



## Heritage Statement in Advance of the Proposed Development at Bassetts Farm, Horsmonden, Kent.

October 2020

# Heritage Statement in Advance of the Proposed Development at Bassetts Farm, Horsmonden, Kent.

National Grid Reference TQ 70626 40389



Report for Persimmon Homes

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## **Built Heritage Statement in Advance of the proposed development at Bassetts Farm, Horsmonden, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Persimmon Homes to prepare a Heritage statement relating to the proposed development area (PDA) at Bassetts Farm, Horsmonden, 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.*

*Horsmonden has large number of designated assets within the village, with the majority located in and around its historical core, west of the PDA. Most which have no impact or intervisibility with the PDA. However, there are a number of designated assets in the vicinity of the PDA. The PDA itself as a farmstead associated with of the Grade II listed Old Bassetts Cottages, the original farmhouse relating to that of the PDA. In the wider area, to the south of the PDA are a number of other Grade II listed buildings being a large oast house to the south west and to the south east Spring Farmhouse, Spring coach house and a separate coach house slightly to the west of the first.*

*The report concludes that the significance of the PDA is one of an historic farmstead, although the current site does not bear any relationship to the Post Medieval landscape except for the retention of the sightlines in the wider landscape to the south east towards the Spring Farmhouse area, which has persisted to this day and is considered to be of medium significance. Within the Site, there is little by way of early buildings. The building with the catslide roof potentially has early fabric, although, there is little by way of architectural significance. However, it does have historical and aesthetic significance. The relationship of the PDA with that of Old Bassetts Cottages is an historical and important one, but one that has changed in the second half of the 20th century. Old Bassetts Cottages still retain their historical, architectural and aesthetic interest. The railway, Conservation Area and the Grade II listed oasthouses have little historical and visual relationship with the PDA and are therefore considered to be of low/neutral significance here.*

*The proposed development is for a reserved matters planning application for the demolition of existing buildings. The proposed design includes the demolition of the 18<sup>th</sup> century agricultural building with the catslide roof to the east of Bassetts Cottages that faces the road which is an undesignated asset of local importance that has been compromised by poor preservation and is therefore considered to be of low significance. Following the latest structural survey, the recommendation was that the structure would require demolishing and a rebuild with new foundations and to rectify the issues with the walls and roof as opposed to any cosmetic repairs*

*given the severity of the poor condition. Whilst its retention would have been preferred, and its preservation was actively incorporated into early proposed designs, it appears that the structure is beyond saving. Therefore, the plans show that the area of this building is replaced with that of a landscaped area incorporating a pond. The proposed development includes 13 new residential houses. The developer seeks to design the buildings using the local vernacular and ensuring that they are not identical in form in keeping with the surrounding area. The existing hedgerows and boundaries are to be retained and reinforced to soften the development in the landscape.*

*Overall, whilst there will be a loss of the historical relationship of the farmstead with that of Bassetts Cottages, they have been under separate ownership for a number of years as a separate dwelling with no connection to the farm. The use of sympathetic materials and design, will help mitigate any potential harm caused and will be an improvement to the current dilapidated agricultural buildings which dominate the site. Therefore, any impact caused to the significance of the heritage assets would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.*

*The archaeological potential for the PDA is considered to be low for all period except for the Post Medieval, which is deemed to be high given the likelihood of finding earlier farm structures in the south eastern part of the site. In terms of historical impact on any potential archaeology, the southern and north western parts of the site have seen significant disturbance and a high archaeological impact of the survival of any potential archaeological remains due to previous buildings. It is only the north eastern section of the PDA that has had least disturbance from buildings, although large areas have been concreted over, which is likely to have had a medium historical impact.*

## 1 INTRODUCTION

### 1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Persimmon Homes (the 'Client'), to carry out a Heritage Statement relating to the proposed development area (PDA) at Bassetts Farm, Horsmonden, Kent centred on National Grid Reference (NGR) TQ 70626 40389 (Fig 9).
- 1.1.2 This document will be used in support of a reserved matters planning application associated with the proposed development.

### 1.2 Site Description

- 1.2.1 The PDA is located in Horsmonden in west Kent, circa 9 miles east of Tunbridge Wells with Maidstone 13 miles northwards and Cranbrook, eight miles to the east. It is located in an area known as The Weald. Situated on the outskirts of the village to the south east on the northern side of Goudhurst Road. The PDA consists of a number of farm buildings with an access road along the eastern side of the Site, which continues northwards and turns into a public bridleway. Within the PDA, the farm buildings are of different types and ages. The older and smaller buildings are located in the southern half of the Site, closer to the road, whereas the northern half of the site is dominated by larger, late 20<sup>th</sup> century agricultural sheds. The farm is currently not in use.
- 1.2.2 Immediately east are the remains of an old orchard. The western boundary is that of the line of the old railway that was decommissioned in the 1960s. The south west boundary borders the cottages of Old Bassetts Cottages. To the south are houses along the southern side of the Goudhurst Road and to the north east are the houses of Bassetts Villas and east of those are New Bassetts Cottages. To the north beyond the villas and cottages are large fields of modern orchards. The PDA is just under 2 1/2 acres in size. The PDA lies on ground rising to the north from 47m aOD in the south and 53m aOD in the north (Fig. 9).
- 1.2.3 Horsmonden has large number of designated assets within the village, with the majority located in and around its historical core, west of the PDA. Most which have no impact or intervisibility with the PDA. However, there are a number of



designated assets in the vicinity of the PDA. The PDA itself as a farmstead associated with of the Grade II listed Old Bassetts Cottages, the original farmhouse relating to that of the PDA. Therefore, this report focuses on those designated assets close to the PDA.

### **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 National Planning Policy Framework (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.

1.4.2 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.’

1.4.3 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*

CIFA (2017:4)

## 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, revised in February 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 National Planning Policy Framework (NPPF)

- 2.2.1 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.'*

- 2.2.2 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).'*

- 2.2.3 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.

2.2.4 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.'*

2.2.5 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.'*

2.2.6 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.’*

2.2.7 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.

2.2.8 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.

2.2.9 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.

2.2.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 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.

2.2.12 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.

2.2.13 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.
- 2.2.14 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.
- 2.2.15 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.
- 2.2.16 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.
- 2.2.17 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.
- 2.2.18 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.

## **2.3 Designated Heritage Assets**

2.3.1 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.’*

2.3.2 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.

2.3.3 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

2.3.4 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*

2.3.5 Any Heritage Asset that 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*

2.3.6 The surroundings in which a Heritage Asset is experienced is of importance. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make take several guises; a positive or negative contribution to the significance of an asset, the ability to appreciate that significance or it may have a neutral effect with no changes observed.



### *Significance*

2.3.7 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 and 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 and 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 and potential for below ground remains.

2.3.8 Historic England defines curtilage for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. A decision taker may take the following factors into account in assessing the matter: i) the physical layout of the listed building and the building; ii) their ownership past and present; and their use or function past and present specifically whether the building was

ancillary (i.e. subordinate to and dependent on) the purposes of the listed building at the date of listing.

## **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).

2.4.13 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).

2.4.14 In October 2019, Historic England released Advice No 12 on Statements of Heritage Significance: Analysing Significance in Heritage Assets. It advocates exploring a stage approach to decision-making in understanding the significance of heritage assets in advance of developing proposals for their buildings and sites as well as exploring a stage approach to decision-making:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)
3. Understand the impact of the proposal on that significance
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal of enhance significance.

## 2.5 Local Policies

2.5.1 Tunbridge Wells Borough Council has a Local Plan from 2006, of which part has been amended by the Core Strategy 2010 and the Site Allocations Plan 2016, which all should be read in conjunction with each other. Key saved policies include:

- POLICY EN1
- POLICY EN4
- POLICY EN5
- POLICY EN25

2.5.2 These policies are covered in greater detail below.

*Policy EN1: Environment.*

2.5.3 All proposals for development within the Plan area will be required to satisfy all of the following criteria:

1) The nature and intensity of the proposed use would be compatible with neighbouring uses and would not cause significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation;

2) The proposal would not cause significant harm to the residential amenities of adjoining occupiers, and would provide adequate residential amenities for future occupiers of the development, when assessed in terms of daylight, sunlight and privacy;

3) The design of the proposal, encompassing scale, layout and orientation of buildings, site coverage by buildings, external appearance, roofscape, materials and landscaping, would respect the context of the site and take account of the efficient use of energy;

4) The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built-up area or landscape;

5) There would be no significant adverse effect on any features of nature conservation importance which could not be prevented by conditions or agreements;

6)The design, layout and landscaping of all development should take account of the security of people and property and incorporate measures to reduce or eliminate crime; and

7)The design of public spaces and pedestrian routes to all new development proposals should provide safe and easy access for people with disabilities and people with particular access requirements.

2.5.4 The Local Plan has a number of paragraphs concerning Conservation Areas. Paragraph 4.3 refers to;

*Conservation areas are designated by the Local Planning Authority as areas of architectural or historic character which it is desirable to preserve or enhance. The Plan area contains 25 conservation areas within which the combination of the buildings, spaces and landscape is of great importance in creating the unique character of the area. The strong pressures for redevelopment within, or adjoining, conservation areas could, if not controlled sensitively, lead to an erosion of that character.*

*Policy EN4: Demolition in Conservation Areas*

2.5.5 Policy EN4 covers the demolition in Conservation areas. Development involving proposals for the total or substantial demolition of unlisted buildings which contribute positively to the character or appearance of a conservation area will not be permitted unless an overriding case can be made against the following criteria:

1)The condition of the building, and the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;

2)The adequacy of efforts made to retain the building in use, including efforts to find compatible alternative uses;

3)The merits of alternative proposals for the site, and whether there are acceptable and detailed plans for any redevelopment; and



4) Whether redevelopment will produce substantial planning benefits for the community, including economic regeneration or environmental enhancement.

*Policy EN5: Development in Conservation Areas*

2.5.6 Proposals for development within, or affecting the character of, a conservation area will only be permitted if all of the following criteria are satisfied:

1) The proposal would preserve or enhance the buildings, related spaces, vegetation and activities which combine to form the character and appearance of the area;

2) The siting of development would be similar to adjoining building frontage lines where this is important to the character of the conservation area;

3) The layout and arrangement of the building(s) would follow the pattern of existing development and spacing of adjoining plot widths where this is important to the character of the conservation area;

4) The scale, massing, roofscape, use of materials, detailing, boundary treatment and landscaping would preserve or enhance the character of that part of the conservation area in which the proposal would be situated;

5) The use, or intensity of use, would be in sympathy with the character and appearance of that part of the conservation area in which the proposal would be situated;

6) The proposal would not result in the loss of trees, shrubs, hedges or other features important to the character of that part of the conservation area in which the proposal would be situated; and

7) In meeting the car parking and access requirements, the character and amenity of the area would not be adversely affected. Development proposals which may affect the significance of heritage assets (both designated and non-designated) or their setting should demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals should aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.

*Policy EN25: Protection of the Rural Landscape*

2.5.7 Outside of the Limits to Built Development, as defined on the Proposals Map, all proposals for development will be required to satisfy all of the following criteria:

1)The proposal would have a minimal impact on the landscape character of the locality;

2)The development proposal would have no detrimental impact on the landscape setting of settlements;

3)The development proposal would not result in unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance;

4)Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be well screened by existing vegetation; and

5)Where an extension or alteration to an existing building is proposed, it would respect local building styles and materials, have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.

### 3 METHODOLOGY

#### 3.1 Sources

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

##### *Archaeological databases*

- 3.1.2 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 (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 3.1.3 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*

- 3.1.4 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*

- 3.1.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

##### *Secondary and Statutory Resources*

- 3.1.6 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*

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

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for Heritage Assets.
- Understanding the setting of the Heritage assets.

3.1.8 A full assessment of the effects of the Proposed Development has also been made in accordance with the guidelines in the DMRB Volume II, Section 3, Part 2, LA106 issued by the Highways Agency (2020). Although this guidance applies to highway schemes the assessment methodology included within it for archaeological remains has been adapted for use in this report. There are criteria for assessing significance of designated and undesignated assets, applying magnitudes of impacts to provide an overall magnitude of effect. The criteria used is provided in Appendix 10.5.

