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# Land south of Ditton, Kent

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## Heritage Statement



**Project:** Land at Ditton Edge, East Malling Estate, Kent

**Client:** East Malling Trust

**Job Number:** MSBL377057 East Malling Site B

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## Executive Summary

*Savills was commissioned by East Malling Trust to prepare a Heritage Statement to inform and support an outline planning application for the proposed construction of up to 300 residential dwellings with associated vehicular and pedestrian access, on land south of Ditton, Kent, centred at National Grid Reference 570959 157703.*

*The Site comprises land currently in use by East Malling Research as part of the wider landscape of horticultural production and research. It is bounded to the north by late 20<sup>th</sup> Century residential development, and to the west by a historic stone and brick wall which formed part of the boundary wall of Bradbourne Park, centred around the now Grade I Listed Bradbourne House. To the north-west of the Site, the non-designated heritage asset of Park Farm, the remains of an 18<sup>th</sup> Century farm associated with Bradbourne House, is located, within the Bradbourne East Malling Conservation Area, which itself adjoins the Site at the Site's north-west corner. The Ditton Church Area Conservation Area is located c.100m north of the Site but it is not considered that the Site contributes to the significance of the Conservation Area.*

*Baseline conditions, to inform the assessment of the significance of the heritage assets which may be sensitive to the proposed development, were established through consideration of the recorded designated and non-designated heritage assets within a 1km study area around the Site, via assessment of the Kent Historic Environment Record, records held at the Kent Archives and Library Centre, and a desk-based review of publicly accessible sources of primary and synthesised information. It is deemed that the Site does not contribute to the significance of Bradbourne House, due to the intervening topography and built form, and the land being historically located outside the former Bradbourne Park. It may be considered to contribute to the setting of Park Farm and the Bradbourne East Malling Conservation Area to a minimal degree.*

*The proposed development scheme includes the construction of residential dwellings and the illustrative masterplan has sought to respect the historic environment: built form will not extend to the south-west corner of the Site in order to avoid any possible impact upon the setting of Bradbourne House; the historic park boundary wall will be retained; and the proposed scale and density of development will echo that of the residential dwellings to the north, with larger structures set to the east of the Site, further from the Bradbourne Conservation Area and Park Farm. It is concluded that the proposals will result in no harm to any known heritage assets.*

*The proposed scheme seeks to provide public benefits by way of the delivery of new homes on a sustainable site;*

*provision of affordable housing; resulting in funding to support Bradbourne House; and funds to support the long term sustainability of the East Malling Research site and work.*

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### Abbreviations and Conventions used in the text

aOD	above Ordnance Datum	LB	Listed Building
BGS	British Geological Survey	LPA	Local Planning Authority
c.	circa	m	metres
CA	Conservation Area	NHLE	National Heritage List for England
ha	hectares	NPPG	National Planning Practice Guidance
HA	Heritage Asset	NPPF	National Planning Policy Framework
HE	Historic England	OS	Ordnance Survey
HER	Historic Environment Record	RP&G	Registered Park and Garden
km	kilometres	SM	Scheduled Monument

### Assumptions and Limitations

This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

This report is also compiled using HER results obtained from Kent County Council on 27 June 2018 and the results of research undertaken at the Kent Archives and Local History centre on 4 July 2018.

This document has been prepared in accordance with the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities and Local Government, 2018), National Planning Practice Guidance (NPPG; (Department for Communities and Local Government, 2014), and the Chartered Institute for Archaeologists' Standard and Guidance for desk-based assessment and Standard and Guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2014). It has also been prepared in accordance with the policies of the Tonbridge and Malling Borough Council Core Strategy, 2007.

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## 1.0 Introduction

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### 1.1 Project Background

1.1.1 Savills was commissioned by the East Malling Trust (hereafter 'the Client') to prepare a Heritage Statement to support an outline planning application to Tonbridge and Malling Borough Council regarding the proposed development comprising the construction of up to 300 residential dwellings and associated vehicular and pedestrian access, on land to the south of Ditton, Kent, which is located c.2.5km north-west of Maidstone, Kent, and centred at National Grid Reference 570959 157703.

1.1.2 As part of the initial pre-application process with the LPA, undertaken in 2017, a Heritage Appraisal was produced, summarising the historic environment in the vicinity of the Site, and informing the developing design principles which form the outline planning application and which seek to respect, preserve and enhance the historic environment and mitigate any harm to the heritage assets within the vicinity of the Site.

1.1.3 In developing proposals, pre-application advice was sought from Historic England, statutory consultee on all planning applications which may affect the significance of Grade I and Grade II\* Listed Buildings. The proposals were discussed with Historic England and their assessment and advice was received in October 2018 (HE reference PA00873192, copy appended to this Heritage Statement for reference). This assessment was used to inform this Heritage Statement and provide guidance for the developing scheme.

### 1.2 The Site and its wider context

1.2.1 The proposed development covers approximately 11.5 hectares and the Site includes part of Kiln Barn Road to its east, and is bordered by late 20<sup>th</sup> Century residential dwellings at Wilton Drive, Brampton Field and Cherry Orchard to the north. It is currently known as Land at Ditton Edge.

1.2.2 The Site is located to the south of Ditton, a village which has developed to converge with the surrounding villages of Larkfield and Aylesford to the north. The Site does not contain any designated or known non-designated heritage assets.

1.2.3 The land to the south of the Site forms part of the grounds of the National Institute of Agricultural Botany

East Malling Research (NIAB EMR) facility.

