



Land off Cross Road, Deal

Built Heritage Statement



Gladman Developments Ltd.

A101291

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Daryl Page	Simon Roper-Pressdee	Simon Roper-Pressdee
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Contents

1.0	Introduction	1
2.0	Legislation and National Planning Policy and Guidance	4
3.0	Architectural and Historical Development	6
4.0	Assessment of Significance	9
5.0	Development Proposals and Impact Assessment	14
6.0	Summary of Findings	15

Appendices

Appendix A: Kent Historic Environment Record (HER) (Kent County Council)

Appendix B: Statutory List Description (Historic England, 2019, NHLE)

Appendix C: Legislation and Planning Policy and Guidance

Appendix D: References

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1.0 Introduction

1.1 Background

1.1.1. This Built Heritage Appraisal ('report') has been prepared on behalf of Gladman Developments Ltd. to assess the built heritage opportunities and constraints for development proposals at Land off Cross Road, Deal, Kent (the 'Site').

1.1.2. Located to the south-west of Deal town centre in the area of Mill Hill, the Site comprises an open field on the eastern side of Cross Road and is currently planted with a cereal crop (Figure 1.1). To the south is open countryside, characterised by large agricultural fields whereas to the north and east is additional development associated with the coal fields settlement housing, and subsequent expansion of Deal during the twentieth century.

1.2 Heritage Assets

1.2.1. There is a requirement under the National Planning Policy Framework (NPPF) for the applicant to ascertain what constitutes the significance of the heritage assets identified, what potential effects that development proposals will have upon that significance, and how these effects would be mitigated.

1.2.2. The significance of a heritage asset can be contributed by their 'setting'. Separate from the concepts of curtilage, character and context, setting is defined in Annex 2 of the NPPF as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve."

1.2.3. While a heritage asset's setting is itself not designated, all heritage assets, whether designated or non-designated, have a setting. Its importance, and therefore the degree of protection it is offered in decision-making, depends entirely on what contribution it makes to the significance of the heritage asset, or the ability to appreciate the heritage asset. This contribution can be positive, neutral, or negative.

1.2.4. In accordance with NPPF Paragraph 189 the Kent Historic Environment Record (HER) has been consulted to determine what built heritage assets are proximate to the Site and that may be affected by future development proposals (Appendix A).



- 1.2.5. It has been identified on the National Heritage List for England (NHLE) that the Grade II* listed Church of St Martin is in the nearby village of Great Mongeham to the north-west, and the Grade II listed Ripple Windmill is found to the south (Appendix B). Both heritage assets are located more than 1km away from the Site boundary, although the church tower, and the windmill 'smock' (tower) and 'sweep' (sails), are appreciable in long-distance views from within the Site boundary. As such, an assessment of these heritage assets has been included in Section 4 of this report to ascertain what, if any, contribution that the Site has upon their respective setting and significance. In addition, the Upper Walmer Conservation Area is located to the south-east. Due to the existing topography and intervening development, including the Walmer railway station and railway line, there is no appreciation or experience between the Site and the Conservation Area. As such, an assessment of this heritage asset is not included in Section 4 of this report.
- 1.2.6. In terms of non-designated heritage assets, it has been identified that the twentieth century development to the north of the Site forms part of the Mill Hill coal field settlement, which provided housing for an influx in population for miners working in the East Kent Coalfield at nearby Betteshanger.

1.3 Methodology

- 1.3.1. The following assessment is also in accordance with Historic England's Historic Environment Good Practice Advice Note 3 (GPA 3): The Setting of Heritage Assets. The 5-step process set out in GPA 3 requires an analysis of a heritage asset's 'setting', and the degree to which the setting contributes to that heritage asset's 'significance'. It also requires an assessment of how such a contribution, if any, may be altered by development proposals. This contribution can be positive, negative, or neutral. In order to inform this 'Setting Assessment', a proportionately-detailed assessment has been undertaken to fully understand the significance of the identified heritage assets.
- 1.3.2. Identifying the elements that constitute a heritage asset's significance is outlined in English Heritage's Conservation Principles, Policies & Guidance (2008): Evidential, Historic (illustrative or associative); Aesthetic; and Communal. Since its adoption, this document has been widely used by heritage professionals to establish the significance of a heritage asset, connecting between their physical fabric and respective settings.
- 1.3.3. Both the NPPF Glossary and the British Standard Guide to the Conservation of Historic Buildings



(BS 7913:2013) separately describe the term 'significance'. The former states that the 'heritage interest' of a heritage asset derives from its archaeological, architectural, artistic or historic interests, with the latter citing a wide variety of attributes that may contribute to heritage interest. However, these are largely in accordance with, albeit more prescriptive, than those set out in Historic England's established heritage values.

- 1.3.4. The Conservation Principles, Policies & Guidance document is currently being updated to set out Historic England's approach to conservation in a format that is more concise and aligns with the language of the NPPF and relevant legislation. This is to be achieved by recasting the understanding of significance to focus on the 'Heritage Interests' (Historic, Architectural, Archaeological and Artistic), whilst retaining reference to the four heritage values presented in the original document. The public consultation for this update will end in February 2018. Once adopted, the new document will form the primary guidance for assessing what constitutes a heritage asset's significance.
- 1.3.5. Therefore, for the sake of clarity, these documents each provide their own description of what constitutes significance, but as they are all in accordance with each other, the established heritage values set out in Conservation Principles, Policies & Guidance are used herein until an update of the Historic England guidance document has been adopted.

1.4 References

- 1.4.1. Accordingly, this report has referenced the relevant legislation, and planning policy and guidance at national and local levels, with special regard to the historic environment. A full list of sourced material is set out in this report's Bibliography.
- 1.4.2. The findings of this report are based on a detailed understanding of the Site and its surroundings through archival research, on-site visits from accessible locations, and an application of professional judgement.

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2.0 Legislation and National Planning Policy and Guidance

2.1 Overview of the decision-making process

- 2.1.1. The decision-making process of planning applications is within the role of the Local Planning Authority (LPA), and in certain cases the Secretary of State, which will have consideration of relevant legislation and planning policy at both national and local level. As such, this section will examine the relevant built heritage legislation and planning policies and guidance, in relation to the Site. A comprehensive assessment of these are outlined in Appendix C.
- 2.1.2. The current regime recognises that planning applications should consider the potential impact of development proposals upon 'heritage assets'. This term includes: designated heritage assets, which have a statutory designation (e.g. Listed Buildings and Conservation Areas); and non-designated heritage assets, typically compiled into a Local List by LPAs.

2.2 Legislation

- 2.2.1. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. When determining Planning Applications, the NPPF directs LPAs to apply the approach of a presumption in favour of sustainable development; the 'golden thread' that is expected to run through the plan-making and decision-taking process. This is expected to apply unless this conflict with other NPPF policies, inclusive of those covering the protection of designated heritage assets.
- 2.2.2. Relevant terms relating to the historic environment are found in Annex 2:
- 2.2.3. Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. These include designated heritage assets and assets identified by the LPA.
- 2.2.4. Significance is 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.
- 2.2.5. Section 12 'Achieving well-designed places' (NPPF Paragraphs 124-132) emphasise on the importance of creating high quality buildings and places, with good design a key aspect of sustainable development. NPPF paragraph 127 reinforces the importance of good design in achieving sustainable development.