## 4 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 4.1 Introduction

- 4.1.1 Little has been found in the area in relation to prehistory and in the wider area. The lack of prehistoric archaeology may be due to lack of excavation opportunity in the area rather than lack of archaeological remains. It was likely in this period that the area was heavily wooded and not prone to settlement. Forest clearance commenced during the Neolithic and by the Iron Age clearance was accelerated as the Weald became the centre of the iron industry. The Roman also utilised the area of the Weald for the iron industry but did not tend to settle in this area.
- 4.1.2 Horsmonden was not recorded in the Domesday Book and there is no evidence of its existence in the early Medieval period. The name means 'horse stream pasture' being in old English 'hors burne denn'. The earliest known recording of the village is in Horsburdenne in 1147 AD suggesting that there was a small settlement by the stream here. By the 13<sup>th</sup> century the manor was in the possession of the Albrincis family. After a number of owners, it then came into the hands of Richard de Clare, Earl of Gloucester, a large landowner in the area including that of Tonbridge. It was Richard who started the building of Horsmonden Church, which is located in the Manor of Spelmonden, some 1 ½ miles south of the current village with the earlier Medieval village just west of the church. It is not clear as to why the current core of Horsmonden is so far from the church but it could be related to the Black Death or perhaps a move northward due to the attraction of later industry.
- 4.1.3 Following the dissolution by Henry VIII, the manor of Horsmonden was given to the Dean and Chapter of Rochester. It is not until 1570, that Horsmonden becomes an area of focus and growth with the construction of a blast furnace for making iron. The location of which is thought to be in the area to the west of the current village green which still has reference to Furnace Pond and Furnace Lane. Furnace Pond was a hammer pond as the water from it powered the hammers which beat the iron into shape. In the 1600s, the village also became a centre of gun making and like many other villages in this period, cloth making, with the influx of Huguenot weavers from Europe. The village in this period also had two fulling mills as a result situated to the east on the River Teise. The gun making in

the village with the forge owned by John Browne, who was gun maker to Charles I and also Cromwell, which rose the importance of the area and was thought to have employed circa 200 workers fuelling the growth of the village. The foundry closed in 1665.

- 4.1.4 After this period, hop growing became an important industry for the village and agriculture became the dominant industry. The hinterland to the east of the village was one of scattered farms along the Goudhurst Road, including that of Bassetts Farm. Tanyards and Pond Farm. In 1801, the population was 852 and most were agricultural labourers. By 1901, the population has increased to just over 1500, mainly due to the railway. This led to the village extending to the east and south east as houses and commercial buildings are built in the area around that of the station.
- 4.1.5 In 1877 the Cranbrook and Paddock Wood Railway was incorporated to build the northern section of the Weald of Kent line, which was between Paddock Wood and Cranbrook. However, money ran out and in 1882 Southern Eastern Railway agreed to support the line to prevent the London, Chatham and Dover Railway from muscling in. The line eventually opened in 1892 on the Paddock Wood to Hope Mill for Goudhurst and Lamberhurst with the extension to Hawkhurst via Cranbrook opening in 1893. The line was single along its length with passing loops at the stations. A bridge allowed the railway to pass over the Goudhurst Road (Plate 29). At Horsmonden, the loop also served as a fruit packing station. Goods traffic was primarily fruit and hops with coal inwards. The trains also had peak periods in the summer with hop pickers coming from London. By the mid 20<sup>th</sup> century, the railway traffic had declined and in 1961, the railway was decommissioned. The track was lifted in 1964 and in 1967 the station was offered for sale. The old station is located on the western side of the what was the tracks and is currently a garage workshop. The Station Master's house was three storeys facing onto the road next to the station.
- 4.1.6 A newspaper article from July 1896 refers to the auction of Bassetts Farm amongst other freeholds and assets due to the estate of the late J F Austen. At this time the acreage of the farm, is 55 ½ acres comprising of 'particularly valuable building and Accommodation Land' and that the farm was let until the 1th October next for £141 15s and 3d.

- 4.1.7 In April 1920, there was another auction for Bassetts Farm. Referred to as a mixed farm of 28 acres. It followed the death of a Miss E. S. Kine and the auction also included a number of other farms Leafwood Farm and also Rowden and Rocks Farm, both in Frant.
- 4.1.8 By April 1934, the farm is up for sale again. This time it had belonged to the Capel Manor Estate and was one of a number of farm holdings they had. By this time, the acreage had remained broadly unchanged at 27 acres consisting of 11 acres of fruit and 16 acres of hops. Capel Manor built in the 1860s by John Francis Austen who had originally owned the farm until his death in 1896.
- 4.1.9 Another newspaper article, this time dated July 1942, for another auction at Bassetts Farm, this time for the executors of the late James Sringett. The description refers to a small farm of some 28 acres including 6 acres of hops, 8 acres of orchard, farm house and ample buildings. Therefore, at this time Old Bassetts Cottages was still a single house.
- 4.1.10 Post the war, significant investment occurred at the farm with modern large agricultural sheds as well as alterations to other, older buildings at the Site.

## **4.2 Historical Map Progression**

### *Symondson Map 1596*

- 4.2.1 This shows Horsmonden to the west of the River Teise close to the edge of the county boundary (Fig.11).

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

- 4.2.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. The core of Horsmonden is to the west and is referred to here as Horsmonden Heath. The detail on the map is not sufficient accurate to show individual buildings but suggests there are some buildings in the area of what is now Bassetts Farm. This is to be likely to be Old Bassetts Cottages, which are thought to be circa 1700 (Fig. 12).

### *Ordnance Surveyors Drawings 1797*

- 4.2.3 This map shows greater detail in the land use and field boundaries. Based on this map, there are only Bassetts Cottages in the area of the PDA. Spring Cottages can be seen to the south east further along Goudhurst Road. The village at this time is still relatively small and clustered around the green (Fig. 13).

*Tithe Map from 1840*

- 4.2.4 The tithe map shows far greater detail (Fig.14). Old Bassetts Cottages can be identified and there is a small building located in the north east corner of the cottages plot. The owner of land in the area of the farm is Richard Springett and the cottages are occupied by George Bassett, who no doubt was the inspiration for the late name of the farm. At the time of the tithes it is referred to a Schoolhouse Farm and were originally part of the lands owned by the school. Old Bassetts Cottages, at this time is referred to as a 'house and garden' suggesting that it was in fact a single property at this point in time. The land associated with the farm being a mix of orchards, arable, wood and pasture comprising of just over 10 acres. The PDA itself taking up the majority of what is field 1016 called House Meadow. One of the other fields is called Tanyard Field and it is possible that this may have originally belonged to Tanyards Farms just westwards along the Goudhurst Road. The only footpath shown on the tithes map is at the north west of the PDA in what is referred to a footpath field, which continued in a north westerly direction. The tithe map does not show any footpath heading northwards along what is the eastern boundary of the PDA as there is today.
- 4.2.5 At the time of the tithes, the land in the parish was mainly arable and pasture with occasional hops and a few orchards. Being on the edge of the weald, there is still much by way of woodland. The farm itself being only 10 acres is also relatively small when compared to many others in the area. Richard Springett, the owner of the land at Schoolhouse Farm actually owned and resided at Pullings Farm, some 225 acres. Far south of the village closer to the church.
- 4.2.6 The south east part of the PDA falls within a triangular shaped field designated 1159. This is not part of the farm and is owned by local landowner the Reverent John Austen and occupied by Thomas Sawyer. It is referred to as a 'cottage and garden' and shows a single building in the field. On the southern side of the Goudhurst Road at this point is just a single building, referred to in the tithes as 'house and garden' and is in the location of the present-day Spring Cottage.



Table1: 1840 Tithes Information for Bassetts Farm (AKA Schoolhouse Farm).

Richard Springett	George Bassett	1015	<u>Schoolhouse Farm</u>	Arable	1.2.238
		1015a	Orchard	Arable	1.2.18
		1015b	Footpath field	Arable	2.3.1
		1015c	Tanyard field	Wood	0.0.30
		1016	Wood in 1015a	Pasture	1.0.20
		1016a	House Meadow	---	0.1.32
		1016b	House Garden etc	Pasture	<u>2.1.21</u>
			Road field		<u>10.0.30</u>

*Historic OS map 1868-1870*

4.2.7 This map shows that the majority of the PDA is still an orchard. Alongside the building that was in the north east corner of the plot for Old Bassetts Cottages, there appears to be another building at right angles to it creating an 'L' shape. There is now a footpath located along the eastern boundary from the Goudhurst Road, which continues to this day. The wider area shows what appears to be arable fields, although hops were not necessarily annotated on maps of this period (Fig. 15).

*Historic OS map 1898*

4.2.8 There have been significant changes in the wider area with the coming of the railway, which creates the western boundary of the PDA. The railway effectively taking up the majority of the two arable fields, which was at the time of the tithes the arable Footpath Field and by the road, what was then pasture and called Road Field, thus reducing the farm by circa 3 acres. The railway also has the impact of effectively 'severing' the area, east of the railway from that of the main village. The station was on the western side of the tracks. Within the PDA there appear to be additional farm buildings surrounding the original one. The top right corner of the 'L' shape has been filled in and the main building extended, which may represent when the catslide roof was added. The southern building on the eastern side has an open front extension which is probably a cart lodge (Fig. 16).

*Historic OS map 1908*

4.2.9 There appears to be little change except for just beyond the northern boundary of the PDA, Bassetts Villas have been built. In addition, to the west there is beginning to be infill of housing along Goudhurst Road. There are a couple of other farm buildings no located north of the main building including that of a long

building by the pond. There is also another new building showing by the eastern boundary in the orchard area (Fig.17).

#### Historic OS map 1938

- 4.2.10 There is little change. The south eastern corner, the triangle piece of land no longer has the cottage showing. The southern part of the main group of farm buildings is no longer showing. Noticeably in the wider village area to the west, the intensity of orchards has increase significantly (Fig.18)

### **4.3 Aerial Photographs**

#### *1940s*

- 4.3.1 Old Bassetts Cottages can be seen to the south west of the PDA next to the railway line. North of the cottages is a barn not seen on the earlier OS historical maps. To the west of Bassetts Cottages are a small group of three agricultural buildings. This is different to the 1938 OS historical map as north of the catslide building are two newer buildings. In addition, there is located in the south west corner of the PDA a new larger barn. There is no indication of the pond. North of the large barn is an arable field and north of the PDA are Bassetts Villas and an orchard (Plate 1).

#### *1960s*

- 4.3.2 There have been significant changes at the PDA. Within the northern half of the PDA is now a large agricultural barn and the wider area of the PDA looks more industrialised. Bordering the north east corner of the PDA, new cottages have been built. These are called New Bassetts Cottages. In the wider area, the arable fields have been replaced by orchards (Plate 2).

#### *1990*

- 4.3.3 The large agricultural barn has been extended in the north eastern corner. The land around is still essentially orchard. By this time the railway is no longer in use and the line of the tracks have softened with the growth of vegetation along the line. To the west of the line, the residential housing has expanded out from the village (Plate 3).

#### *2003*

- 4.3.4 The northern extension to the main barn has been demolished. It does not appear that there is much by way of activity at the site. South of the PDA on the southern side of the Goudhurst Road, a small estate of Lamberts Grove has been built (Plate 4).

*2018*

- 4.3.5 This site is no longer used and vegetation has grown up around the agricultural buildings. South east of the PDA, on the southern side of Goudhurst Road, what was a commercial site has been replaced with housing (Plate 5).

#### **4.4 Farmsteads and the Hop Industry**

- 4.4.1 The Kent Farmsteads and Landscapes project was published in 2012. Despite Bassetts Farm appearing not to be included within the survey, it still provides detailed information regarding farmsteads in order to assess their significance.
- 4.4.2 By the late 13th century, the Wealden landscape comprised a scattering of gentry properties intermingled with a mass of small peasant holdings. These holdings grew in size from the 14th century, but into the 18th and 19th centuries most holdings remained under 50 acres (small by national standards) and holdings of over 150 acres were uncommon. The woodland clearance and small farm size also resulted in the characteristic pattern of small, irregular fields.
- 4.4.3 Cattle rearing and fattening was the major contributor to agriculture in the High Weald from at least the 14th century to the 19th century, corn often being grown for cattle feed. Pig fattening and poultry production were also important, and the capital-intensive hop industry developed on an industrial scale by the 19th century. The manure from cattle was important for fertilising hop plantations.
- 4.4.4 Of the recorded farmsteads in Kent that retain some farmstead character, 58.9% have listed buildings, the majority of these being houses rather than working buildings as is the case at Bassetts Farm, which the Grade II listed Old Bassetts Cottages, the original farmhouse. In the High Weald, 74% of farmsteads were in isolated positions and the historic mapping confirms this is the case of Bassetts Farm on the hinterland of Horsmonden being one of dispersed farmsteads.

- 4.4.5 In the Tunbridge Wells area, courtyard plan farmsteads are dominant representing 51.2%, with a greater number of dispersed plan types compared to other districts. Small scale loose courtyard plans with one or two sides forms circa 25% of recorded site. In this area, 45% of recorded farmsteads have a 17th century or earlier listed farmhouse, with 8% having one or more 17th century or earlier listed working buildings. Substantially complete farm buildings pre 1750 are rare. The High Weald in which the PDA is part, is remarkable in a national context for the very high numbers of farmsteads that retain early, pre-1750 buildings. The High Weald is an area of Kent where the highest proportion of farmsteads retain their historic character. In terms of working buildings alone the High Weald has the highest proportion (5.0%) of farmsteads that have an 18th-century building as their earliest dated agricultural building compared to 3.8% in the Wealden Greensand, 3.7% in the North Downs and 3.5% in the Low Weald. Farmsteads that retain both a farmhouse and one or more working buildings dating from before 1700 are considered particularly significant. Across Kent there are considered a total of 350 such sites but this does not apply to Bassetts Farm.
- 4.4.6 This area also has a high proportion (60%) of farmsteads with more than 50% of their late 19th century form. The survey noted than in the Tunbridge Wells area circa 10% had been lost form the landscape, lower than in other areas of Kent.
- 4.4.7 In Kent, by the 17th century fruit growing to supply the London market was increasing in importance. Kent farms have from the Medieval period been well-placed to respond to regional and national markets, particularly London which experienced massive growth in the 19th century, its population rising from 1.11 to 6.5 million. The North Kent Plain was best placed for the export of agricultural produce, via the coastal ports and Watling Street that linked London to Dover via Canterbury. For the Weald, with the railway coming much later, lagged behind and it was not until the early 20<sup>th</sup> century that fruit farming became particularly dominant in the Horsmonden area.
- 4.4.8 The plans of 'L' shaped buildings can be derived from either an earlier building, often a barn, having a later building attached and is usually found on small to medium scale farmsteads, which appears to be the case at Bassetts Farm.

