 of the NPPF are not engaged.
- 6.7** Paragraph 206 of the NPPF recommends that *'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.' In this case, the proposed development would preserve the setting of St Andrew's Church, Wickhambreaux and St John's Church, Ickham, and the character and appearance of the IWSCA in compliance with paragraph 206.

6.8

The proposed development complies with all local and regional policies relating to the historic environment. The Council is invited to consider the proposals favourably in compliance with paragraph 206 of the NPPF.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraphs 200-202). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG¹⁰

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK Group, 2019

¹⁰ See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'

Appendix 2

Assessment - Historic England's Guidance on Setting, (GPA3, 2017)

In assessing the effect of the proposed development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Church of St Andrew, Wickhambreaux
<i>Proximity of the development to the asset</i>	The proposed solar PV array is the only element of the proposed development which has the potential to affect the setting of the heritage asset. The green energy system is located approximately 300m to the east (by south) of the church.
<i>Proximity in relation to topography and watercourses</i>	The Church and the site both lie to the north of the Little Stour river and are within the Little Stour Valley landscape area. There is no direct inter-visibility between the Site and St Andrew's Church.
<i>Position of development in relation to key views</i>	The Site is co-visible with the heritage asset in long range views from Ickham Farmlands to the east / south east (Figure 24), but not from anywhere else.
<i>Orientation of the development</i>	The solar PV array is oriented east to west in the form of two banks of panels, parallel to the river nearby public rights of way
<i>Prominence, dominance, and conspicuousness</i>	The solar PV array would have little to no prominence in the range of views towards St Andrew's Church from Ickham Farmlands. The screening effect of existing and proposed planting and landscaping and the dimensions of the installation would ensure it is not conspicuous within the panoramic landscape context.
<i>Competition with or distraction from the asset</i>	The proposed materials, dimensions and landscaping to the south of the solar PV array would ensure there is no noticeable competition with or distraction from the asset.

<i>Dimensions, scale, massing, proportions</i>	The solar PV array has been designed at the lowest possible height to achieve the necessary energy output to achieve energy independence for the property. The existing hedge to the north of the array, separating it from the PROW is already higher than the PV panel tables. The extent of the array has also be reduced to limit any potential for visual effects on views within the conservation area.
<i>Visual permeability</i>	The solar PV array is too low to potentially affect visual permeability relative to the heritage asset.
<i>Materials and design</i>	TBC
<i>Diurnal or seasonal change</i>	The deciduous elements of planting and surrounding trees would make the PV solar array likely to be slightly more prominent in a winter context.
<i>Change to built surroundings and spaces</i>	No discernible change to built surroundings and spaces which define the setting of the heritage asset.
<i>Change to skyline, silhouette</i>	None
<i>Change to general character</i>	The general character of the wider surroundings of the heritage asset would remain entirely unchanged.

Relevant Considerations

Church of St John, Ickham

<i>Proximity of the development to the asset</i>	The proposed solar PV array is the only element of the proposed development which has the potential to affect the setting of the heritage asset. The green energy system is located approximately 500m to the north of the church.
<i>Proximity in relation to topography and watercourses</i>	The Site lies north beyond the Little Stour River and is overlooked by the Church and surrounding churchyard on slightly rising land with Ickham farmlands in between. There is no direct inter-visibility with the solar PV array from the grounds of the Church, although the Church tower and spire can be seen from the location of the array.
<i>Position of development in relation to key views</i>	The Site is co-visible with the heritage asset in long range views from Ickham Farmlands to the north / north east (Figures 22 and 24), and forms part of the foreground / middle distance in

	south facing views of St John’s Church from Seaton Road and the PROW to the north of the Site.
<i>Orientation of the development</i>	The solar PV array is oriented east to west in the form of two banks of panels, parallel to the river nearby public rights of way
<i>Prominence, dominance, and conspicuousness</i>	The solar PV array would have very limited prominent in long range views towards St John’s Church from Setaon Road and the PROW to the north side of the boundary hedge. The existing planting would largely conceal the installation, though with slight filtered visibility possible at some points. The screening effect of proposed planting and landscaping and the dimensions of the installation would ensure it would remain an inconspicuous feature in the context of these south facing views.
<i>Competition with or distraction from the asset</i>	There is some slight potential for the installation to draw the eye in south facing views towards St. John’s Church from Seaton Road and the PROW immediately north of the boundary hedge. However, this potential for distraction would not amount to an effect that might be harmful to the listed building’s significance or an ability to appreciate this.
<i>Dimensions, scale, massing, proportions</i>	The solar PV array has been designed at the lowest possible height to achieve the necessary energy output to achieve energy independence for the property. The existing hedge to the north of the array, separating it from the PROW is already higher than the PV panel tables. The extent of the array has also be reduced to limit any potential for visual effects on views within the conservation area.
<i>Visual permeability</i>	The solar PV array is too low to potentially affect visual permeability relative to the heritage asset.
<i>Materials and design</i>	TBC
<i>Diurnal or seasonal change</i>	The deciduous elements of planting and surrounding trees would make the PV solar array likely to be slightly more prominent in a winter context. However, the use of holly and other evergreen hedging to the north of the array would result in very limited effect on views south from Seaton Road / PROW