- 2.2.6. Section 16 'Conserving and enhancing the historic environment' (NPPF Paragraphs 184-202) sets out an approach for decision-making; considering the impact to a heritage asset's significance, the extent of such impact, and, in the case of designated heritage assets, the need to weighing harm against public benefit.
- 2.2.7. The NPPF therefore requires a thorough assessment of any impact that development proposals may have on a heritage asset's setting and significance, which needs to be proportionate to both the heritage asset's significance and the degree to which the development proposals will enhance or detract from that significance and the ability to appreciate it.
- 2.2.8. The meaning and effect of these duties has been recently determined in relevant court cases, including the Court of Appeal decision relating to Barnwell Manor Wind Energy Ltd. v East Northamptonshire District Council [2014] EWCA civ 137. The Court agreed with the High Court's judgment that Parliament's intention in enacting Section 66(1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of Listed Buildings.
- 2.2.9. The Court of Appeal Judgment of Mordue v South Northamptonshire Council [2015] EWBC 539 in examining the compliance of the approach for decision-making set out in the NPPF with the requirements set out in the 1990 Act, found that:
- "a decision-maker who works through those paragraphs [NPPF Paragraphs 131-134] in accordance with their terms will have complied with the Section 66(1) duty".*
- 2.2.10. Thus, the approach set out in the NPPF for assessment and decision-making relating to heritage assets complies with the special regard for the desirability of preserving a statutorily listed building or its setting.



3.0 Architectural and Historical Development

3.1 Development of Mill Hill, Deal

- 3.1.1. From the early-nineteenth century, with the threat of invasion from the French during the Napoleonic Wars, a series of developments occurred in the Deal area. This included the addition to the barracks site at Walmer, the turnpike road through Deal to Sandwich, and construction of windmills to increase local agricultural production (Source: East Kent History, 2010).
- 3.1.2. The first record of a mill in Upper Deal was in 1537, the land of which was owned by the Foche family who constructed a post mill on the highest ground. A total of seven such mills were constructed in the area since the early-sixteenth century. This building gave the name to the hill on which it stood (Source: East Kent History, 2010).
- 3.1.3. A windmill constructed in c.1815 that exists includes the smock mill further to the south of Mill Hill between the villages of Ripple and Ringwauld (Source: The Mills Archive Trust, 2017).
- 3.1.4. As well as being exposed to offshore winds, the advantage of the location at Mill Hill meant that grain from the surrounding countryside could be collected, with the flour and bread sold onto the numerous naval and merchant boats at anchor in the Downs. This consequently provided a profitable business for the area (Source: East Kent History, 2010).
- 3.1.5. In 1885 the original post Upper Deal Mill was replaced with an octagonal smock mill, set on a stage, with three pairs of stones (Figures 3.1 & 3.2). This was one of the last mills to be built in Kent, demonstrating the 'art and craft of the millwright'. Despite being damaged in a lightning strike in 1913, the mill remained in good working order when auctioned in 1928 (Source: East Kent History, 2010). A year later the mill was demolished when Mill Hill was purchased by the Snowdown & Betteshanger Tenants Ltd. to make way for miners housing after the Kent coalfields had opened at Betteshanger, located to the north-west of Deal. This development comprised 950 houses and social and sport facilities (Figure 3.3). In the years since 1929 the area of Mill Hill has been absorbed into Deal's town boundaries (Source: Dover Museum).
- 3.1.6. Coal extraction in Kent proved to be a costly endeavour, however, as the resource was perhaps the most difficult to extract due to mine shafts constantly being flooded and putting miners' lives at risk. Despite the entire industry being nationalised in 1947, the National Coal Board started closing the Kent collieries as early as 1960, all of which were then closed in the county by the late-1980s. Despite the downturn in local industries such as the coal mining, fisheries



and agriculture, areas around Deal, including Mill Hill, underwent further residential expansion in to the twenty-first century.

3.2 Historic Map Progression

- 3.2.1. The 1797 William Mudge Map shows individual buildings, boundaries, and an attempt at land use. Marsh area has been stippled on some parts of this map to make way for development (Figure 3.4). There is evidence of the annotations 'Barracks', 'Upper Deal Mill' and 'Wadling Court' on this map. There is no evidence of built structures within the Site boundary at the end of the eighteenth century. The 1872 OS Map (Figure 3.5) shows that this part of Mill Hill on the outskirts of Deal was sparsely populated with development in the late-nineteenth century, with an agricultural use predominating. To the north of the Site is the Mill Hill Windmill and a water works. Cross Road itself constitutes a pathway at this time. Located to the east of the Site are Walmer Court and the ruins of St Mary's Church, with the settlement of Walmer proper beyond. Maver's Lane, located between the Site and Walmer Court is where Walmer railway station and the East Kent railway line extension would be completed in 1881. An electric telegraph line has already been established along Maver's Lane. To the south, Wadling Court is also labelled as 'Coldblow Farm'. The most significant change to the area is the construction of the East Kent Coast Line with Walmer railway station complete with sidings (Figure 3.6). It is this construction that is considered to have severed the historic association between the Site and the settlement at Upper Walmer. In this 1896-1897 OS Map, there is also evidence of new industrial development occurring, including several chalk pits changing the landscape to the north of the Site. A number of properties have been established close by to Upper Deal Windmill along Waterworks Road (St Richard's Road). Two properties appear to be located at the south-east corner of the Site along Station Road. This suggests that a more residential character was being introduced to the land west of the railway line by the turn of the century. The 1905 OS Map provides the first indication of the Site boundary that exists today (Figure 3.7). It appears that the municipal borough and catchment area boundary of the time define the Site's western field. To the west of Upper Deal Mill and north-west of the Site are the outlines for future planned residential development between St Richard's Road and Ellens Road, the layout of which has a greater connection to the development in Lower Walmer to the north-east compared to Upper Walmer, where new development is laid out in a more gradual manner spreading out from Dover Road. Along Station Road and Sydney Road to the east of the Site are new residential terraces. Interestingly, the Site includes a residential plot, albeit without any development evident. A Brickworks adjacent to Coldblow Farm and to the west of Stour Road demonstrates that other industries were being established in the area. This brickfield covered an area of about 2ha that was excavated in the early years of the twentieth



century. A complex of surface buildings was laid out that included four kilns. The 1938 OS Map shows a greater concentration of development occurring in the area on former agricultural land. (Figure 3.8). The Upper Deal Windmill is not annotated on this map. While chalk pits remain present to the north of the Site, these have nonetheless been downsized and consequently enclosed by a new road layout for residential development. Such changes are considered to coincide with the miners housing established by Snowdown & Betteshanger Tenants Ltd. Conversely, the initial planned residential development to the west of the Site has yet to be fully realised and remains as an outline in this OS map. The brickworks to the south appear to have ceased and the kilns demolished. No further terrace development has occurred along Station Road or Sydney Road. Shown in the 1960-1961 OS Map is an increase in residential development to the west of the railway line in the areas of Mill Hill and Upper Deal, the bulk of which is considered to have formed the miners housing (Figure 3.9). Such development immediately to the north of the Site predominately comprises semi-detached housing in Lydia and Astrid Roads. Cross Road shows development in individual plots, and much of Sydney Road has been developed, with only a few empty plots at its northern extent. The expanse of this development suggests that there was a variety of plot sizes, plan forms, and architectural styles implemented up to this period. However, the residential development that was occur to the west of the Site has been removed from the OS map, with exception of a few tracks in lieu of the planned road layout, and standalone properties existing along Ellens Road. This road remains a track running westwards from the junction with Cross Road. The 2002 OS Map indicates that additional residential development has occurred into the twenty-first century (Figure 3.10). Much of Upper Deal and Mill Hill areas appear to be fully developed with the largest open spaces reserved for a school sports ground, playing field, allotment gardens and the cemetery.