- 4.4.9 From the early Post Medieval period to the later 18th century map evidence seems to show shows that many farms comprised no more than a house and barn as is the case with Bassetts Farm. Although the barn it is brick built and modest in size and would have originally been much smaller without the catslide roof. Smaller and ancillary buildings set away from the yard are common. Cart sheds, sometimes stables and other ancillary buildings can be placed facing towards routes and tracks, which is probably relevant for the buildings that began to the north of the original barn and also an open sided building that was part of the southern range for a while.
- 4.4.10 Smaller fields and historic farmsteads become more dominant to the east of the High Weald area, and in the Wealden Horticultural Pocket, where hop farming developed on an industrial scale in the 19th century, especially around Horsmonden and Goudhurst), with a high proportion of orchards and woodland.
- 4.4.11 In the Medieval period, for the majority of the population, water was usually not fit for consumption. Therefore, beer was drunk, originally flavoured with herbs and spices and only became popular with hops in the 16th century. In the South East nearly every farm had its own hop garden. Most oast houses were built in the 18th century, although it appears in the area of Bassetts Farm, this did not happen significantly until the arrival of the railway. Hoppers' huts provided accommodation for hop pickers and were typically located on the edge of farmsteads or in the open countryside near the hop gardens as the harvesting was labour intensive. Initially, oast kilns were designed with square towers which were easier to build. From the 1840s, round kilns were used as it was thought that these had better heat distribution. However, as technology advanced, square kilns ended up being classed as more efficient and so design reverted back to that of square kilns in the 1890s and early twentieth century as is the case of the Grade II listed oasts to the south west of the PDA. Hop growing developed from the later 16th century and by the mid-17th century and it was claimed that around 25% of the hop acreage in England was in Sussex. At its height, in the mid-19th century 45,000 acres were under hops in Kent and Kent produced circa 65% of the national output. The industry sharply declined from the 1970s. Hops were often grown in association with other fruits as appears to be the case here.

4.4.12 The demise in hop-growing which has accelerated in the late 20th century has resulted in many hop gardens being grubbed out and as a consequence, the huts, cookhouses, oast-houses, tar tanks and other associated features have either been demolished, left to decay or as in the case of many oast-houses, converted to residential accommodation. Farmsteads that retain unconverted oast houses, and features such as hop-pickers huts are considered highly significant but the map regression does not suggest that Bassetts Farm had an oast.

*Landscape Characterisation and Setting*

4.4.13 The PDA is in the far eastern part of an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 Settlement (general)' with the Site located where the village changes into that of the surrounding countryside. To the east are fields of 'small rectilinear with wavy boundaries', which are predominately found in the Weald areas and thought to represent the enclosure of land during the 17th and 18th centuries prior to the regular enclosures of the 19th century. Immediately north of the PDA is a large area classified as orchards with much of the area as part of the fruit belt. Along the eastern edge of the village is a river valley (Fig. 8).

4.4.14 The main body of the village is to the west and north west of the PDA with the historical centre of which is within a Conservation Area. The PDA borders the southern edge of the Horsmonden Conservation Area, which is deemed to be an area of special historic or architectural interest. A conservation area appraisal has not yet been undertaken for Horsmonden. There are 48 listed buildings located in the village, the vast majority of which are Grade II listed consisting of many cottages, houses and oasthouses predominately dating to the Post Medieval period, although some are earlier, from the Medieval period. The local vernacular is one seen across many villages in Kent, or brick, some of which is red and blue, weatherboarding, (black and white), along with red clay hanging tiles. Roofs are predominately red clay. The majority of the listed buildings are in the historical core around the green, with the eastern part of the village much later in date as it gravitated east towards the railway.

4.4.15 The wider area surrounding the village is one of scattered farmsteads. The village sits on the edge of the High Weald AONB which circles the village to the west, south and south east, whose boundary is circa 1.2km from the PDA. The character

of the High Weald was established by the 14th century and is considered to be one of the best surviving Medieval landscapes with interconnected ancient woods and hedges as well as having ancient iron industry along with scattered farmsteads and hamlets. The gap around the village before the boundary of the AONB is reflected by large areas of orchards, which are not representative of the true weald, which explains why the AONB does not come right up to the village settlement area.

#### *Hedgerows*

- 4.4.16 The Hedgerows Regulations as mentioned in section 2.1.2 affects hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.
- 4.4.17 On the basis of historical aerial photographs, it appears that the PDA may have hedgerows which are affected by the regulation especially the hedgerows along the southern and eastern half of the site, which would need to be taken into consideration.

### **4.5 Walkover Survey**

- 4.5.1 A walkover survey was undertaken on the 6<sup>th</sup> November 2019.
- 4.5.2 The site is entered from the Goudhurst Road and the access road continues northwards along the eastern length of the PDA and, as well as being a public footpath, also provides access to Bassetts Villas and New Bassetts Cottages to the north and north. A walkover identified the following buildings within the PDA (Fig.). The oldest building on the site is to the east of old Bassetts Cottages, which based on map regression suggests that this is a 17<sup>th</sup> century building in origin but later altered. It is of the local vernacular of red and blue bricks and on the southern side a catslide roof. The catslide roof appears to be a later addition.

- 4.5.3 Attached to this building to the north are a number of other buildings. These appear to be 20<sup>th</sup> century in date. And consists of three buildings including a flat corrugated roof, brick and wooden built storage shed and at the northern end of this group, brick-built garages. Aerial photographs confirm that the garage was erected sometime between the 1940s and 1960s. Aside the garage adjoining to the east is a small brick built single storey barn with boarded up windows and a tiled roof. Map regressions confirms that this is from the first half of the 20<sup>th</sup> century.
- 4.5.4 To the west of the garages is another brick-built garage building. This was constructed in the second half of the 20th century between the 1940s and 1960s. The south western corner of the PDA contains a modern purpose-built agricultural shed. To the north of this shed is the large modern shed that was in place by the 1960s. This too has been much altered.
- 4.5.5 The area surrounding the buildings is one of broken concrete hardstanding, with the Site gradually being covered by vegetation. Along the northern boundary is a mature hedge. The boundary between the PDA and Old Bassetts Cottages is wooden slat fencing. The eastern boundary is rail fencing.



## 5 ARCHAEOLOGY

### 5.1 Introduction

5.1.1 Following on from the previous section, this section delves further into the historic environment by using data obtained from the Kent HER for a 750m radius of the site. Time scales for archaeological periods represented in the report are listed in Table 2. The data will be discussed in a chronological order using the periods in the table. Full details of the records are provided in the gazetteer in Figure 6 with a map showing the location of the records in Figure 7.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British	c. AD 43 – c. AD 410	
Anglo-Saxon	AD 410 – AD 1066	
Medieval	AD 1066 – AD 1485	
Post-medieval	AD 1485 – AD 1900	
Modern	AD 1901 – present day	
<b>Table 2: Classification of Archaeological periods</b>		

#### *Prehistoric*

5.1.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the assessment area or the wider area. The lack of prehistoric archaeology may be due to lack of excavation opportunity in the area rather than lack of archaeological remains. However, it was likely in this period that the area and in the Mesolithic was heavily wooded and not prone to settlement. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered low.

5.1.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. It is during the Neolithic that woodland clearance starts to take place but there is little evidence that this had occurred in and around

Horsmonden in this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered low.

- 5.1.4 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has no records from this period within the assessment area. The Weald generally has Iron industry in this period but no evidence has been found in and around Horsmonden. The potential for finding remains that date to this period within the confines of the development site is considered low.

#### *Romano-British*

- 5.1.5 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has no records from this period within the assessment area. Whilst the Roman exploited the weald, there is no evidence found in and around Horsmonden for this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered low.

#### *Anglo-Saxon*

- 5.1.6 The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered low.

#### *Medieval*

- 5.1.7 The Kent HER has six records from this period within the assessment area. Houses for this period are spaced along Goudhurst Road suggesting this road was of some importance. In addition, this shows that the settlement was one that was scattered, especially since the church is located some distance away from the current day core of Horsmonden as there are no houses grouped around the core. The potential for finding remains that date to this period within the confines of the development site is considered low.

#### *Post Medieval*

5.1.8 The Kent HER has 57 records from this period within the assessment area and many are located in and around the current core of the village confirming the move northwards away from the church to this new location west of the PDA reflecting the origins of the village in this period and the iron making in the earlier part of this period. Included here are Bassetts Cottages and the railway as well as the oasts and Spring Farmhouse. The railway bringing a commercial character into this area of the village. The area around the PDA in this period was agricultural. The potential for finding remains that date to this period within the confines of the development site is considered high. Within the PDA itself there has been a number of Post Medieval buildings that are no longer extant and potentially have remains below ground.

*Modern*

5.1.9 KHER has no records dating to this period. As per the Post Medieval period, the PDA has had a number of buildings that are no longer extant and potentially have remains below ground.

*Archaeological Impact*

5.1.10 Based on the map regression we are able to combine the location of the current buildings to those that are no longer extant. Figure 19 shows that the southern and north western parts of the site have seen significant disturbance and a high archaeological impact of the survival of any potential archaeological remains due to previous buildings. It is only the north eastern section of the PDA that has had least disturbance from buildings, although large areas have been concreted over, which is likely to have had a medium historical impact.

## 6 ASSESSMENT OF HERITAGE ASSETS

### 6.1 Introduction

6.1.1 The proposed development area covers the currently unused yard area that was Bassetts Farm, which contain a number of agricultural buildings of varies ages. Based on the information gain from the report and the site visit the phasing of the buildings within the PDA are provided in Figure 19. Separate to the PDA, to the south west is the Grade II listed Old Bassetts Cottages. In the wider area, to the south of the PDA are a number of other Grade II listed buildings being a large oast house to the south west (TQ 74 SW 143) and to the south east Spring Farmhouse (TQ 74 SW 110), Spring coach house (TQ 74 SW 150) and a separate coach house slightly to the west of the first (TQ 74 SW 112). As such the following assessment seeks to identify the significance of these heritage asset and to what extent there is significance within the PDA and whether the PDA contributes to their significance.

#### ***Bassetts Farm***

##### *Architectural and Historical Interest:*

6.1.2 The vast majority of the buildings are of modern date and therefore not of any architectural interest. There are only two buildings of interest. The building immediately east of Old Bassetts Cottages. Part of this building date from the 18<sup>th</sup> century with a later addition of a catslide roof to the south. It appears to be made with the same type of red and blue bricks of Old Bassetts Cottages and may therefore be contemporary with them. The structural survey from 2014 commented that the roof timbers had rotted due to water ingress and is in a dilapidated state and considered beyond repair. Being of single brick construction with no damp proof and bowing walls also meaning the walls are considered beyond repair. From the description, apart for the red and blue brickwork and use of Kent peg tiles for the roof, it does not appear that the building has any other features of architectural significance.

6.1.3 Further inspections on the structural condition in 2017 and May 2020. The roof especially is in poor condition and has partly collapsed with the remainder sagging and unstable. In addition, external walls are bowing in places with hairline crack

in several spots. Internally, below the floor appears hollow, most likely due to burrowing animals making it unstable.

- 6.1.4 Upon evaluating the historic map appraisal and the tithe records, the farmhouse would have been one of a number of isolated scattered farms on the hinterland of Horsmonden.
- 6.1.5 The early barn along with Old Bassetts Cottages provides some historical significance together as part of an 18<sup>th</sup> century farmstead. Documentary records confirm that it was originally called 'Schoolhouse Farm', only later becoming known as Bassetts Farm as a result of one of its early owners. However, the records inform us that initially a mixed-use farm, it was only during the 20<sup>th</sup> century did the fruit growing become to dominate at the farm and also around and in Horsmonden, which lead to the significant growth in the agricultural buildings at the site.
- 6.1.6 What is noticeable, given the early life of the farm, it that is does not have a farmstead record in the KHER. Given that the farmstead existed at the time of the 1895 mapping used for the Kent Farmstead Project, it is not clear as to why this farm was not represented in the survey, other than the OS historical mapping at the time annotates Pond Farm on the southern side of the Goudhurst Road which incorporates Spring Cottage but did not separate annotate that of Bassetts Farm on the mapping. Therefore, it appears it was not picked up as a farm. It is only through the tithes and the mapping after 1895 is it clearly represented as a separate farm. Essentially it is a loose courtyard type plan with agricultural building on one side. Its form is of one that has altered and masked by modern buildings. The land associated with the farm immediately surrounding it. Although the documentary records refer to hops growing at the farm, it appears that the farm did not have its own oast, although there were large oasts nearby the farm to the south east that may have been used or as the farm was in the 20<sup>th</sup> century part of larger estates, it is possible the hops would have been transported to other farms on the estate for processing. It is highly likely that the buildings on the farm were predominately for storage of hops and of fruit. There does not appears to be any direct link between the farm and the railway next door as the track loop for loading and unloading would be on the west side of the tracks, although it is likely that the proximity to the station would have been of benefit to the farm.