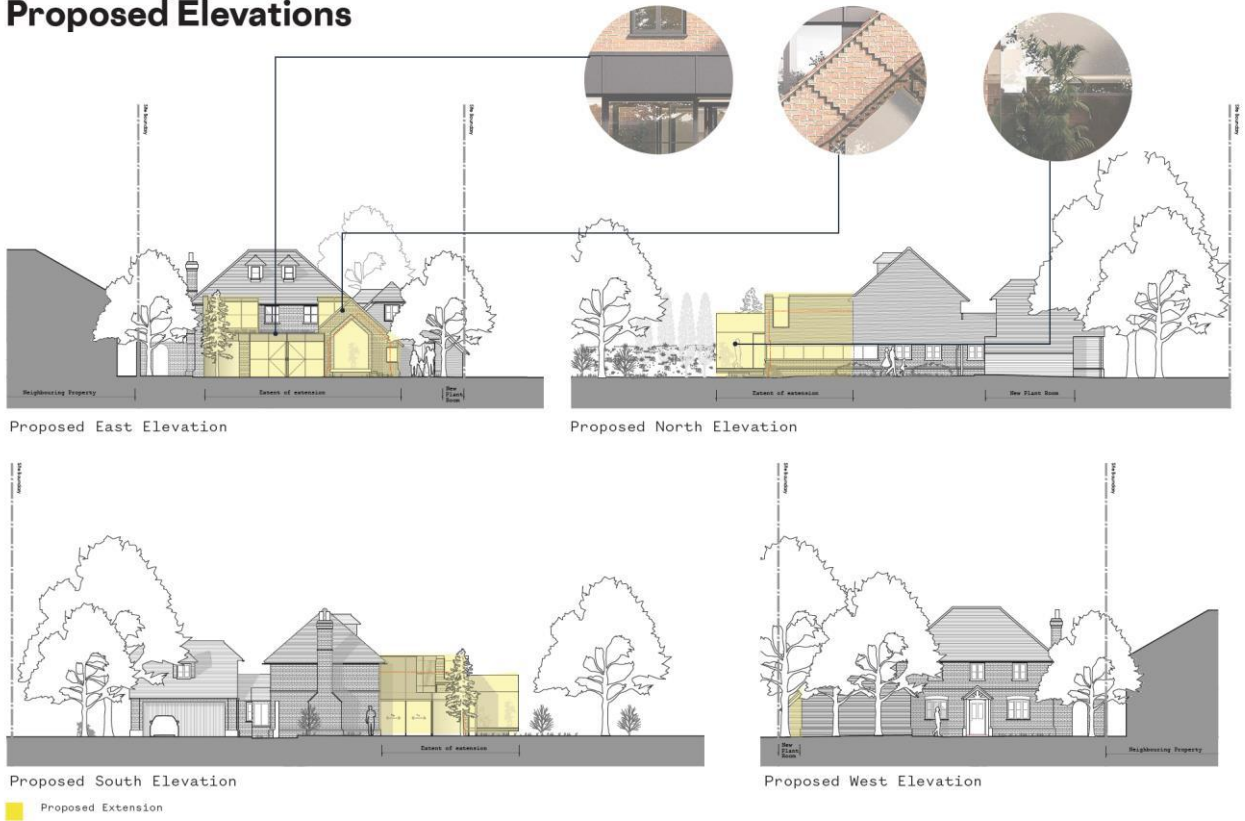
<i>Change to built surroundings and spaces</i>	No discernible change to built surroundings and spaces which define the setting of the heritage asset.
<i>Change to skyline, silhouette</i>	None
<i>Change to general character</i>	The general character of the wider surroundings of the heritage asset would remain entirely unchanged.