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4.0 Assessment of Significance

4.1 The Site

- 4.1.1. Located due west of Walmer railway station, at the north-western extent of Deal, the Site comprises an open field on the eastern side of Cross Road, which is currently planted with a cereal crop.
- 4.1.2. From the historic map progression, it has been found that the railway line severs the association of this area of Mill Hill from Upper Walmer to the east. Indeed, intervening ribbon development on the north side of Station Road obscures views towards the Site (Plates 4.1 & 4.2).
- 4.1.3. Where the development ceases along Station Road allows for a greater appreciation of the Site, particularly at the crossroads of the north-south Cross Road, and east-west Ellens Road and Station Road, respectively (Plates 4.3 & 4.4). Further west, dense tree planting and vegetation defines the southern and western boundary of the field to the west of the Site. This landscape buffer ensures that views into the Site are sufficiently obscured. Off Ellens Road and adjacent to the western field is a small-scale industrial site for car repair.
- 4.1.4. The Site's topography rises to the north-east towards modern development at Mill Hill, much of which was constructed as part of the Mill Hill coal field settlement by Snowdown & Betteshanger Tenants Ltd. Due to this topography, the development most appreciable from within the Site boundary is the properties situated along Cross Road and Lydia Road. There is also an appreciation of other residential development along Station Road to the east (Plate 4.5). Critically, it is the rear gardens of this development that faces onto the Site. As this development encompasses only a small proportion of the overall coal field settlement, the bulk of which is located further north, these views do not allow for a full appreciation.
- 4.1.5. Due to the dense tree planting and vegetation along the southern boundary of the field to the west of the Site, long-distance views of the countryside to the south and west are obscured from this location of the Site. Indeed, it is only when standing further uphill that the countryside can be fully appreciated in long-distance views. Although from this location the St Martin's church tower to the north-west (Plates 4.6 & 4.7) and the Ripple Windmill's smock and sweeps to the south-east (Plate 4.8) are just noticeable above the treeline, it is considered that their appreciation is negligible compared to the overall expanse of the countryside.
- 4.1.6. With the existing ribbon development along Station Road, to the south-east of the Site, and

the small-scale industrial site off Ellens Road, adjacent to the western field, it is considered that the Site is conveniently located on the periphery of the planned coal field settlement and the countryside beyond.

4.2 Church of St Martin

- 4.2.1. Approximately 1.5km to the north-west of the Site boundary is the Grade II* listed Church of St Martin (Plates 4.6 & 4.7). Set within its small churchyard off Northbourne Road at the western extent of Great Mongeham village, this parish church originates from the twelfth century (Figure 4.1).
- 4.2.2. The church today is formed of a nave with north and south aisles and clerestory, chancel with chapels, and west tower. While the church sustained phases of alterations in subsequent centuries extensive restoration works were undertaken by the Victorian Gothic Revival architect, William Butterfield (1814-1900) in 1851. The elevations feature knapped flint walls with stone quoins and dressings, topped by plain-tiled roofs. The west tower is in the Perpendicular style, with buttresses and crenelated parapet. A Norman window is evident on the western extent of the north chapel demonstrates the church's early origin, however, the aisled nave and chancel that date from the early-thirteenth century would be later rebuilt by Butterfield. The Chancel and north chapel also have east windows that date from the late-nineteenth century. Internally, the church features three-bay arcades with rectangular piers and pointed arches, both slightly chamfered. Restored Crown post roof. Roof has panels with quatrefoil carving. Other notable details include the pulpit and chancel furnishings, likely to be designed by Butterfield, and a Jacobean wall monument to Edward Crayford Esq. (1577-1615) (Source: Newman, 1977, p. 338-9).
- 4.2.3. In accordance with Historic England's Conservation *Principles, Policies, and Guidance* (Apr 2008), it has been ascertained that the heritage asset's significance derives from its evidential, historical, aesthetic, and communal values as the building constitutes a parish church in Great Mongeham since its origins in the eleventh century with later alterations in the subsequent centuries, particularly with later restoration works by the renowned Gothic Revival architect, William Butterfield.
- 4.2.4. In terms of the contribution that the setting has upon the asset's significance, the immediate setting which comprises its small churchyard to the east, as well as the residential properties and rectory to the south, offer a positive contribution as these properties have a direct association with the development of the village concentrated on the church. Due to the intervening development along the north side of Northbourne Road and close-knit field

boundaries defined by dense vegetation, there is not a full appreciation of its surroundings in its wider setting. As such, the contribution that its wider setting has upon its significance is considered to be neutral.

- 4.2.5. While it has been identified that the church tower is just noticeable above the treeline within the Site boundary, there is no appreciation of the Site from within the churchyard due to the existing topography, including the considerable distance between the church and the Site boundary; intervening development along Northbourne Road; and dense vegetation defining field boundaries. With no shared intervisibility apparent and with no inherent historical association, it is considered that the Site is not within the wider setting and thus does not contribute to the heritage asset's significance.

4.3 Ripple Mill

- 4.3.1. Originally Ripple Windmill was constructed in the late-eighteenth century at Drellingore, a village in south-east Kent. The building was relocated and rebuilt in 1807, which today comprises a single-storey, tarred, octagonal-plan brick base with a two-storey octagonal-plan weatherboarded smock tower (Figure 4.2). The building ceased being used for agricultural purposes in the Interwar period, and later used as a television relay station until the last decade of the twentieth century when supporters converted the building back into use. Indeed, there appears to be some inaccuracy with this heritage asset's statutory list description as the sweeps, and cap and fan tail, have all been restored since its listing in October 1963 (Appendix B). It appears that the buildings that formed part of the Ripple farm complex have since been subdivided into separate residential dwellings.
- 4.3.2. In accordance with Historic England's Conservation *Principles, Policies, and Guidance* (Apr 2008), it has been ascertained that the heritage asset's significance derives from its evidential, historical, aesthetic, and communal values as typical Kentish, late-eighteenth century smock mill relocated in the early-nineteenth century restored with later sweeps and cap and fan tail.
- 4.3.3. With the building and the nearby residential buildings only accessible from a private road, it is not possible for the public to appreciate its immediate setting. Nonetheless, being located at an elevated position on the periphery of Ripple village, this three-storey building and its characteristic smock tower, cap and fan tail, and sweeps, remain appreciable in the wider countryside. In terms of what contribution that the heritage asset's setting has upon its significance, the immediate setting is considered to be defined by the other buildings within the former farm complex, whereas the wider setting is predominately defined by the surrounding agricultural fields. These aspects have a positive contribution upon the heritage

asset's significance and its understanding as a rural windmill. The visual and audible proximity of busy traffic and activity on Ripple Road and Dover Road nonetheless detracts from its significance somewhat.

- 4.3.4. Despite not being possible to gain access to the building, development in nearby Upper Walmer and Mill Hill is likely to be appreciable in its distant setting (Figure 4.3). Due to the considerable visual distances and the existing topography it is considered that this development has a neutral contribution upon its significance. Furthermore, as the topography of the Site slopes down towards Ellens Road and Station Road, it is considered that the Site would not be appreciable from the building or indeed the former farm complex (Plate 4.8). As such, it is considered that the Site makes no contribution to the heritage asset's significance.

4.4 Mill Hill Miners Village

- 4.4.1. It has been identified in Dover District Council's *Dover District Heritage Strategy* (2013) that the Mill Hill coal field settlement constitutes a non-designated heritage asset. This is due to its association with the East Kent collieries that were established in the late-nineteenth and twentieth centuries when coal was discovered in the District. This industry in turn generated new areas of planned settlements for incoming communities with a distinctive character, which has lasted beyond the closure of the collieries. Overall, the East Kent collieries and coal field settlements represent the remains of the only major industry that has transformed parts of the otherwise rural landscape in the District.
- 4.4.2. Mill Hill is one such coal field settlement, comprising an extensive residential estate with facilities such as a hospital, schools and sports grounds, public houses, churches with cemetery, and allotments. Many of the main features of the estate survive and retain their original use today. Critically, the buildings within the Mill Hill estate area are neither statutorily listed nor locally listed (Plate 4.9). As such, the overall coal field settlement, rather than individual buildings, is considered to constitute a non-designated heritage asset of local significance.
- 4.4.3. By applying the heritage values in Historic England's *Conservation Principles, Policies and Guidance* (2008) this local significance is considered to derive from its evidential value, as an intangible example of the activities and past memories of the mining community; the aesthetic value as a planned layout of a rural landscape in the early-twentieth century; and communal value as a result of the housing stock and layout, along with individual communal buildings, which collectively form part of a sense of place valued by the mining community.