### ***Old Bassetts Cottages***

#### *Architectural and Historical Interest*

- 6.1.7 Built in the local vernacular of red and blue bricks, with a tile hung upper portion it appears that until the mid-20<sup>th</sup> century, these cottages were a single farmhouse. Thought to originate from around 1700 and appears on the early maps. The farmhouse is aesthetically pleasing although the listing does not refer to any particular architectural features of note. These cottages have been extended in the 19<sup>th</sup> century and also later 20<sup>th</sup> century alterations.
- 6.1.8 Essentially the house retains its architectural and historical character as a 18<sup>th</sup> century farmhouse with aesthetic qualities and it is considered to have a high significance. The physical fabric of the farmhouse along with the nearby 18<sup>th</sup> storage building holds evidential and historical value relating to their construction and relationship. The early storage building holds aesthetic value as a historic agricultural building, demonstrating its former agricultural associations. The relationship between the Grade II house and the surrounding agricultural buildings contributes to their significance as it enables them to be understood as part of a farm complex, which developed over the Post Medieval and Modern periods although, the link with Old Bassetts Cottages and the farm itself was severed sometime during the 20<sup>th</sup> century.

### ***Spring Farmhouse and nearby Coach Houses***

#### *Architectural and Historical Interest*

- 6.1.9 The primary significance of Spring Farmhouse resides in its architectural and historical context of a 16<sup>th</sup> century or earlier Grade II listed timber framed house, that is aesthetically pleasing. The two nearby coach houses are of Mid-19<sup>th</sup> century date and reflect the growth of farming in this area. They can be associated as a group with that of Pond Farm.

### ***Oast House***

#### *Architectural and Historical Interest*

- 6.1.10 Located south west of the PDA this is a late 19<sup>th</sup> century oast house, included as a group value along with the nearby station to reflect that a number of commercial buildings were built nearby. There are four kilns, now with their cowls and converted to residential housing. The primary significance of these are

architectural and historical reflecting the growth of Horsmonden and farming in this period especially due to the coming of the railway.

## **6.2 The Setting**

- 6.2.1 Farmsteads and in particular traditional farm buildings of 19th century or earlier date make a fundamental contribution to local distinctiveness and a sense of place through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. At Bassetts Farm, which does have 18<sup>th</sup> century origins, many of the buildings are modern in date and essentially relate to storage. Therefore, the buildings, the majority being modern and large tell more about the Post war aspect of farming rather than informing about the Post Medieval period.
- 6.2.2 The original farm layout, along with that of its farmhouse of Old Bassetts Cottages, originally a single house was situated close to the road on the eastern hinterland of Horsmonden, close to a number of other scattered farms such as Pond Farm. These farms and associated farmhouses and outbuildings, makes an aesthetically pleasing contribution to the character of the area, set amongst orchards and fields. The relationship of the Site with Old Bassetts Cottages has changed significantly and in the second half of the 20<sup>th</sup> century, the direct relationship between the two was severed.
- 6.2.3 The railway located immediately west of the PDA, stimulated development in the area, although it created a distinct eastern boundary to the village, encouraging development eastwards from the village's historically core. The advent of the railway, as well as bringing the village eastwards, also resulted in the intensity of farming of the area, particularly in fruit. This has resulted in investment in farm buildings during the 20<sup>th</sup> century and this has been seen at Bassetts Farm. These modern large buildings at the PDA are intrusive in their appearance and have a negative impact on the setting, especially in relation to the rear of Old Bassetts Cottages. The buildings on the southern part of the site, being closer to the road

and more visible are more aesthetically pleasing in materials, and character. The main relationship of Old Bassetts Cottages would have been with those buildings at the southern end of the PDA. However, views between the two are limited due to boundary of vegetation that has built up between the two in the second half of the 20<sup>th</sup> century. Coming into the village from the east along Goudhurst Road, the narrowness and curve of the road means the PDA does not becoming visible until the last moment. The view is one of the southern buildings at the site being brick built, single storey with red roofs means they have a rural feel in keeping with the character of the area. However, this street scene is currently significantly lessened by the dilapidated condition of the buildings, especially the one with the cat slide roof that has missing tiles and is virtually unidentifiable from the road due to the large amount of vegetation covering the building. The rooflines of the large modern barns, some of which are also in poor condition appear over the top behind and also detract from the overall street scene.

- 6.2.4 The retention of the field/orchard to the east of the PDA since the early Post Medieval period means that Site retains its sight lines to the nearby Spring Farmhouse to the south east. There is little by way of interaction of the PDA with that of the railway. The line of the old track has left a legacy of forming the western boundary of the site, which following the decommissioning of the railway has led to increased vegetation along the boundary. There was no direct access from the PDA itself to the railway.
- 6.2.5 Along Goudhurst Road to the west, which the railway stimulated commercial development in this part of the village from the late 19<sup>th</sup> century, following the decommissioning, the second half of the 20<sup>th</sup> century, has seen a move towards residential conversions and infill and development of a scale and vernacular in keeping with the rural character. The houses along here are very different in ages and design, each having an individual character to that of its neighbour. Due to the narrowness of the road, roadside vegetation, there is no intervisibility between the PDA and this area of the village and further west to that of within the Conservation Area.
- 6.2.6 The eastern boundary incorporates a public footpath, that leads north into the countryside pass that of Bassetts Villas and New Bassetts Cottages. The current setting of the PDA from the footpath is one of a run-down disused site with large



modern buildings, which are not aesthetically pleasing and out of character with the wider rural area.

*Summary of Significance:*

- 6.2.7 Given the above it is concluded that the significance of the PDA is one of an historic farmstead, although the current site does not bear any relationship to the Post Medieval landscape except for the retention of the sightline in the wider landscape to the south east towards the Spring Farmhouse area, which has persisted to this day and is considered to be of medium significance. Within the site, there is little by way of early buildings. The building with the catslide roof has potentially early fabric, although, there is little by way of architectural significance. However, it does have high historical and aesthetic significance.
- 6.2.8 The relationship of the PDA with that of Old Bassetts Cottages is an historical and important one, but one that has changed in the second half of the 20<sup>th</sup> century. Old Bassetts Cottages still retain their historical, architectural and aesthetic interest. The railway, Conservation Area and the Grade II listed oasthouses have little historical and visual relationship with the PDA and are therefore considered to be of low/neutral significance here.

## **7 DEVELOPMENTS PROPOSALS AND ASSESSMENT OF IMPACT**

### **7.1 Development Proposals**

7.1.1 The proposed development is for a reserved matters planning application for the demolition of existing buildings with the exception of the 18<sup>th</sup> century building immediately east of Old Bassetts Cottages, which is to be retained and restored. The proposed development includes 20 new residential houses (Fig. 10). The developer seeks to design the buildings using the local vernacular and ensuring that they are not identical in design. The existing hedgerows and boundaries are to be retained and reinforced to soften the development in the landscape. An area within the PDA that currently has vegetation is to be used as an amenity area. Initially the design principals of the development sought to retain the building to the east of Bassetts Cottages but following the latest conditions survey this is now to be demolished and replaced with a landscaping/drainage area and will incorporate a pond.

### **7.2 Assessment of Impact**

7.2.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see Methodology above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present include the site as part of their setting, and therefore may potentially be affected by the proposed development. However, it should be noted that the application at this stage is just for a reserved matters application and focusses on the high-level proposals as shown in Figure 10

7.2.2 The proposals are within the current boundaries of the farmstead and do not seek to extend eastwards, thus retaining the field to the east and the sightlines from the footpath towards the south east. The current green space in the north eastern area of the PDA is being retained and this will soften the any impact of the

proposed development and there will be far less hardstanding than there is at present and the proposed road layout retaining the current access route across the site, with the removal of the northern exit area. It also ensures the residential edge of the village is not extended further into the rural hinterland. However, the views towards the PDA from this area, will be altered from one of an agricultural character to that of residential. During the second half of the 20<sup>th</sup> century, this visual relationship was altered with the introduction of the large agricultural buildings behind. However, they show scale and massing due to the size of their footprint. The third drawing in figure 10 shows the proposed elevation comparisons to that of the existing agricultural buildings. The new building rooflines will be higher than that of the existing agricultural buildings but as the footprint of the individual proposed buildings are smaller there will be less scale and massing. Given the dilapidated condition of the agricultural buildings, the removal of these with the replacement buildings will be an improvement to the surrounding area, street scene and also Bassetts Cottages. Whilst the rooflines of the houses will be seen from the road, they will be softened by the retention and strengthening of vegetation across the PDA, especially with the landscaped area to the north east.

- 7.2.3 The proposed design includes the demolition of the agricultural building with the catslide roof to the east of Bassetts Cottages that faces the road. Following the latest structural survey, the recommendation was that the structure would require demolishing and a rebuild with new foundations and to rectify the issues with the walls and roof as opposed to any cosmetic repairs given the severity of the poor condition. Therefore, the revised plans show that the area of this building is replaced with that of a landscaped area incorporating a pond.
- 7.2.4 The potential loss of these smaller agricultural buildings in the southern part of the PDA currently to the rear of the building with the catslide roof will alter the agricultural character street scene when approached from the east and results in the loss of some of the older farm buildings. The majority of these are dilapidated, 20<sup>th</sup> century in date and are much later than that of the building adjacent to the road, and therefore have negligible significance. The 18<sup>th</sup> century building with the catslide roof, potentially being contemporary with that of Bassetts Cottages is an undesignated asset of local importance that has been compromised by poor

preservation and is therefore considered to be of low significance (Figure 21). Whilst its retention would have been preferred, and its preservation was actively incorporated into early proposed designs, it appears that the structure is beyond saving. Any changes in setting of the view of the proposed development directly south from the road will be altered with the loss of the building. However, the design seeks to retain the distance of buildings set back away from the road and replace the area with landscaping and a pond, not only to assist drainage but to soften the look of the residential development from the road and seek to retain the rural green appearance and the roadside minimising any hard surfaces. Although the gable side of the house at the upper storey and above from plot 1 will be seen behind landscaped area (Figure 10, fourth drawing) the design of the house on Plot 1 is softened with the local vernacular of hung tiles on the front and part of the side of the buildings, which is also used in the nearby street scene including those of Bassetts Cottages and also on station cottages opposite. In addition, the design of the building in plot one is such that it does not just present a flat brick wall but one which adds some character.

- 7.2.5 The difference and variation in design of the houses is important in retaining the rural character of the area in keeping with the others along the Goudhurst Road and in the wider village. The older houses in the village tend to have hipped and half-hipped plain tile roofs whereas those with gabled roofs are generally from the 19th century of which the majority along Goudhurst Road are of this type. Although there is variation, there is an overall cohesion in style, which is emulated by the different footprints, hung tiles, weatherboarding and use of cart sheds as well as garages.
- 7.2.6 Whilst there will be a loss of the historical relationship of the farmstead with that of Bassetts Cottages, including the building to the east of the cottages, they have been under separate ownership for a number of years as a separate dwelling with no connection to the farm. Overall, the designated asset of Bassetts Cottages, which is of medium significance as a Grade II heritage asset, based on a minor magnitude of impact due to changes in its setting concludes in a slight magnitude of impact (Figure 21). The loss of the undesignated heritage asset building to the east of the cottages is not ideal, but cannot be saved. Discussions have taken place

concerning the demolition of the building with the Council who have accepted that the structure is beyond saving and are supportive of the proposed approach.

7.2.7 The use of sympathetic materials and high landscape design, will help mitigate any potential harm caused and will be an overall improvement of that of the current large modern agricultural buildings which dominate the Site. Therefore, any impact overall caused to the significance of the heritage assets is considered as 'less than substantial' in accordance with NPPF Paragraph 196.

7.2.8 The public benefits of the scheme include 35% affordable housing in line with Tunbridge Wells Borough Council policy. The Council's Housing Officer is supportive of the number and mix of affordable housing units proposed. The scheme will provide a small children's play area/amenity space in the north eastern corner of the site, which is currently lacking from this part of Horsmonden. In addition, the scheme seeks to improve pedestrian connectivity. Pedestrian access to and from the centre of Horsmonden is proposed to be provided by means of a footway along the north side of Goudhurst Road. Therefore, the public benefits are considered to outweigh any less than substantial potential harm caused.

## **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 Persimmon Homes (and representatives) for the use of this document in all matters directly relating to the project.