Appendix 3

Proposed Scheme Details (Hollaway Architects Ltd) &

Verified Views

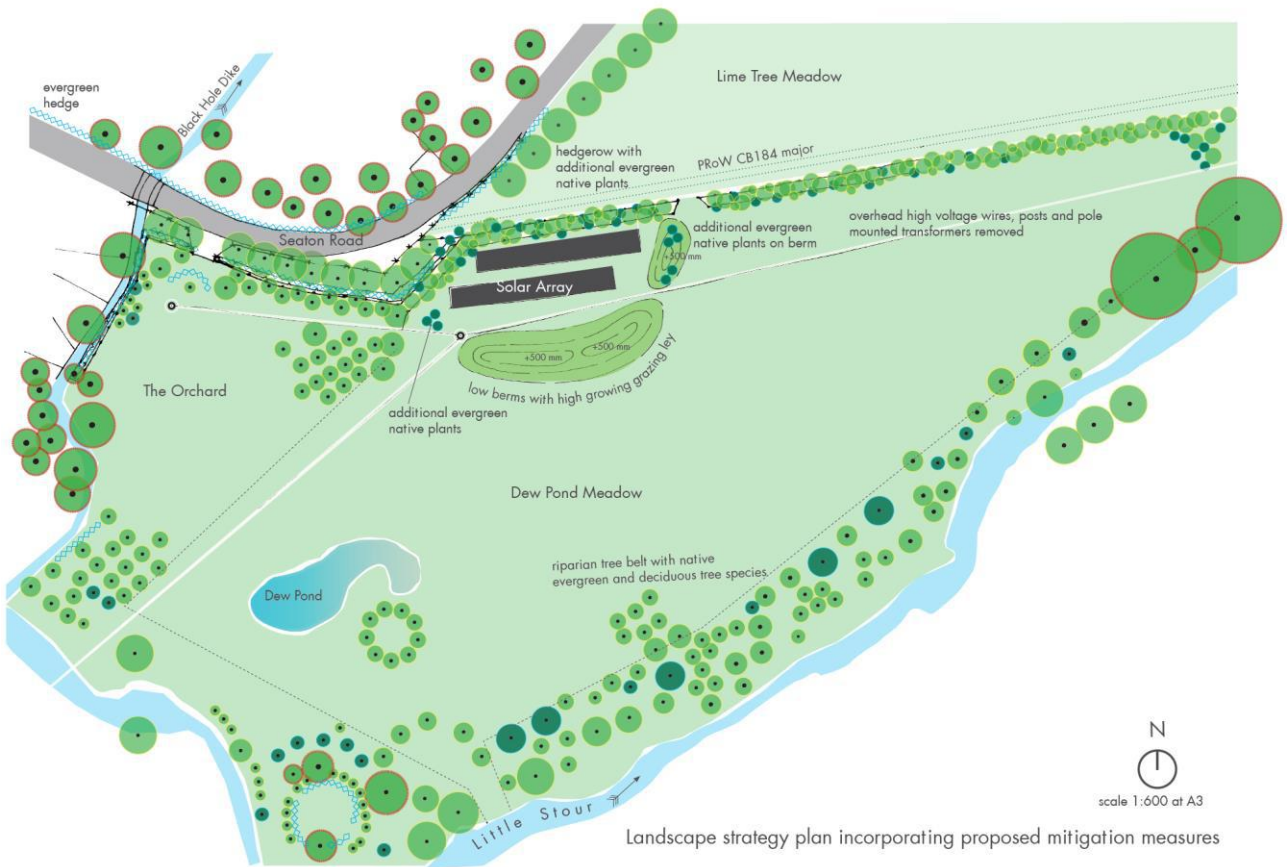
Proposed Elevations



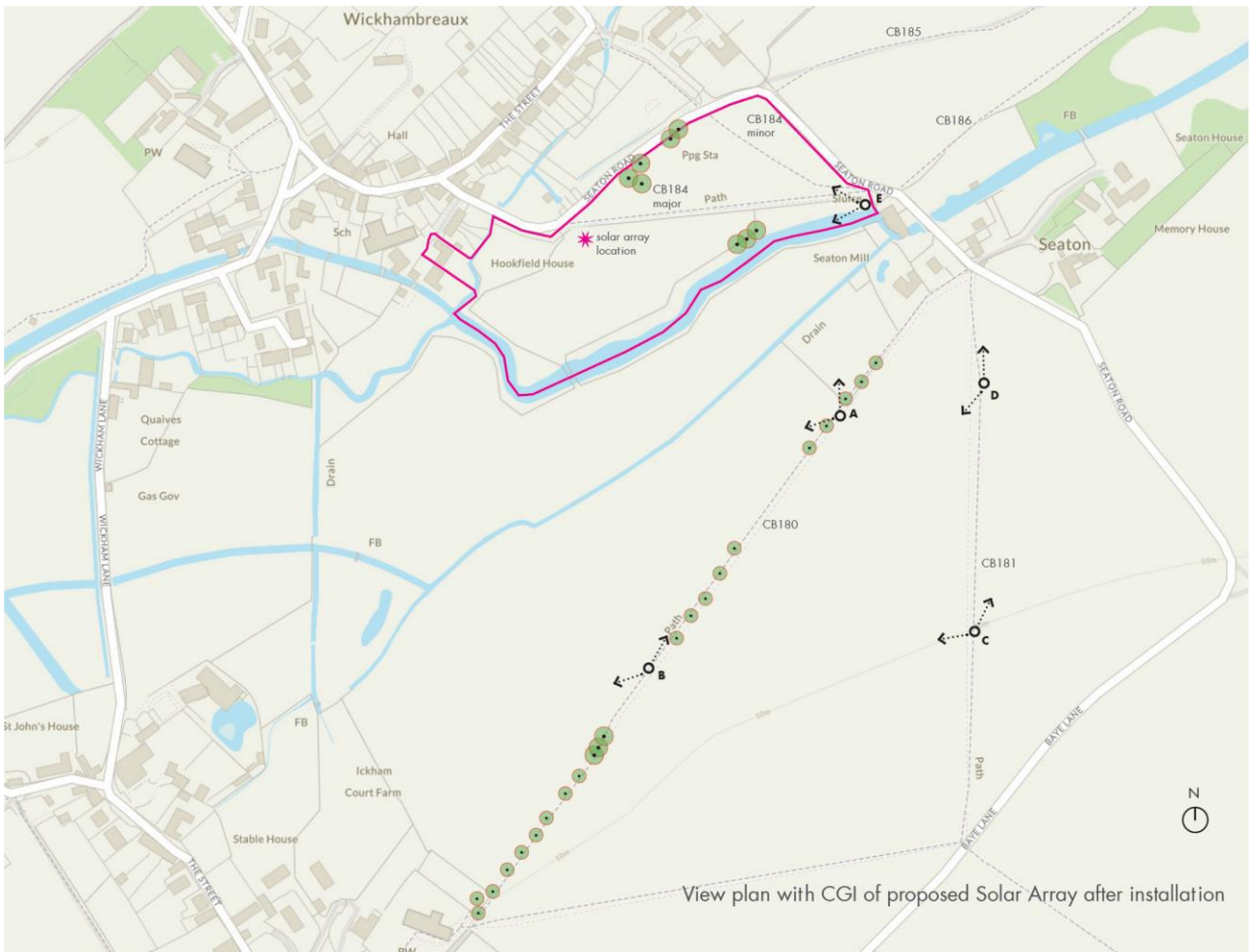
Hollaway 2019 ©



Perspective CGI of the proposed rear extensions



Proposed Green Energy System and Landscape Strategy



Proposed Solar Array – Viewpoints Plan



View A after installation of proposed solar array prior to removal of electrical infrastructure in winter - View from the east across agricultural fields in Ickham at PRoW CB180 to the east of Seaton. The view westwards is towards the back roof lines of Wickhambreaux. In the background the top of the roof of Wickhambreaux Mill and St Andrew's Church as a glimpse of the roof of The Quaives are visible.



View B after installation of proposed solar array prior to removal of electrical infrastructure in winter - View from the south across agricultural fields in Ickham at PRoW CB180 to the north-east of Ickham. The view northwards is towards Wickhambreaux and in the background the top section of Wickhambreaux Mill is visible as is a glimpse of the roof of The Quaives to the north.



View C after installation of proposed solar array prior to removal of electrical infrastructure in winter - View from the south-east across agricultural fields in Ickham at PRoW CB181 to the south of Seaton. The view westwards is towards Wickhambreaux. In the background the top of the roof of Wickhambreaux Mill and the church tower of St Andrew's Church as the roof of The Quaives are visible.



Zoomed in View C after installation of proposed solar array prior to removal of electrical infrastructure in winter - View from the east across agricultural fields in Ickham at PRoW CB181 to the south of Seaton. The view westwards is towards the back roof lines of Wickhambreaux.



View D after installation of proposed solar array prior to removal of electrical infrastructure in winter - View from the east across agricultural fields in Ickham. The viewpoint is located at PRoW CB181 to the east of Seaton. The view westwards is towards Wickhambreaux and Seaton. In the background the top of the roof of Wickhambreaux Mill and the church tower of St Andrew's Church is visible.



View E after installation of proposed solar array prior to removal of electrical infrastructure in winter - View from the north-east on the raised banks of the Little Stour at Millend in Seaton. The view westwards is towards the back roof lines of Wickhambreaux. In the background the top of the roof of Wickhambreaux Mill is visible.



Aerial view of the solar array in relation to the wider landscape

Standard Sources

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