4.4.4. In terms of the setting of the Mill Hill coal field settlement, the Site's western and eastern fields are within the immediate setting at the heritage asset's southern extent. Also within this setting is other modern development that has occurred within Mill Hill area, Great Mongeham, and in nearby Upper Walmer. However, with the settlement development along Cross Road and Lydia Road orientated to face inwards, rather than prioritise taking in views of the Site, it is considered that there is no contribution to its local significance.

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5.0 Development Proposals and Impact Assessment

5.1 Development Proposals

5.1.1. The Site's development proposals include new residential development with associated landscaping, parking, and public amenity space. There will be new vehicular access points and pedestrian links from Cross Road.

5.2 Assessment of Impact

5.2.1. As it has been identified that the Site is not appreciable or experienced from within the wider settings of the Grade II* listed Church of St Martin and the Grade II listed Ripple Windmill, it is considered that their respective significance will not be affected by development proposals at the Site.

5.2.2. The Site backs onto the rear gardens of modern development along Lydia Road and Cross Road, which are found in the Mill Hill coal field settlement boundary. It has been identified that while this constitutes a non-designated heritage asset, there are no individual buildings within the coal field settlement that are either statutorily or locally listed. Further, there is already evidence of modern development along Sydney Road, Station Road and the northern side of Ellens Road as the Mill Hill area has expanded. The Site is considered to be in its immediate setting. However, this only comprises a small proportion of land beyond the southern boundary of the non-designated heritage asset and therefore makes no contribution to its local significance.

5.2.3. In respect to potential impact, the bulk of the settlement's development, which is located further north where the Site is not appreciable or experienced, will not be affected by the development proposals. By implementing a high-quality design rationale that is in keeping with the general planned layout of the coal field settlement, along with a comparable scale and massing of housing and a suitable palette of materials, it is considered that the development proposals will offer an acceptable level of development within the Site boundary. Such development would offer an appropriate connection between Sydney Road and Ellen Road, whilst retaining a large open space and mature landscaping to ensure a sense of openness is preserved. The development proposals will not have any negative effect upon the heritage asset's overall setting and significance.

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6.0 Summary of Findings

6.1 The Site and Surroundings

- 6.1.1. The Site falls partly within the setting of the Mill Hill coal field settlement, the Grade II* listed Church of St Martin and the Grade II listed Ripple Windmill. However, the degree of intervisibility between the Site and these assets is limited in nature. Both designated heritage assets are therefore appreciable from within the Site boundary.
- 6.1.2. To the north of the Site is the southern boundary of the Mill Hill coal field settlement, which constitutes a non-designated heritage asset

6.2 Heritage Assets

- 6.2.1. The Site is not appreciable from either the Grade II* listed Church of St Martin or the Grade II listed Ripple Windmill due to the existing topography and the considerable distances involved. The Site is not considered to make any particular contribution to their respective significance. The development proposals will have no impact upon their respective setting and significance.
- 6.2.2. Whilst the development proposals will expand the settlement boundary of Mill Hill, there will be no change to the existing settlement plan form to accommodate the new development to the south. A significantly large open space and an area of mature landscaping will be retained between Sydney Road and Ellen Road to ensure a sense of openness is preserved. There will, be no negative effects upon the heritage asset's setting and local significance from the development proposals.

6.3 Conclusions

- 6.3.1. The development proposals will not have any material effect upon the setting and significance of the heritage assets identified above.

Figures



Figure 1.1: Aerial map of Land off Cross Road, Deal, Kent with the Site boundary indicated in red (Source: Google Maps (2017) *Cross Road, Deal, Kent* Google www.google.co.uk/maps/ Accessed 16 January 2017).

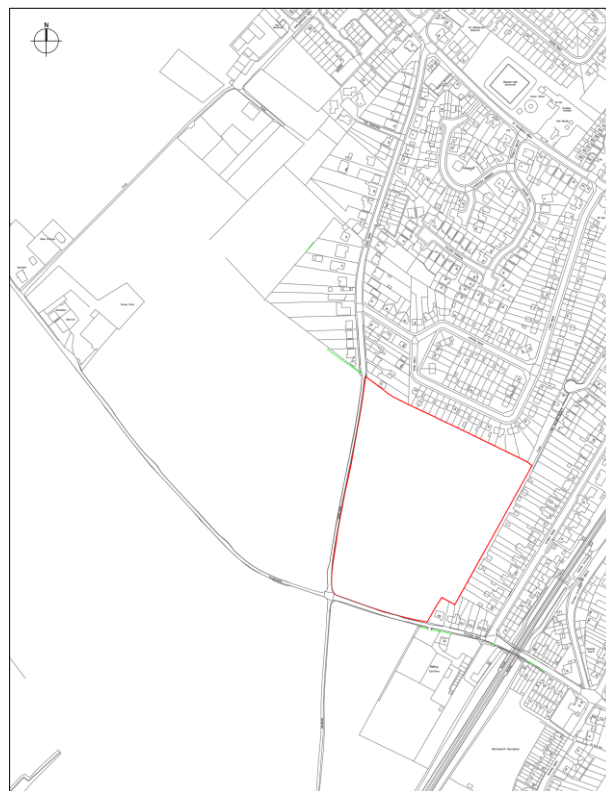


Figure 1.2: Location Plan (Source: Gladman Developments Ltd., *2016-127 101 Rev A*, Issue 04.02.19).



Figure 3.1: Postcard of Old House with Upper Deal Mill visible in the background, 1907 (Source: East Kent History, 2010, *Deal area in Maps*, Addelam History Research Group, Wikidot, www.eastkenthistory.org.uk Accessed 23 Jan 2017).



Figure 3.2: Photograph of Old House with Upper Deal Mill visible in the background in the late-nineteenth century (The Mills Archive Trust, 2017, *Item WEST-21139 - View over a wall with house, Upper Deal Mill, Deal, Nine Four*, <https://catalogue.millsarchive.org/> Accessed 23 January 2017).



Figure 3.3: Mill Hill, c. 1950s (Source: DealWeb, 2016, *Mill Hill - c.1950*, NorthDowns Web, www.northdowns.plus.com Accessed 23 January 2017).



Figure 3.4: 1797 William Mudge Map. The Site boundary is outlined in red.

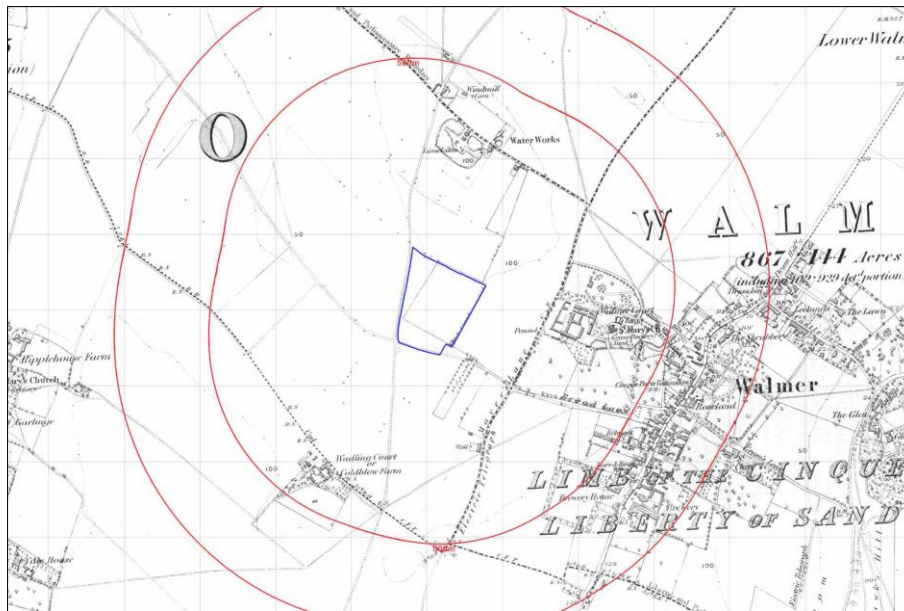


Figure 3.5: 1872 1:10,560 County Series OS Map.