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Historic England: Kent Farmsteads Guidance (2012)

[http://www.kentdowns.org.uk/uploads/documents/Part\\_1.pdf](http://www.kentdowns.org.uk/uploads/documents/Part_1.pdf)

[http://www.kentdowns.org.uk/uploads/documents/Part\\_2.pdf](http://www.kentdowns.org.uk/uploads/documents/Part_2.pdf)

[http://www.kentdowns.org.uk/uploads/documents/Part\\_3.pdf](http://www.kentdowns.org.uk/uploads/documents/Part_3.pdf)

[http://www.kentdowns.org.uk/uploads/documents/Part\\_4.pdf](http://www.kentdowns.org.uk/uploads/documents/Part_4.pdf)

[http://www.kentdowns.org.uk/uploads/documents/Part\\_5.pdf](http://www.kentdowns.org.uk/uploads/documents/Part_5.pdf)

[http://www.kentdowns.org.uk/uploads/documents/Part\\_6.pdf](http://www.kentdowns.org.uk/uploads/documents/Part_6.pdf)

Photo of Goudhurst Road with railway bridge. Available at:

<http://www.horsmonden.co.uk/history/transport/horsmonden-station/>

DMRB Standards for Highways, section LA104 and LA106. Available at:

<https://www.standardsforhighways.co.uk/dmrb/>



## 10 APPENDICES

### 10.1 Appendix 1: Statutory List Description

#### 10.1.1 Old Bassetts Cottages

Heritage Environment Record Number: TQ 74 SW 124

List Entry Number: 1326669

National Grid Reference: TQ 70608 40348

Type of Record: Grade II

Date of Listing: 10<sup>th</sup> October 1954

Period: Post Medieval

**Summary:** Cottage pair. Circa 1700 altered and extended early C19. Red and blue chequered brick and red brick on ground floor and tile hung on first floor with plain tiled roof. Two storeys with stacks to end left, centre right and rear end left. Left hand cottage with 2 three light and 2 two light wooden casements on first floor and 2 two light casements on ground floor. Right hand cottage with 2 three light wooden casements on first floor and 2 glazing bar sashes on ground floor. Boarded door to right and C20 multi panelled door to left in raking porch with sidelight. Gabled rear wings parallel to rear.



Figure 1: Location map of Old Bassetts Cottages

### 10.1.2 Oast House at 7055 4031

Heritage Environment Record Number: TQ 74 SW 143

List Entry Number: 1084561

National Grid Reference: TQ 70553 40323

Type of Record: Grade II

Date of Listing: 10<sup>th</sup> October 1989

Period: Post Medieval

**Summary:** Oasthouse. Late C19. Stock brick in part rendered and weather boarding with plain tiled roofs. Two storey stowage with gabled roof with ridge tiles and gable finials. Four wooden casements on first floor with central boarded sliding loft door and 4 sliding doubled cart doors on ground floor, with boarded door on return elevations with shuttered opening above. Continuous range of kilns attached to left with full height buttresses and pyramidal roofs, the curls missing. A number of other late C19 commercial buildings are nearby, all associated with the railway station built here 1892, now disused. Included for group value.



Figure 2: Location map of Oast House

### 10.1.3 Spring Farmhouse and Railed Forecourt

Heritage Environment Record Number: TQ 74 SW 110

List Entry Number: 1326257

National Grid Reference: TQ 70686 40319

Type of Record: Grade II

Date of Listing: 10<sup>th</sup> October 1989

Period: Post Medieval

**Summary:** House. C16 or earlier. Timber framed and weather boomed on brick and sandstone. Plain tiled roof. T shaped plan. One storey and attic main range to right on coursed stone plinth, with 2 hipped dormers and stacks projecting at end right and clustered to left. Three 2 light wooden casements. Gabled crosswing to left of 2 storeys and garret with 3 light mullioned window in gable, 2 light wooden casement on first floor and 3 light casement on ground floor with panelled door to right. Single storey outshot to rear. Forecourt with simple spiked railings with dog rails set on low stone wall projecting some 4 metres from the house and returned the full length of the elevation.



Figure 3: Location map of Spring Farmhouse and Railed Forecourt

#### 10.1.4 Coach House about 3 metres south of Spring Farmhouse

Heritage Environment Record Number: TQ 74 SW 150

List Entry Number: 1084560

National Grid Reference: TQ 70685 40309

Type of Record: Grade II

Date of Listing: 10<sup>th</sup> October 1989

Period: Post Medieval

**Summary:** Coach house. Mid C19. Red brick with weather boarded gables and plain tiled roof. Single storey and loft, with segmentally headed doubled boarded carriage doors to right and shuttered opening to left. Boarded door in left return with wooden casement over, and boarded loft door in right return, with casements to rear elevation.



Figure 4: Location map of Coach House 3m south of Spring Farmhouse



*10.1.5 Coach House / House about 20 metres west of Spring Farmhouse*

Heritage Environment Record Number: TQ 74 SW 112

List Entry Number: 1105641

National Grid Reference: TQ 70670 40306

Type of Record: Grade II

Date of Listing: 10<sup>th</sup> October 1989

Period: Post Medieval

**Summary:** Coach house and House. Mid C19. Timber framed and weather boarded on red brick base with slate roofs. Two storeys with triple span roof, the centre ridge line set much lower than those flanking to left and right. Coach house to left with doubled boarded carriage doors on ground floor and doubled loft doors over. House to right with paired round headed sashes on first floor, paired simple sashes on ground floor, both with glazing bars in top leaf only, with panelled door to centre with wooden casement over. Irregular wooden casements to right return.



*Figure 5: Location map of Coach House 20m west of Spring Farmhouse*

10.2 Appendix 2 - KCC HER Data (see Figures 6-8).

KHER	Type	Location	Period	Description
TQ 74 SW 205	Monument	c. 255m W	Post Medieval to Modern	Site of Former Methodist Chapel, Goudhurst Road, Horsmonden. The chapel was built in 1846 and is shown on the 1862-75, 1897-1900, 1907-23 and 1929-52 maps. It was then demolished to make way for housing.
TQ 74 SW 190	Monument	c. 735m NNW	Post Medieval to Modern	Horsmonden Tunnel, Horsmonden. A disused railway tunnel is located just to the north of Horsmonden. It served as part of the Paddock Wood to Hawkhurst branch line and was constructed in 1890-92. It is c.80 metres in length and had a single length of track running through it. It closed with the rest of the railway in 1961.
TQ 74 SW 191	Monument	c. 630m NW	Post Medieval	Site of A Gibbet, Gibbet Lane, Horsmonden. A gibbet was erected to hang the remains of William Fairall, a member of the Hawkhurst Gang, at one end of Gibbet Lane. The gibbet is not shown on the Ordnance Survey historic maps.
TQ 74 SW 108	Listed Building	c. 540m WNW	Post Medieval to Modern	The Limes Cottage. Grade II listed building (1084511). Early C18, extended later C18 and altered C19 and mid C20.
TQ 74 SW 106	Listed Building	c. 540m WNW	Post Medieval	Birch Cottage. Grade II listed building (1084512). C17 with possibly earlier rear wing.
TQ 74 SW 116	Listed Building	c. 635m W	Post Medieval	Manchester House With the Post Office and Heath Stores. Grade II listed building (1084513). House and shop pair. C18, altered and extended late C19.
TQ 74 SW 138	Listed Building	c. 645m WNW	Post Medieval	Heathleigh Cottages. Grade II listed building (1084541). Cottage pair. Early C19.
TQ 74 SW 142	Listed Building	c. 285m SE	Medieval to Modern	Weavers. Grade II listed building (1084559). Wealden House. C15, altered C16 and C17

TQ 74 SW 143	Listed Building	c. 110m SW	Post Medieval	Oast House at 7055 4031. Grade II listed building (1084561). Late C19. A number of other late C19 commercial buildings are nearby, all associated with the railway station built here 1892, now disused. Included for group value.
TQ 74 SW 144	Listed Building	c. 385m W	Post Medieval	Tanyard House. Grade II listed building (1084562). House. C18.
TQ 74 SW 145	Listed Building	c. 495m W	Post Medieval	Dolphin House. Grade II listed building (1084563). House. C18.
TQ 74 SW 146	Listed Building	c. 630m ESE	Post Medieval	Capel Cross Cottage. Grade II listed building (1084564). House, sometime cottage pair. Early C18.
TQ 74 SW 112	Listed Building	c. 100m SSE	Post Medieval	Coach house/House About 20 Metres West of Spring Farmhouse. Grade II listed building (1105641). Coach house and House. Mid C19.
TQ 74 SW 107	Listed Building	c. 385m W	Post Medieval	Wall and Railings Approximately 7 Metres North of Tanyard House. Grade II listed building (1105650). Late C18.
TQ 73 NW 60	Listed Building	c. 655m SE	Post Medieval	Capel Cross Cottage. Grade II listed building (1106246). House, now house pair. C17 or earlier.
TQ 64 SE 37	Listed Building	c. 675m WNW	Post Medieval	Heath Cottage. Grade II listed building (1121950). House. Circa 1700, possibly earlier rear range.
TQ 74 SW 171	Listed Building	c. 660m NW	Post Medieval	Appletree Cottage. Grade II listed building (1325193). House. Circa 1700.
TQ 74 SW 124	Listed Building	c. 60m SSW	Post Medieval	Old Bassetts Cottages. Grade II listed building (1326669). Cottage pair. Circa 1700 altered and extended early C19.
TQ 74 SW 150	Listed Building	c. 105m SSE	Post Medieval	Coach house About 3 Metres South of Spring Farmhouse. Grade II listed building (1084560). Coach house. Mid C19.
TQ 74 SW 103	Listed Building	c. 600m SE	Medieval to Modern	Tainter Mead. Grade II listed building (1104866). House. C16 and altered late C17 and extended mid C20.
TQ 74 SW 96	Listed Building	c. 600m W	Post Medieval	The Gun and Spitroast Public House and Rear Courtyard. Grade II listed building (1121941). Public House. C17 or earlier, altered and extended C18 and early C19.

TQ 74 SW 120	Listed Building	c. 535m WNW	Post Medieval	Mableford Cottage. Grade II listed building (1338519). House. C17 or earlier, clad C18-mid C19.
TQ 64 SE 113	Listed Building	c. 670m WNW	Post Medieval to Modern	Heath Court. Grade II listed building (1338792). House. C18 and altered and extended C19 and late C20.
TQ 74 SW 166	Listed Building	c. 605m ESE	Post Medieval	Capel Cross. Grade II listed building (1084526). House. C18 and extended early C19.
TQ 64 SE 84	Listed Building	c. 660m WNW	Post Medieval	Horsmonden, The Heath (South Side), Happys. Formerly called CROSSWAYS SHOP. Grade II listed building (1121948). Shop, former forge. Early C19.
TQ 74 SW 129	Listed Building	c. 295m W	Medieval to Post Medieval	Cluncher Cottage. Grade II listed building (1338775). House. C16 altered and extended C17 and C18-20.
TQ 74 SW 128	Listed Building	c. 580m WNW	Medieval to Post Medieval	Crowhursts' Shop with Wall Attached. Grade II listed building (1338791). House and shop with wall attached. C16 or earlier, altered and extended mid C19.
TQ 74 SW 193	Listed Building	c. 590m ESE	Medieval to Post Medieval	Cottage. Grade II listed building (1084525). House, sometime alehouse, now house pair. C15 or earlier, extended and altered C17-C18.
TQ 74 SW 110	Listed Building	c. 95m SSE	Medieval to Modern	Spring Farmhouse and Railed Forecourt. Grade II listed building (1326257). House. C16 or earlier.
MKE82527	Farmstead	c. 90m SSE	Post Medieval	Spring Farm (Ponds Farm). Dispersed cluster. Altered - partial loss of original form (less than 50%) with Oast.
MKE82548	Farmstead	c. 460m ESE	Post Medieval	Outfarm North Of Capel Cross. Loose courtyard with working agricultural buildings on three sides. Altered - partial loss of original form (less than 50%).
TQ 74 SW 15	Monument	c. 85m WSW	Post Medieval to Modern	Site of Horsmonden Railway Station. built between 1890-2. The building itself is a three-bay single storey building with a canopy roof. It is also clad in corrugated iron and there are a pair of small sheds.



TQ 74 SW 179	Building	c. 160m WNW	Post Medieval to Modern	Oasthouse East of Horsmonden. Three-roundel oasthouse built in the late nineteenth century - the building first appears on the OS second edition map - and is still shown on the 2008 aerial photo.
TQ 74 SW 19	Monument	c. 335m W	Unknown	Site of All Saints' Chapel of Ease, Horsmonden. A Hall in Horsmonden was formerly thought to be an All Saint's Chapel of ease. This form of monument was built for those who could not easily attend service at the main parish church. The date of construction of this building is uncertain and no further information was available.
TQ 73 NW 240	Monument	c. 255m W	Post Medieval to Modern	Paddock Wood and Hawkhurst Branch Line. Dismantled Railway. In 1882, South Eastern Railways obtained powers for a branch line from Paddocks Wood to Hawkhurst, but it was not until 1892 that the line was opened to Hope Mill (Goudhurst), and the whole 11.5 miles to Hawkhurst was not completed until 1893. Its dead-end nature robbed it of much of its utility, and in 1961 it was closed, the track being dismantled.

Figure 6: Gazetteer of KHER Data

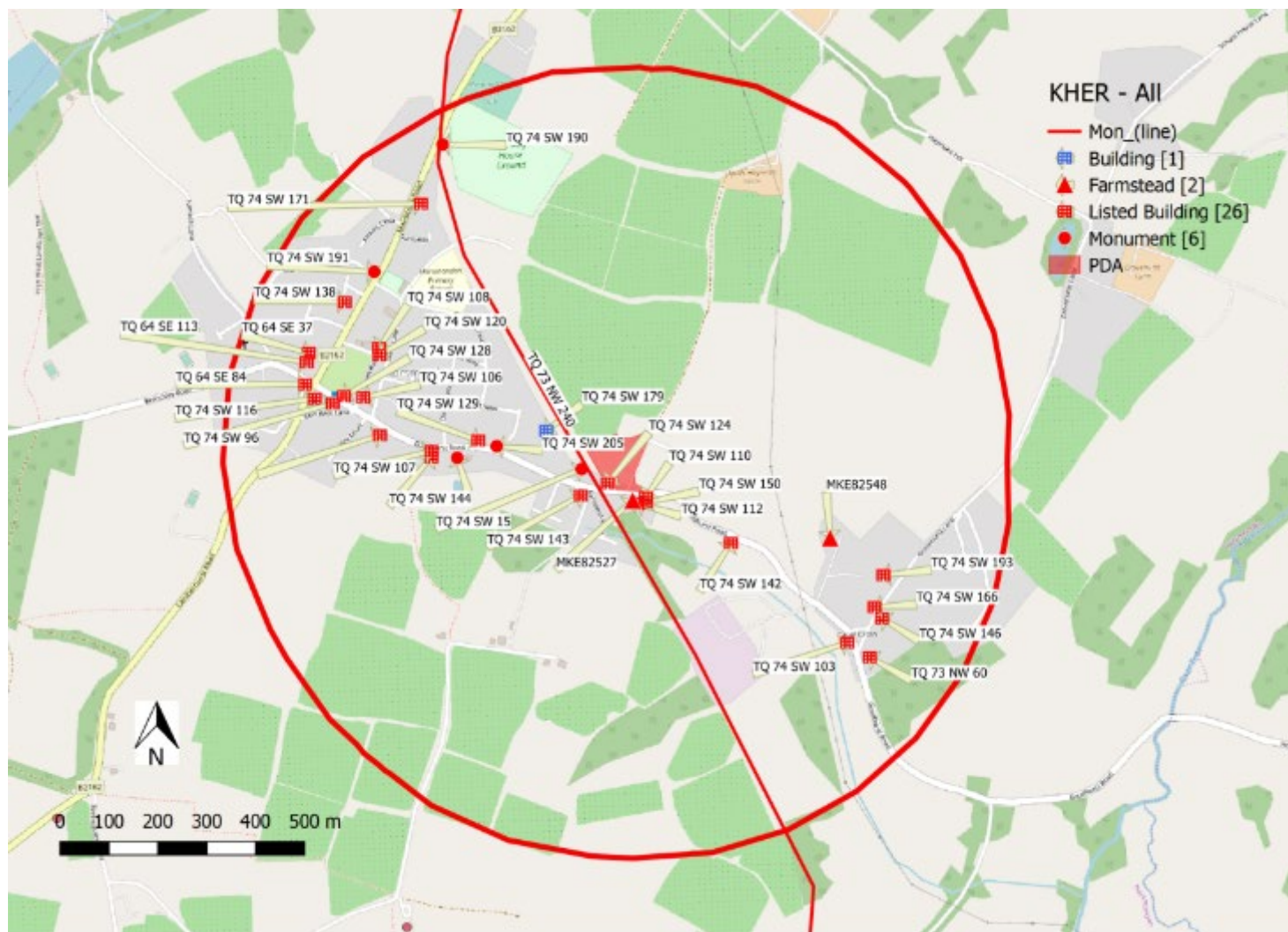


Figure 7: KHER Records - All

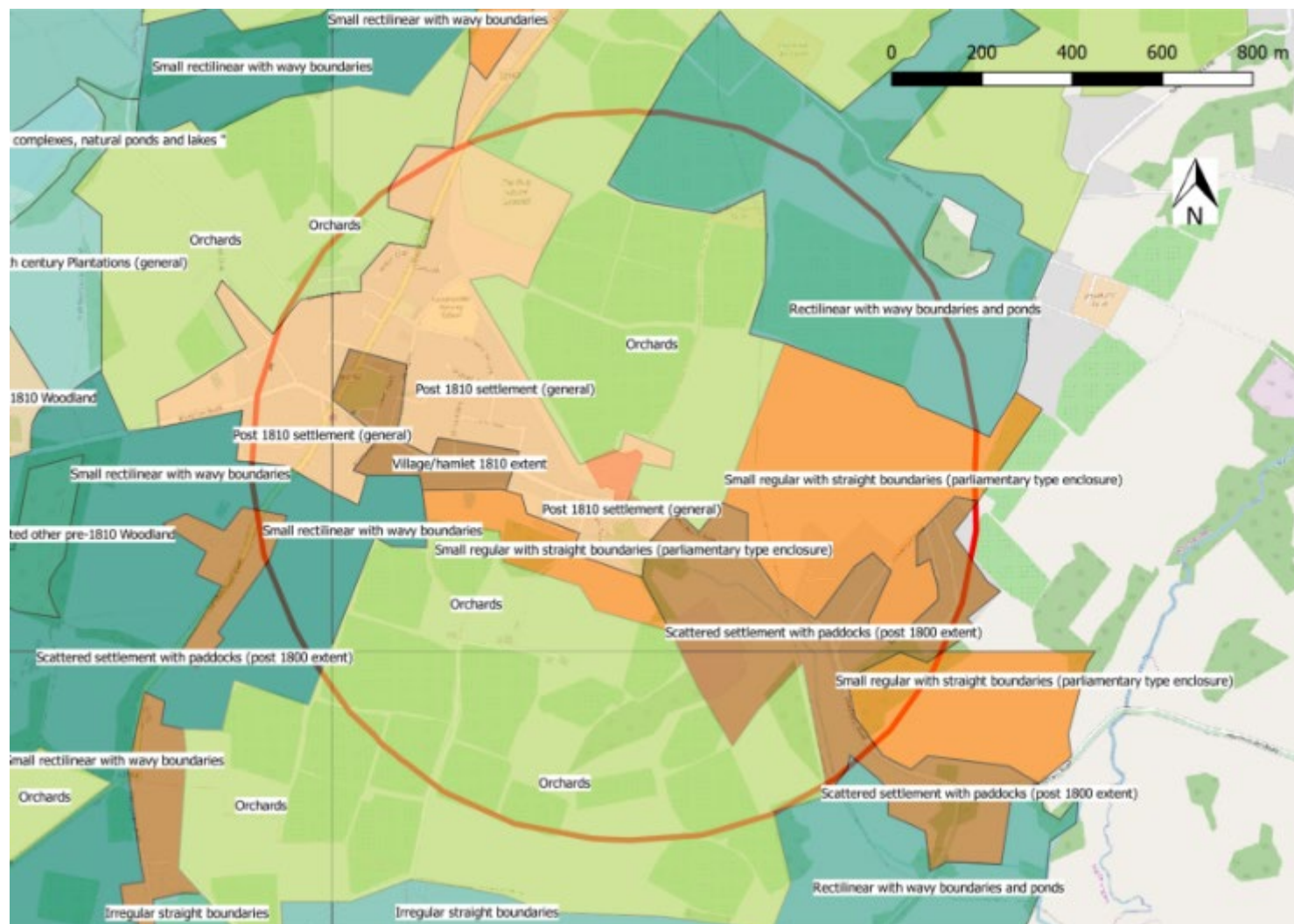


Figure 8: KHER Historic Landscape Classification



10.3 Appendix 3 - Maps

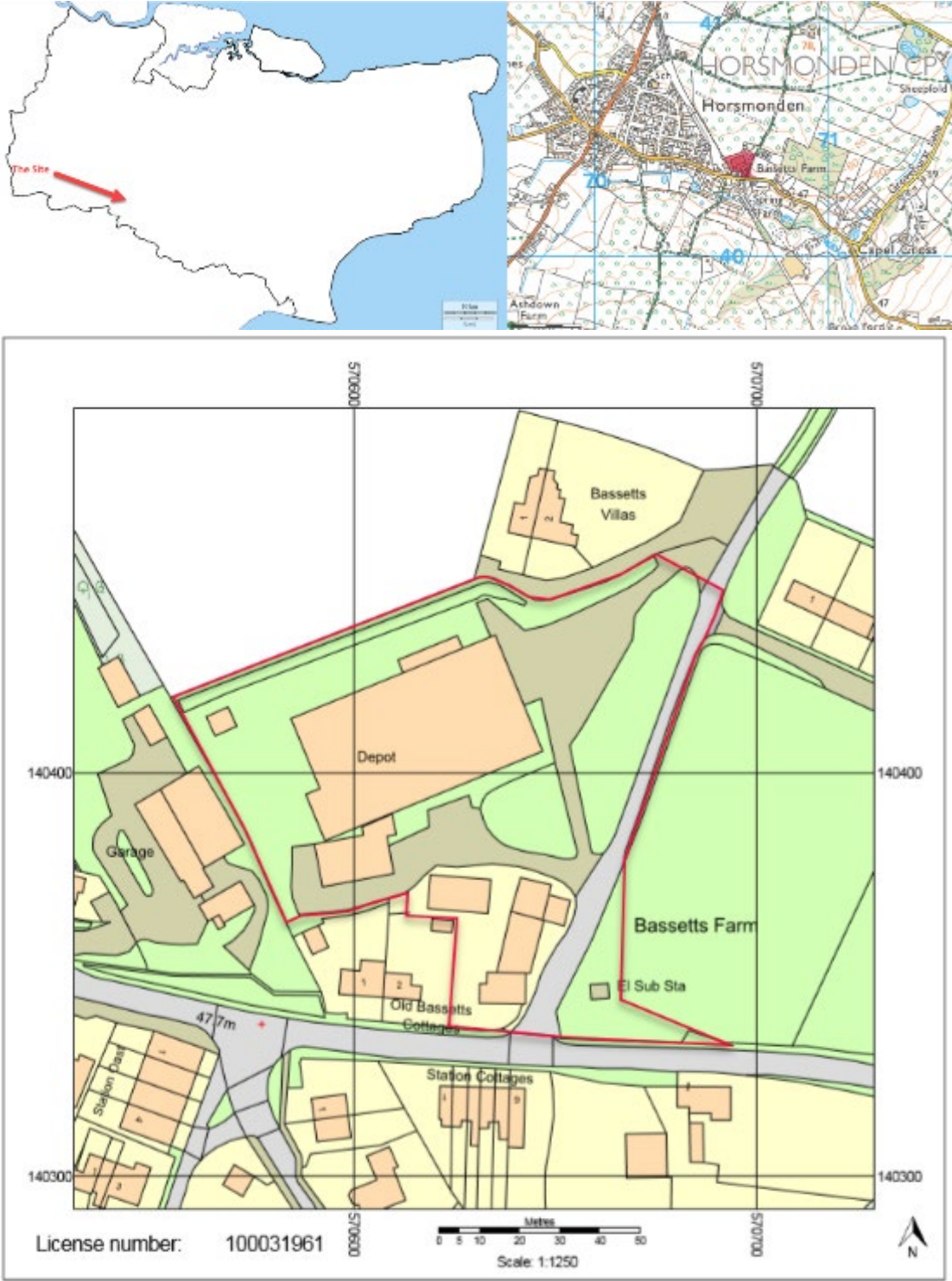


Figure 9: Site location map, scale 1:10,000. & 1:1250





ELEVATION A-A



ELEVATION B-B

SOUTH ELEVATION



### PLANNING

We warrant that this drawing is a true and correct representation of the design and construction of the building and is based on the information provided to us by the client. We do not warrant that this drawing is a true and correct representation of the design and construction of the building and is based on the information provided to us by the client.

### LAND AT BASSETTS FARM, HORSMONDEN, KENT

PERSIMMON HOMES SE LTD

STREET ELEVATIONS A-A & B-B

Drawn By	Checked By	Date	Scale	Size	Revision
AS	SM	10.03.20	1:100	A1	-

Drawing Number

20.30.05

**KENT DESIGN PARTNERSHIP**  
 Central Gully Farm Business Centre,  
 Sodington Rd, Sodington, Kent ME10 3DP  
 Telephone: 01795 397362  
 e-mail: info@kdp-architect.co.uk  
 Web: www.kdp-architect.co.uk





ELEVATION A-A



ELEVATION C-C



**PLANNING**

This plan provides the design, all relevant dimensions and levels to be maintained on the site, and proposed alterations to the site. All works or alterations shall be reported to the design or contract administrator immediately on discovery.

The drawing remains the sole copyright of KENT DESIGN PARTNERSHIP and will not be used for any other purpose without the written consent of KENT DESIGN PARTNERSHIP.

All materials, workmanship and components must comply with the relevant British Standards. Details of materials and any manufacturer's instructions should be provided to the design or contract administrator. Any changes to the design or contract administrator shall be reported to the design or contract administrator immediately on discovery. All works shall be completed in accordance with the design or contract administrator's instructions. All works shall be completed in accordance with the design or contract administrator's instructions. All works shall be completed in accordance with the design or contract administrator's instructions.