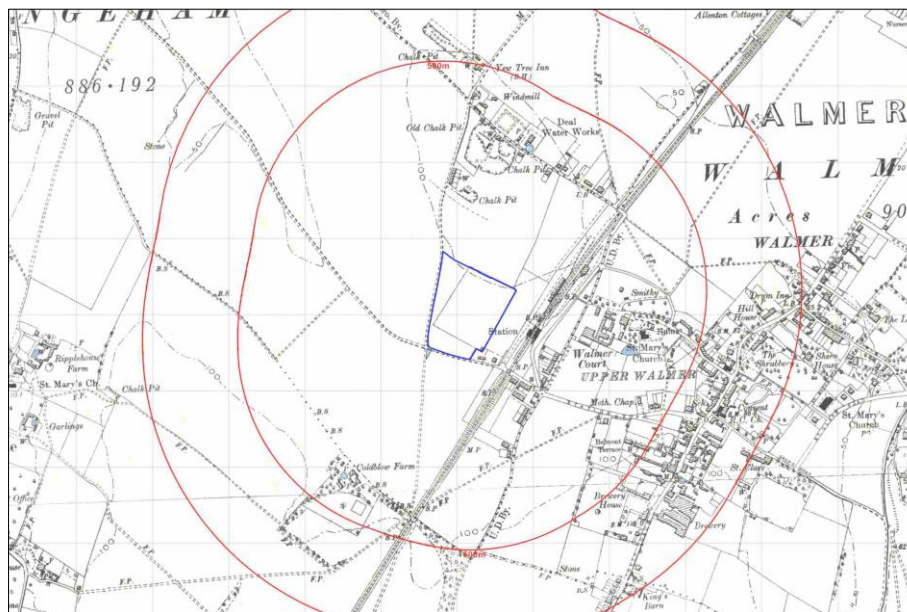


Figure 3.6: 1896-1897 1:10,560 County Series OS Map.

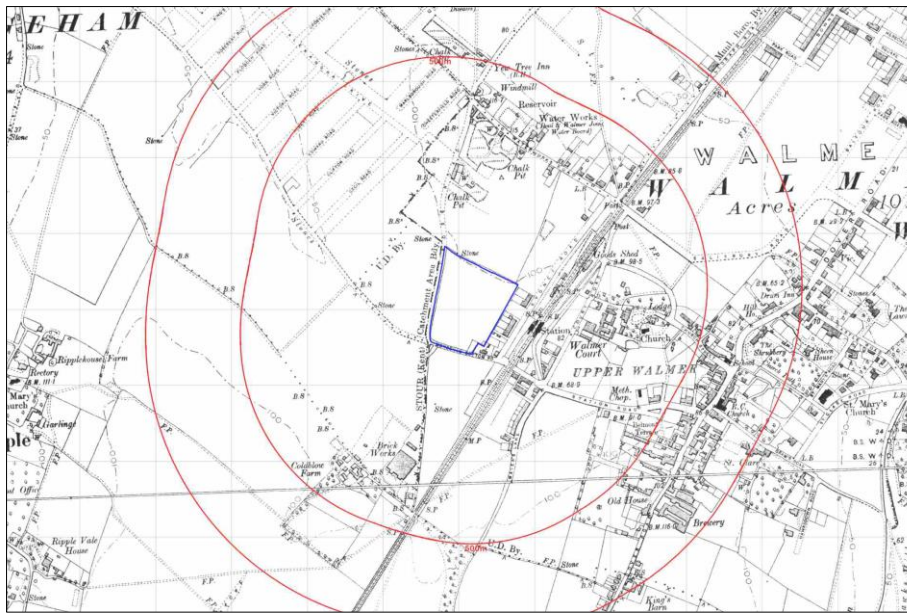


Figure 3.7: 1905 1:10,560 County Series OS Map.

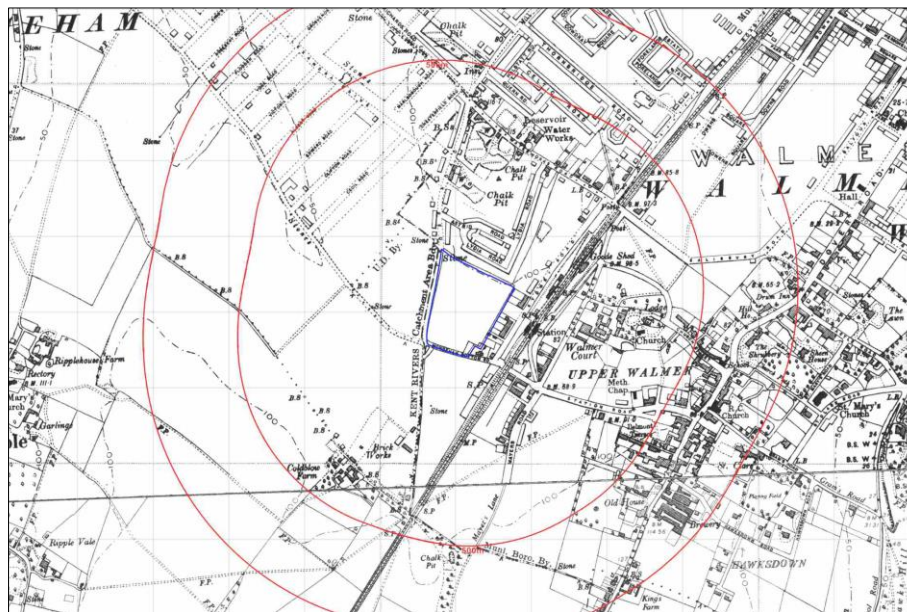


Figure 3.8: 1938 1:10,560 County Series OS Map.

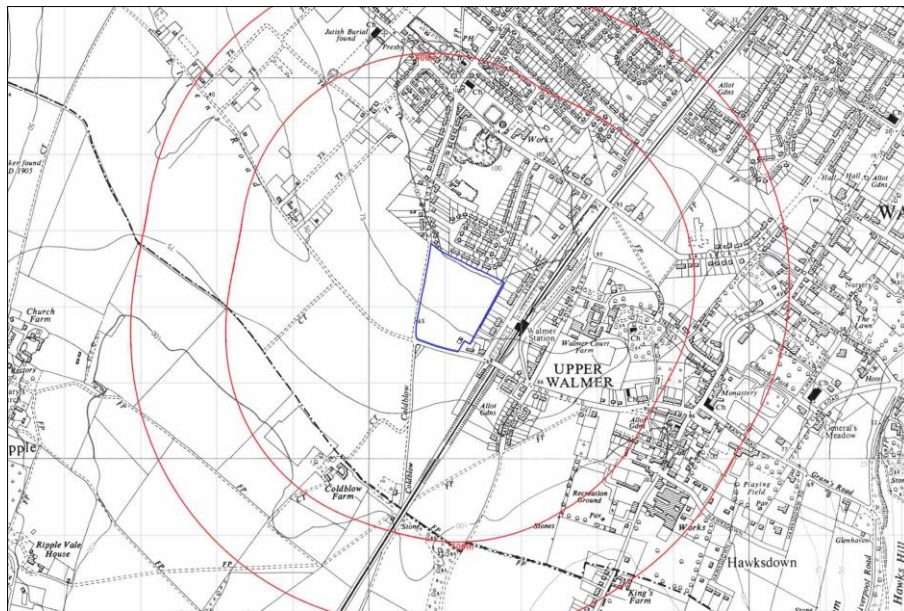


Figure 3.9: 1960-1961 1: 10,560 Provisional OS Map.

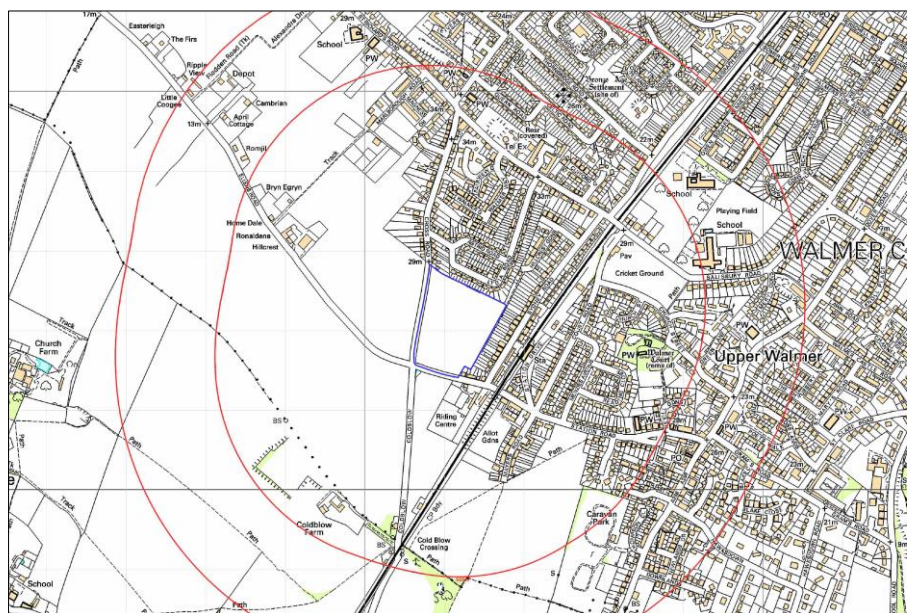


Figure 3.10: 2002 1: 10,000 Raster OS Map.



Figure 4.1: View of the Grade II* listed Church of St Martin located 1.5km from the Site in the village of Great Mongeham (Source: Brown, D., 2014, *Images of England IoE Number: 177235*, photo taken Oct 2004, Historic England, www.imagesofengland.org.uk/ Accessed 23 Jan 2017).



Figure 4.2: View of the Grade II listed Ripple Windmill from Dover Road. The building and former farm complex are only accessible from a private road (Source: Google Maps, *Dover Rd, Kingsdown, England*, Street View photo taken Jul 2015, Google, www.google.co.uk/maps/ Accessed 23 January 2017).



Figure 4.3: Long-distance view from Ripple Road looking north towards development at Mill Hill and Upper Walmer. Due to the vast distances involved and the existing topography, the Site is not considered to be appreciable from this location (Source: Google Maps, *Ripple Rd, England*, Street View photo taken Jul 2009, Google, www.google.co.uk/maps/ Accessed 23 January 2017).

Plates



Plate 4.1: View looking west from Station Road. The Site is not appreciable from this location due to intervening development.



Plate 4.2: View looking east from the southern Site boundary towards existing ribbon development along Station Road.



Plate 4.3: View looking north-west from the south-east corner of the Site off Station Road.



Plate 4.4: View looking north-east from the northern Site boundary at Cross Road towards modern development that formed part of the miners housing in the early-twentieth century.



Plate 4.5: View looking north-east from the southern Site boundary towards modern development that forms part of the coal field settlement in the early twentieth century (left) and that along Sydney Road.



Plate 4.6: Long-distance view looking west from the northern Site boundary at Cross Road towards Great Mongeham.



Plate 4.7: Zoomed-in, long-distance view towards Great Mongeham. The Church of St Martin's tower is appreciable above the treeline.



Plate 4.8: Long-distance view looking south from the northern Site boundary at Cross Road towards Ripple. The smock and sweep of the Grade II listed Ripple Windmill is appreciable above the treeline.



Plate 4.9: View of typical modern development found within the Mill Hill coal fields settlement.



Appendices

Appendix A: Kent Historic Environment Record (HER) (Kent County Council)

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WYG Environment Planning Transport Ltd.
Arndale Court, Otley Road, Headingley, Leeds, West Yorkshire LS6 2UJ

Title: HER data (Kent HER)
Client: Gladman Developments Ltd.

Project: Land off Cross Road, Deal
Project No: A101291

The Site

Site boundary

Designated Heritage Assets

Historic Park and Garden

Conservation Area boundary

Grade II* Listed Building

Grade II Listed Building

Scheduled monument

Non-designated Heritage Assets

Coal fields settlement

Monument

Previous Archaeological Work

Event Record

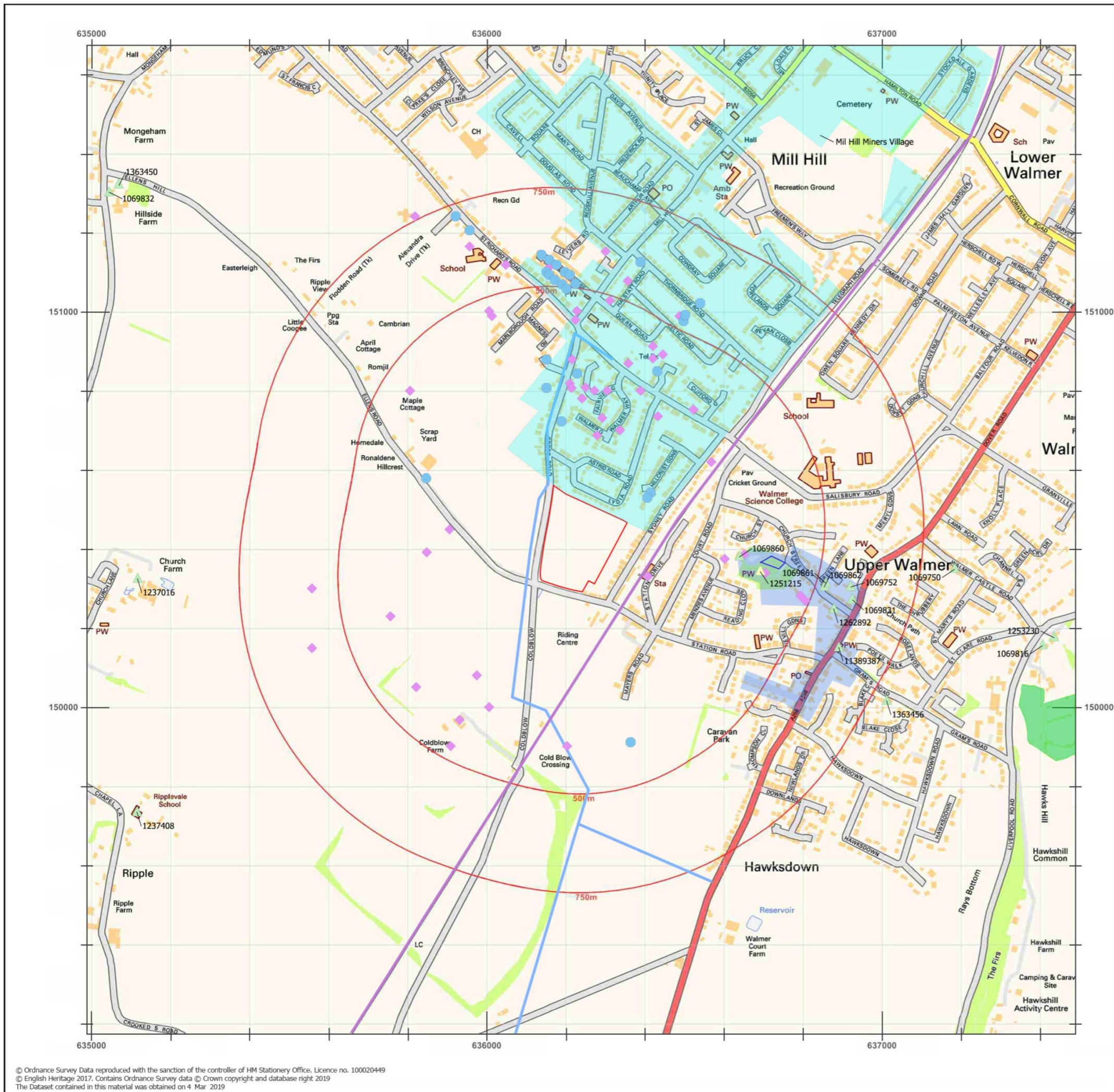


0 125 250 500 metres

Scale 1:10,000 @ A3

Revision: A Date: March 2019

Prepared by: DP Checked by: SRP Approved By: SRP



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The Dataset contained in this material was obtained on 4 Mar 2019