It shall be the sole responsibility of the client or user to ensure that the design or contract administrator is satisfied with the design or contract administrator's instructions. All works shall be completed in accordance with the design or contract administrator's instructions. All works shall be completed in accordance with the design or contract administrator's instructions.

8/1\_24

**LAND AT BASSETTS FARM,  
HORSMONDEN, KENT**

**PERSIMMON HOMES SE LTD**

**EXISTING STREET ELEVATION  
COMPARISON**

Drawn By	Checked By	Date	Scale	GIS	Revision
MD	MF	12.8.22	1:100	A1	-

Drawing Number

**20.30.24**





Figure 10: Proposed Development, plan and elevations.





Figure 11: Symonson Map, 1596

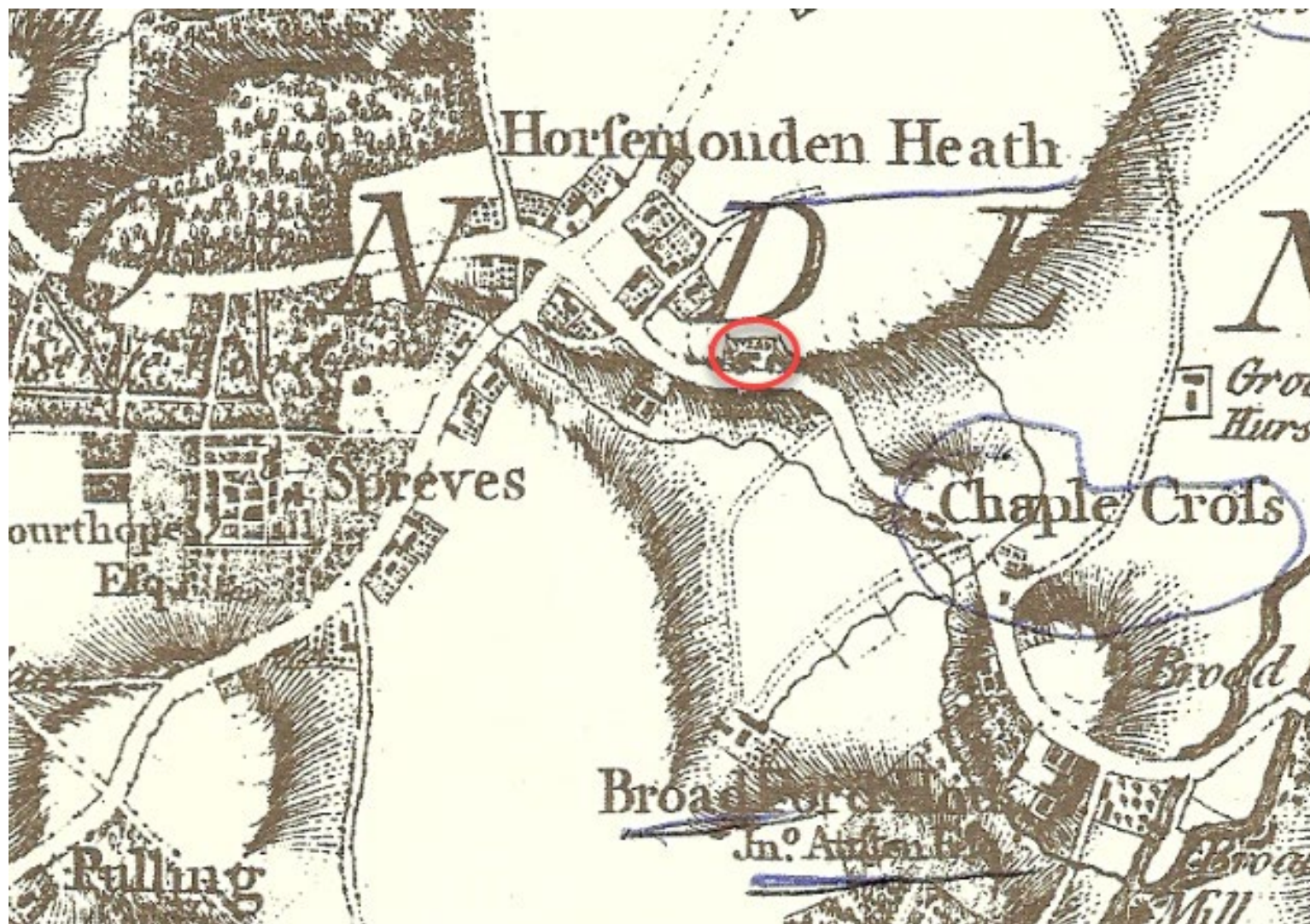


Figure 12: Andrew, Dury and Herbert Map from 1769





*Figure 13: Ordnance Surveyors Drawing, 1797*

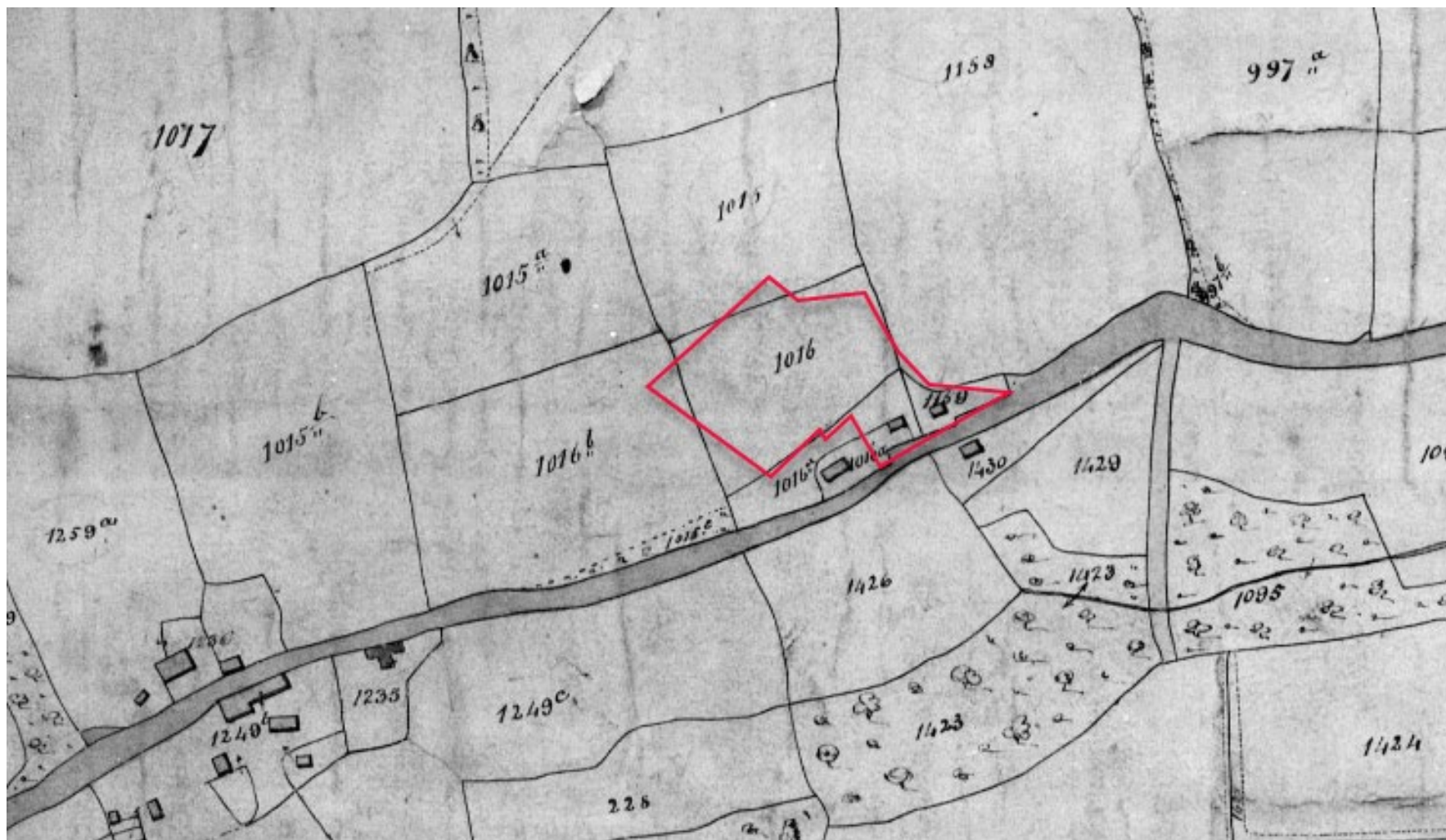


Figure 14: 1840 Horsmonden Tithe Map



Figure 15: Historic OS Map 1868-1870



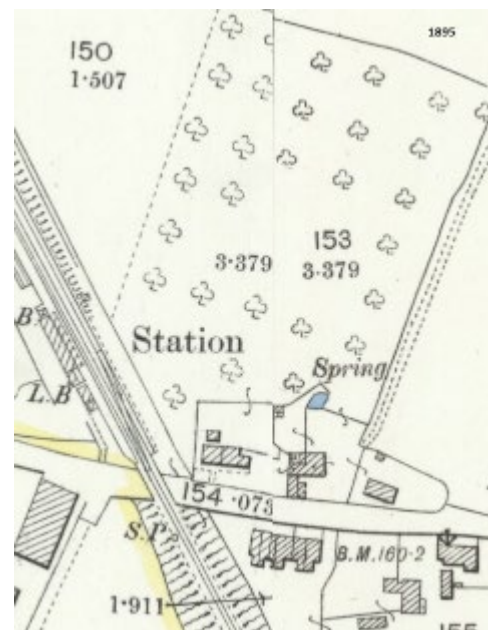


Figure 16: Historic OS Map and close-up 1895-1898

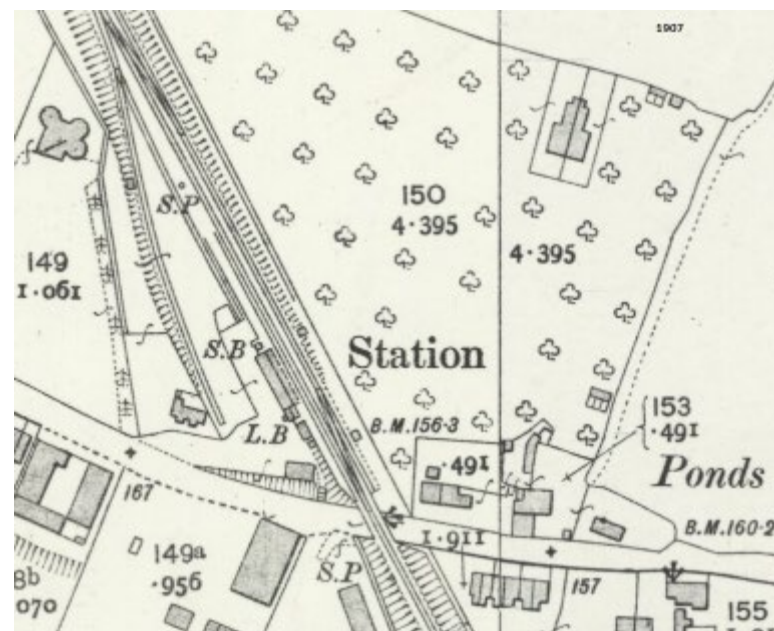
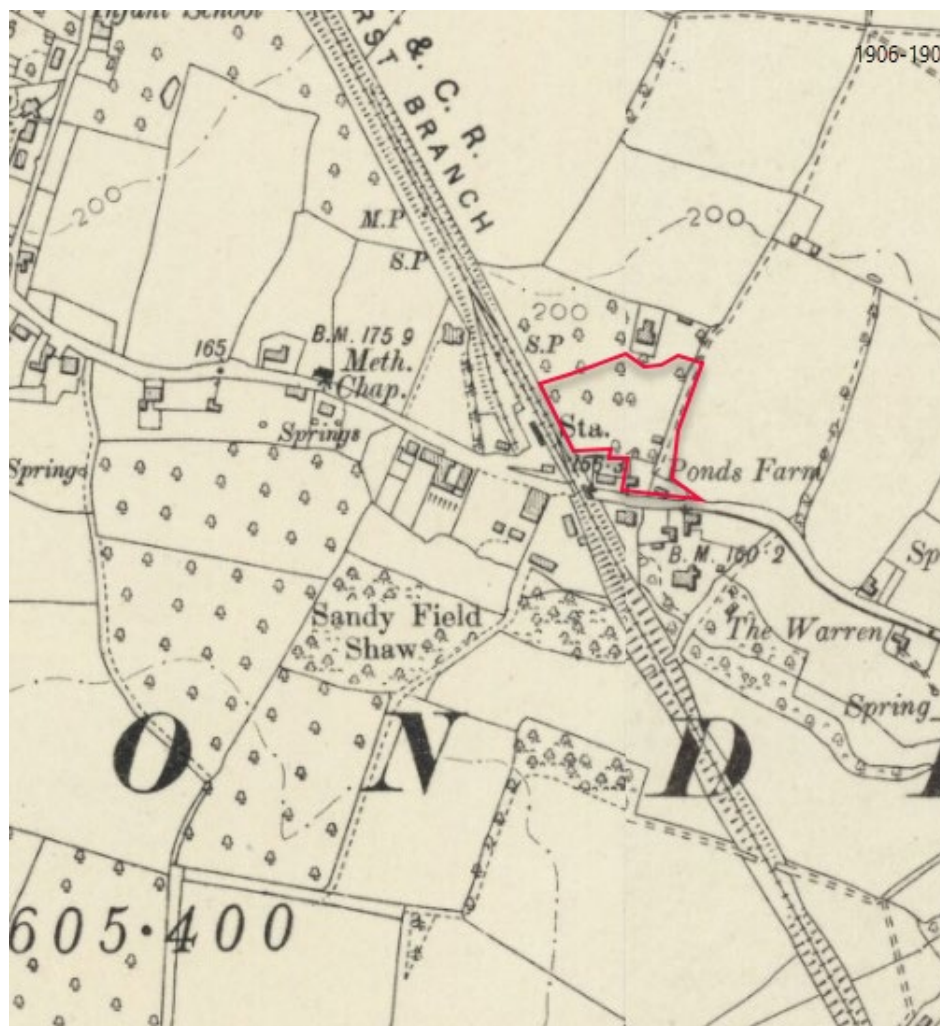