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Appendix B: Statutory List Description (Historic England, 2019, NHLE)

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Church of St Martin

List Entry Number: 1069782

Grade: II*

Date first listed: 01-Jun-1949

Date of most recent amendment: 08-Feb-1974

Details

GREAT MONGEHAM 860/6/150 NORTHBOURNE ROAD 01-JUN-49 Church of St Martin (Formerly listed as: NORTHBOURNE ROAD CHURCH OF ST MARTIN) (Formerly listed as: CHURCH HILL CHURCH OF ST MARTIN) II*

Parish church. C12, C13, C14 and C15, much restored by William Butterfield in 1851. Built of flint with stone quoins and dressings and plaited roofs. Nave with north and south aisles and clerestory, chancel with chapels, and west tower. Four stage Perpendicular West tower with buttresses and crenelated parapet. Norman window to west half of north chapel shows early origin of church but aisled nave and chancel with chapels are early C13 restored circa 1851 with south aisle rebuilt by Butterfield. C14 nave clerestory. North Porch with tiled roof. Some pre-Butterfield lancets in south chapel. Traceried windows and some double lancets. Chancel and north chapel have east windows of 1861.

INTERIOR: Three bay arcades with rectangular piers and pointed arches both slightly chamfered. Restored Crown post roof. Roof has panels with quatrefoil carving. Perpendicular tower screen. C13 piscina and 2 sedilia. Jacobean wall monument to Edward Crayford Esq, d.1615. Pulpit of 1851, probably by Butterfield. Chancel furnishings also Butterfield (Source: Buildings of England, *North East and East Kent*, p. 338-9).

Listing NGR: TR3461951504



Ripple Windmill

List Entry Number: 1237017

Grade: II

Date first listed: 11-Oct-1963

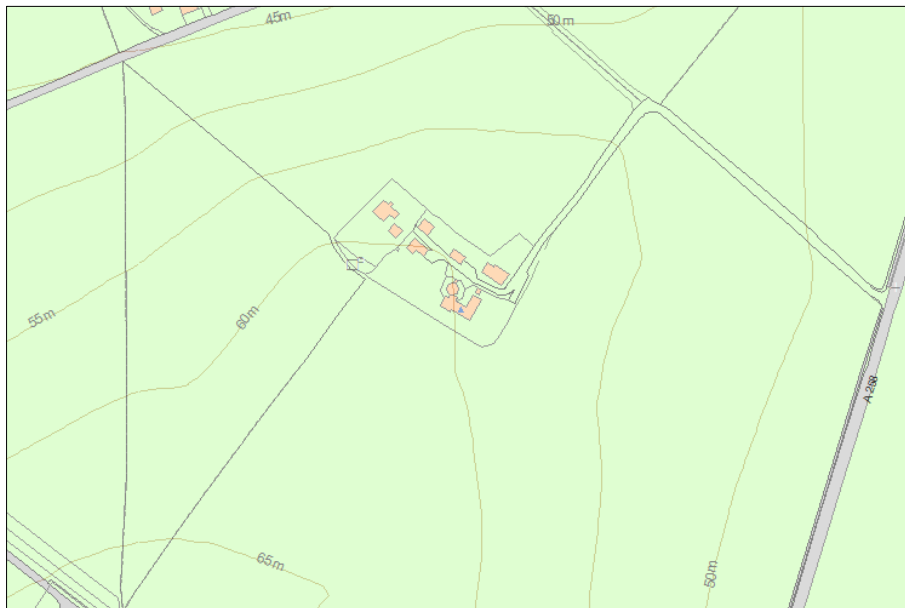
Details

RIPPLE DOVER ROAD TR 34 NE (West side)

8/70 Ripple Windmill 11.10.63 II

Windmill. Late C18, rebuilt 1807. Weather boarded on tarred brick base. Two storey on brick base with wooden smock over. Upper row of cogs on smock survive, otherwise sweeps, cap and fan all missing. Entry by boarded door recessed in octagonal base platform built out around mill site. Originally erected at Drellingore, near Hawkinge, re-erected here 1807, continued in use as mill to 1930's and now used as television relay station.

Listing NGR: TR3617649033





Appendix C: Legislation and Planning Policy and Guidance

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Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

General duty as respects listed buildings in exercise of planning functions.

Section 66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy

National Planning Practice Framework (NPPF) (MHCLG, February 2019)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. When determining Planning Applications, the NPPF directs LPAs to apply the approach of a presumption in favour of sustainable development; the 'golden thread' that is expected to run through the plan-making and decision-taking process. This is expected to apply unless this conflict with other NPPF policies, inclusive of those covering the protection of designated heritage assets.

Section 12 'Achieving well-designed places' (NPPF Paragraphs 124-132) emphasise on the importance of creating high quality buildings and places, with good design a key aspect of sustainable development. NPPF paragraph 127 reinforces the importance of good design in achieving sustainable development by ensuring that development proposals:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;



e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. Section 16 'Conserving and Enhancing the Historic Environment' (NPPF Paragraphs 184-202), relates to development proposals that have an effect on the historic environment. This is the guidance to which LPAs need to refer to when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. It is noted that heritage assets should be conserved in a manner appropriate to their significance.

In Annex 2: Glossary of the NPPF are the relevant terms relating to the historic environment. For the purposes of this report, the following are important to note:

Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. These include designated heritage assets and assets identified by the local planning authority; and

Significance is 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.

When determining applications for development proposals, LPAs should require applicants to describe the significance of the identified heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the significance of this heritage asset, and sufficient to understand the impact of development proposals on that significance (NPPF Paragraph 189).

The NPPF Paragraph 192 advises LPAs to consider the following points when drawing up strategies for the conservation and enjoyment of the historic environment, and when determining planning applications:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and



the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF Paragraphs 193-202 consider the impact of development proposals on the significance of a heritage asset. Great weight should be given to the heritage asset's conservation, and that the more important the heritage asset, the greater this weight should be applied (NPPF Paragraph 193).

NPPF Paragraph 196 advises that, where development proposals will cause 'less than substantial harm' to a designated heritage asset's significance, this harm should be weighed against the public benefits, including securing its optimum viable use.

National Guidance

Planning Practice Guidance (PPG) (DCLG, March 2014)

This guidance has been adopted in support of the NPPF. It reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach.

Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in an active use that is consistent with their conservation.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, 'it is the degree of harm, rather than the scale of development that is to be assessed'. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as 'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'. A thorough assessment of the impact of proposals upon setting needs to consider, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability



to appreciate it.

The guidance states that if 'complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available.'

Conservation Principles, Policies, and Guidance (English Heritage, April 2008)

Outlining Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in their own advice and guidance through the planning process, the document is commended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable. This document was published in line with the philosophy of PPS5, yet remains relevant with the NPPF and PPG, the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. Guidance within the document describes a range of 'heritage values' that constitute a heritage asset's significance to be established systematically; the four main heritage values include: aesthetic, evidential, communal or historical. The document emphasises that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

Historic Environment Good Practice Advice in Planning

In March 2015, Historic England withdrew the PPS5 Practice Guide document and replaced with Historic Environment Good Practice Advice in Planning Notes (GPAs).

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

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

This document states the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social, and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The



document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance).

This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, which will afford appropriate protection for the heritage asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, Section 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with paragraph 153 of the NPPF can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-making in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'application proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:



- 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; and
- 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.

The advice reiterates that heritage assets may be affected by direct physical change, or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of application proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

GPA 3: The Setting of Heritage Assets 2nd edition (Historic England, December 2017)

This document assesses the potential impact of development proposals upon the setting and significance of the heritage assets identified.

Step 1: Identification of built heritage assets and their settings

A search of the Historic Environment Record (HER), together with the National Heritage List for England (NHLE) and the Council's Website provides an initial list of potential heritage assets to be considered, including listed buildings, conservation areas, and other national or local heritage designations which may need to be considered. This is augmented with a site visit and additional research, where other buildings and structures not included in any of the above,



but potentially considered as non-designated heritage assets, can be identified. Each heritage asset is visited, as far as public access allows, and its surroundings are examined to understand the degree to which elements of the surroundings allow for the building to be experienced or better understood, therefore identifying its setting, as defined within the NPPF.

Step 2: Assess whether, how and to what degree that these settings contribute to a heritage asset's significance

To undertake this stage, the significance of the heritage assets must be understood, whether designated or non-designated. Although there is no proscriptive method for assessing significance, this Appraisal utilises the heritage values¹ set out in Conservation Principles, Policies, and Guidance (English Heritage, 2008), and considers each heritage asset against these values. Whilst the British Standard suggests a variety of additional potential values, the ones set out by in Conservation Principles are generally recognised as appropriate and proportionate values to assess. Once each heritage asset has been assessed against the five heritage values, and its significance is understood, an assessment of the contribution of setting to this significance can be undertaken. This is achieved through assessing each element of setting against the heritage values of the asset, and identifying whether it a positive, negative, or neutral contribution, if any—and if so, identifying which heritage values it contributes to and how. The final stage is to identify the relative extent of significance arising from setting, in comparison to other sources of heritage value.

Step 3: Assess the effect of the proposed development on the heritage asset's significance

GPA 3 sets out suggested, although non-exhaustive, potential attributes of a development which may affect the setting of heritage assets, which include location and siting of the development; the form and appearance of the development; other effects such as planting, lighting, noise, change to general character, and changes to skylines or built surroundings and spaces; permanence of the development; and longer term or consequential effects of the development. These are used as a guide and a basis from which to assess how a development may alter a particular element of setting, and to understand which heritage values the proposed development may impact upon. Details of the design of the proposed development will often vary, and will range from initial concepts through to detailed plans and elevations, verified photographs and photomontages. Where details are lacking, assumptions based on professional judgement and knowledge can be used to undertake assessment—where this is the case, this will be set out clearly in the report, and caveated accordingly. Where harm is identified to the significance of a designated heritage asset, the nature of harm is explained,



and the extent of harm to significance is set out in terms of substantial harm, or in degrees of less than substantial harm, as appropriate. Where harm is identified to the significance of a non-designated heritage asset, the nature of harm is set out in terms of high, moderate, low or negligible. This is in recognition that the NPPF differentiates the extent of weight to be afforded to the conservation of a heritage asset, dependant on its status of designation. Where benefit is identified, this is identified in terms of substantial, moderate, low, or negligible, for the purpose of clarity.

Step 4: Maximising enhancement and minimising harm upon the heritage asset's significance

Although this Step generally relates to identification and assessment of potential impact during design, and the subsequent mitigating harm through re-design, for the purposes of this assessment, this Step will be used to identify areas of where there is heritage benefit within the scheme, and/or elements of mitigation integral to the design (for instance, landscaping, or repairs to a listed building). In order to be able to undertake a quantitative balancing exercise between heritage benefit and heritage harm in the next Step, benefit is referred to in terms of substantial, moderate, low or negligible.

Step 5: Making and documenting the decision and monitoring the outcomes

As this final stage is explicitly for the decision-maker, this Step is not undertaken within this assessment. However, as any decision will be based on the compliance of the proposed scheme with legislation and policy at both national and local level, this Step is used to assess whether the scheme is in line with the requirements stemming from such. A synopsis of the identified impacts on each heritage asset is provided, followed by an assessment of cumulative harm on the surrounding historic built environment. Where both heritage harm and heritage benefits are identified, a balancing exercise of these is undertaken. Finally, the assessment will identify whether the proposed scheme is compliant with relevant legislation and policy, and whether any additional balancing of harm against public benefit is required. This final Step will take account of all relevant and up-to-date case-law as it pertains to the scheme, as well as the planning history of the site where relevant, including (but not exclusively) any previous applications, appeals, together with any formal or informal pre-application advice from both the LPA and from Historic England.

The appendices contain background information and reference material, including list descriptions, and all relevant paragraphs of legislation and relevant policies. This should all be referred to throughout these five Steps.



Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation, and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Local Policy

The Dover District Proposals Map replaces the Local Plan proposals map (adopted 2002). In the Local Plan Written Statement, some of the policies remain 'saved', whilst some have now been superseded with the adoption of the Core Strategy. In built heritage terms, there are no saved policies that are considered to be relevant to the Site and any future development proposals.

Core Strategy (Dover District Council, February 2010)

The Core Strategy is the principal document in the Council's Local Development Framework (LDF). This document contains the Council's overall ambitions and priorities for the District and will be used to decide what the District should be like in 2026. The Core Strategy contains Core Policies that are applicable District-wide, with a separate section on Development Management policies. In terms of future development proposals at the Site, the following policies would need to be taken into account:

CP4 Housing Quality, Mix, Density, and Design

Housing allocations in the Site Allocations Document and planning applications for residential development for 10 or more dwellings should identify the purpose of the development in terms of creating, reinforcing, or restoring the local housing market in which they are located and develop an appropriate housing mix and design taking account of the guidance in the Strategic Housing Market Assessment and the need to create landmark, foreground and background buildings, vistas, and focal points. Density will be determined through this design process at the maximum level consistent with the design. Density should wherever possible exceed 40 dwellings net per hectare and will seldom be justified at less than 30 dwellings net per hectare.

Policy DM 1 Settlement Boundaries

Development will not be permitted on land outside the urban boundaries and rural settlement confines shown on the proposals map unless specifically justified by other development plan policies, or it functionally requires such a location, or it is ancillary to existing development or uses.



Local Guidance

Kent Design Guide (Kent County Council, April 2008)

The Kent Design Guide seeks to provide a starting point for good design while retaining scope for creative, individual approaches to different buildings and different areas. It aims to assist designers and others achieve high standards of design and construction by promoting a common approach to the main principles which underlie LPAs' criteria for assessing planning applications. It also seeks to ensure that the best of Kent's places remain to enrich the environment for future generations. The Guide does not seek to restrict designs for new development to any historic Kent vernacular, rather, it aims to encourage well-considered and contextually sympathetic schemes that create developments where people want to live, work and enjoy life.

Dover District Heritage Strategy (Dover District Council, Heritage Conservation Group, Kent County Council, and English Heritage, 2013)

This Heritage Strategy was commissioned to ensure that the heritage of the District plays a clear role in shaping any future regeneration, development, and management decisions. It is intended that the strategy provides a strategic and clear approach to dealing with Dover's heritage and that the document might act as a pilot exemplar for similar schemes elsewhere in the country.

The document contains recommendations to ensure that any future policies and approaches to the District's heritage are based on a clear understanding of the place, its significance, and its value. The aim of the Dover District Heritage Strategy is therefore to enable Dover District Council to achieve their objectives for the protection and enhancement of the historic environment as set out in the District's Core Strategy.



Appendix D: References

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