Figure 17: Historic OS Map and close-up 1906-1907



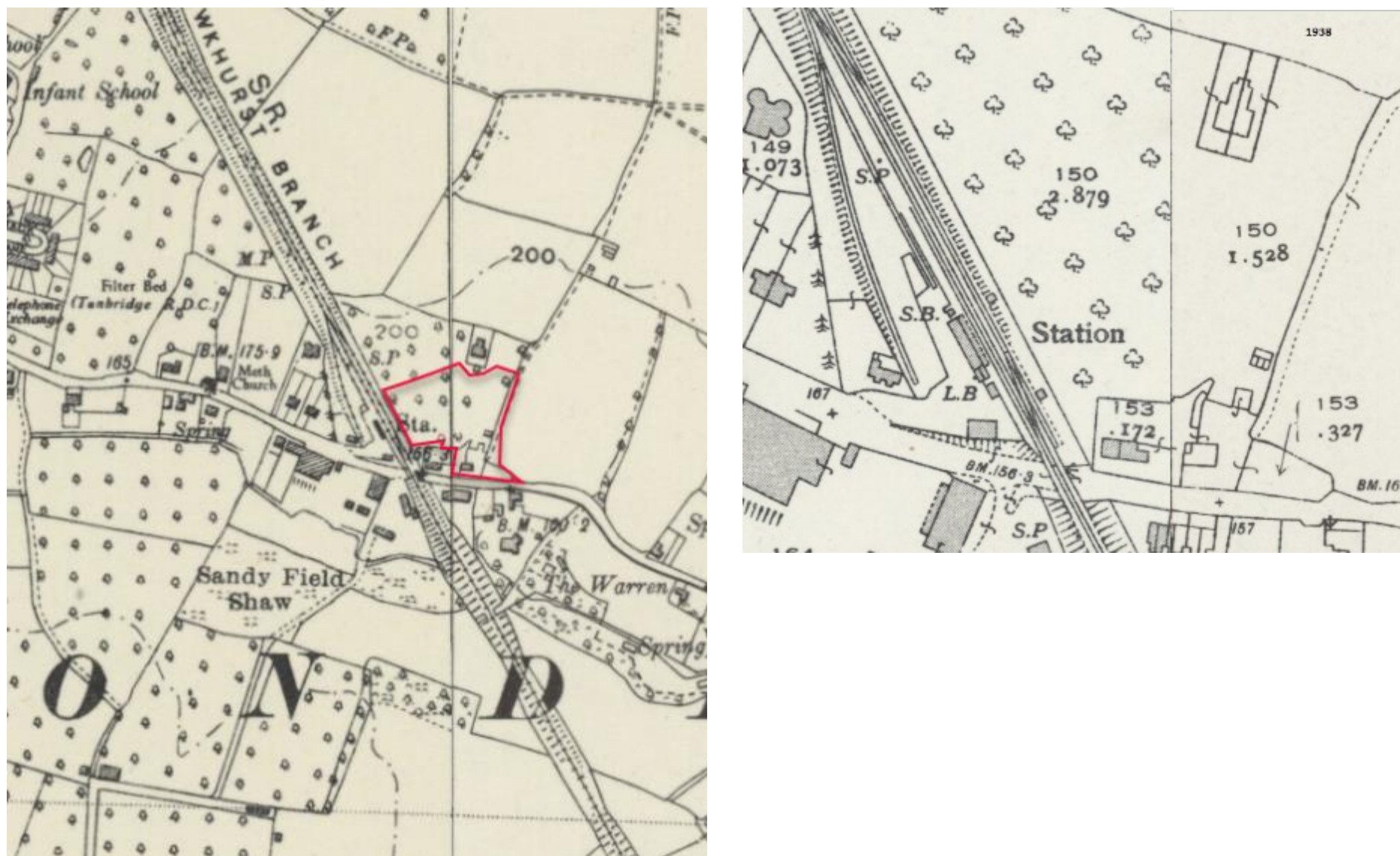


Figure 18: Historic OS Map and close-up 1938



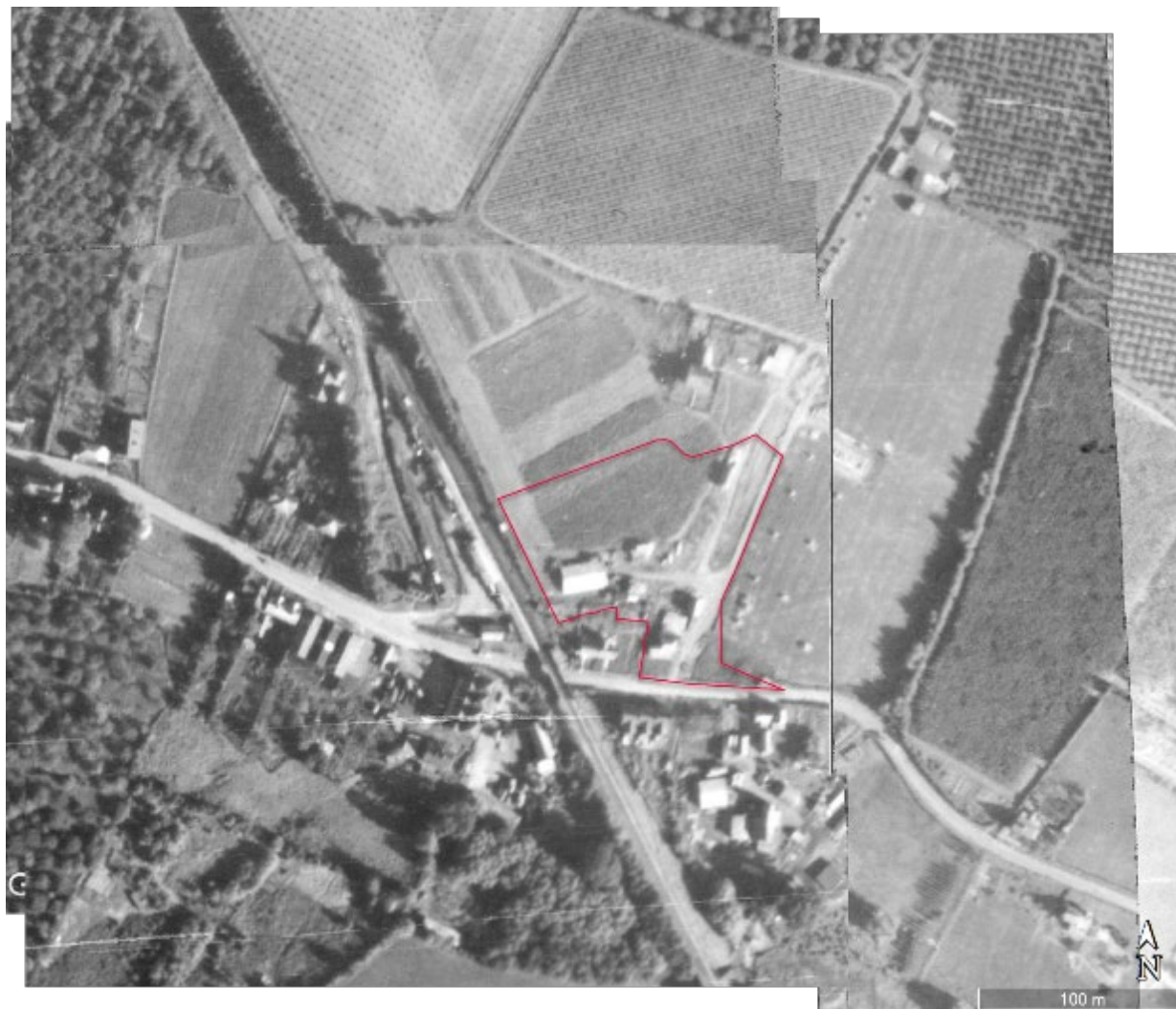


Figure 19: Phasing of the buildings within the PDA.



Figure 20: Location of current and historical buildings.

10.4 Appendix 4 - Plates



*Plate 1:1940s. All at an altitude of 580m (Google Earth).*





*Plate 2: 1960 (Google Earth)*





*Plate 3: 1990 (Google Earth)*





Plate 4: 2003 (Google Earth)





Plate 5: 2019 (Google Earth)





*Plate 6:* Entrance to the PDA (facing N).





*Plate 7: Southern boundary of the PDA (facing NE).*



*Plate 8:* View of the older agricultural buildings from the access road (facing NW).





*Plate 9: View of the potential 18<sup>th</sup> century building (facing NW).*





*Plate 10: Infill building at southern end of the PDA (facing W)*



*Plate 11: View of the northern end of the older agricultural buildings (facing NW).*





*Plate 12: View of the garage building of the southern group of buildings (facing SW)*





*Plate 13: View across the PDA towards the southern modern building. (facing E)*





*Plate 14: View of the second garage building (facing S)*





*Plate 15:* View across the PDA towards the largest agricultural building in the north west part of the PDA (facing SW)



*Plate 16: Side view of the largest agricultural building (facing SW)*





*Plate 17: View of the south west boundary at the rear of Old Bassetts Cottages (facing SW)*





*Plate 18: View along the western boundary*



*Plate 19: View along the northern boundary with Bassetts Villas (facing NE).*





*Plate 20: View along the eastern boundary from the north east corner (facing SSW)*





*Plate 21: View across the PDA from the north east (facing SW)*



*Plate 22: View towards Spring Farmhouse from the PDA entrance (facing SE)*





*Plate 23: View of Old Bassetts Cottages from Goudhurst Road (facing NE)*



*Plate 24: View towards the PDA from the footpath north of the PDA (facing NW)*





*Plate 25: View towards the PDA from Goudhurst Road from the east (facing W)*



*Plate 26: View from the PDA at Goudhurst Road towards the Oasthouses (facing).*





*Plate 27: View across the PDA from the south east (facing NW)*



*Plate 28: Plate locations*





*Plate 29: Historical Photo (date unknown) showing the railway bridge over Goudhurst Road. Bassetts Cottages would be just behind the bridge (Horsmonden Village Kent website).*

## 10.5 Appendix 5 – DMRB Assessment Criteria

Level of Significance	Criteria	Magnitude of Impact	
Very high	World Heritage Sites. Assets of acknowledged international importance.	Major	Change to key historic building elements, such that the asset is totally altered  Comprehensive change to the setting.
High	Scheduled Monuments and undesignated assets of Schedulable quality and importance. Grade I and II* Listed buildings (Scotland category A). Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.	Moderate	Change to many key historic building elements, such as the asset is significantly modified.  Changes to setting of an historic building, such that it is significantly modified.
Medium	Designated or undesignated assets that contribute to regional research objectives. Grade II (Scotland category B) Listed buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association. Conservation Areas containing important buildings that contribute significantly to their historic character.	Minor	Changes to key historic building elements, such that the asset is slightly different.  Changes to setting of an historic building, such that it is noticeably changed.
Low	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	Negligible	Slight changes to historic building elements or setting that hardly affect it.
Negligible	Assets with very little or no surviving archaeological interest. Buildings of no architectural or historical note and buildings of an intrusive character. Landscapes with little or no significant historical interest.	No Change	No change to fabric or setting.



<b>Heritage Value</b>	<i>Very High</i>	Neutral	Slight	Moderate / large	Large or very Large	Very large
	<i>High</i>	Neutral	Slight	Moderate / slight	Moderate / large	Large / very large
	<i>Medium</i>	Neutral	Neutral / Slight	Slight	Moderate	Moderate / large
	<i>Low</i>	Neutral	Neutral / slight	Neutral / Slight	Slight	Slight / moderate
	<i>Negligible</i>	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
		<i>No Change</i>	<i>Negligible</i>	<i>Minor</i>	<i>Moderate</i>	<i>Major</i>
<b>Magnitude of Impact</b>						

Figure 21: DMRB showing criteria for levels of significance and magnitude of impact, along with the combined magnitude of effect.