1.2.4 Plate 1 illustrates the Site and its wider vicinity.

1.2.5 The Site is situated at an elevation of c.20m aOD. The underlying geology comprises a bedrock of Hythe Formation, a sandstone and limestone sedimentary bedrock (BGS Geology of Britain Viewer).



Plate 1: Aerial view of the Site (red boundary) and the built environment and landscape in the wider area



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## 2.0 Methodology

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### 2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- 1) Provide a heritage baseline assessment to understand the archaeological and historical background to the Site;
- 2) Formulate an assessment of the importance/sensitivity of the known or potential heritage assets considering their archaeological, historic, architectural and artistic interests; and,
- 3) Highlight the key points to be noted when considering any proposed development scheme.

### 2.2 Assessment Methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated assets.

2.2.2 The importance/sensitivity of some heritage assets is formally recognised through designation (Scheduling of a monument, or the Listing of a built structure for example). The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

- 1) A **Heritage Asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
- 2) The **Setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage 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 (NPPF, Annex 2 Glossary);
- 3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.
- 4) **Value** is used in reference to the components of a heritage asset that determines its significance.

2.2.3 Guidance provided by Historic England in the document Conservation Principles: Policies and Guidance for the sustainable management of the historic environment (English Heritage, 2008) introduced the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in NPPF):

- 1) **Evidential** (Archaeological) value. Deriving from the potential of a place to yield evidence about past human activity. This value is alternatively known as **Research** value.
- 2) **Historical** value. Deriving 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. This value is alternatively known as **Narrative** value.
- 3) **Aesthetic** (Architectural or Artistic) value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- 4) **Communal** value. Deriving 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.

2.2.4 The criteria for assessing the importance of heritage assets in terms of their evidential, historic, aesthetic and communal values are set out in more detail in **Appendix 1** and the definitions of heritage significance and importance are set out.

#### *Assessment of Setting*

2.2.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (2<sup>nd</sup> Ed.) – The Setting of Heritage Assets (December 2017)* are relevant to the proposals at the Site.

2.2.6 The Historic England Guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

2.2.7 **Step 1** of the approach is '*identifying the heritage assets affected and their settings*'. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage dataset.

2.2.8 **Step 2** requires consideration of '*whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*'. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.

2.2.9 **Step 3** involves '*Assessing the effect of the proposed development on the significance of the asset(s)*'. This stage of the assessment addresses the key attributes of the proposed development, such as its: i) Location and siting; ii) Form and appearance; iii) Additional effects; and iv) Permanence.

2.2.10 **Step 4** of the guidance should explore opportunities for '*maximising enhancement and minimising*

*harm*, while **Step 5** is to *'make and document the decision and monitor outcomes'*. For the purposes of this assessment, **Steps 1-4** of the process have been followed. **Step 5** is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

*Historical and Archaeological Baseline*

2.2.11 Baseline conditions were established through consideration of the historic environment in the vicinity of the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:

- 1) National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Britain from Above, Viewfinder, and NMR Excavation Index;
- 2) The Kent Historic Environment Record; and
- 3) Historic manuscripts and maps available online and at the Kent Archives and Local History depository.

2.2.12 A Site visit was undertaken on 4 July 2018 in order to assess the general character of the Site, and to identify visible historic features and assess possible factors which may affect the survival or condition of known or potential assets within and/or around the Site.

2.2.13 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

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## 3.0 Baseline resource

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### 3.1 Introduction

3.1.1 The following section provides a brief summary of the historical development of the Site and its environs, compiled from sources listed above. The aim is to establish the known and potential heritage assets within and around the Site that could be affected by the development, with particular reference to setting. The locations of designated heritage assets identified within the 1km study area are shown on **Figure 1**.

### 3.2 Statutory and Local Heritage Designations

3.2.1 The north-western extent of the Site adjoins a small portion of the eastern most part of the Bradbourne East Malling Conservation Area. The eastern portion of the Conservation Area encompasses the historic structures at Park Farm (HER ref. MKE84495), which formed part of Bradbourne Park Farm, a multiyard farmstead which was associated with Bradbourne House. The Conservation Area comprises the Grade I Listed Bradbourne House (NHLE ref. 1070507) and other associated ancillary buildings and immediate landscape. Within the late 20th Century residential development at Brampton Field to the north of the Site, and south of the Ditton Church Area Conservation Area, the site of Court Lodge farmstead (HER ref. MKE84494) is located, however the farmstead has been completely lost and its former setting greatly altered.

3.2.2 The Grade I Listed Church of St. James (NHLE ref. 1099148) is located c. 700m to the south-west of the Site.

3.2.3 The Ditton Church Area Conservation Area, designated in 1971 and extended in 1993 comprises the historic core of the village, which recognises its origins and the character of the area charting its development. It includes the Grade II\* Listed Church of St Peter Ad Vincula (NHLE ref. 1099197), which has been dated to comprising origins from the 12<sup>th</sup> Century. The historic area retains this character however it has been encroached upon by 19th and 20th Century housing development on all sides. The Site does not contribute to the Conservation Area due to intervening built development and as such, it is not assessed.

3.2.4 An archaeological assessment of the Site was undertaken in September 2018 by CgMs Heritage. It concluded that the Site can be considered likely to have a low to moderate archaeological potential for the prehistoric and Roman periods, for remains likely to be of low to moderate significance.

3.2.5 Plate 2 illustrates these heritage assets in relation to the Site.



Plate 2: The Site and surrounding heritage assets noted

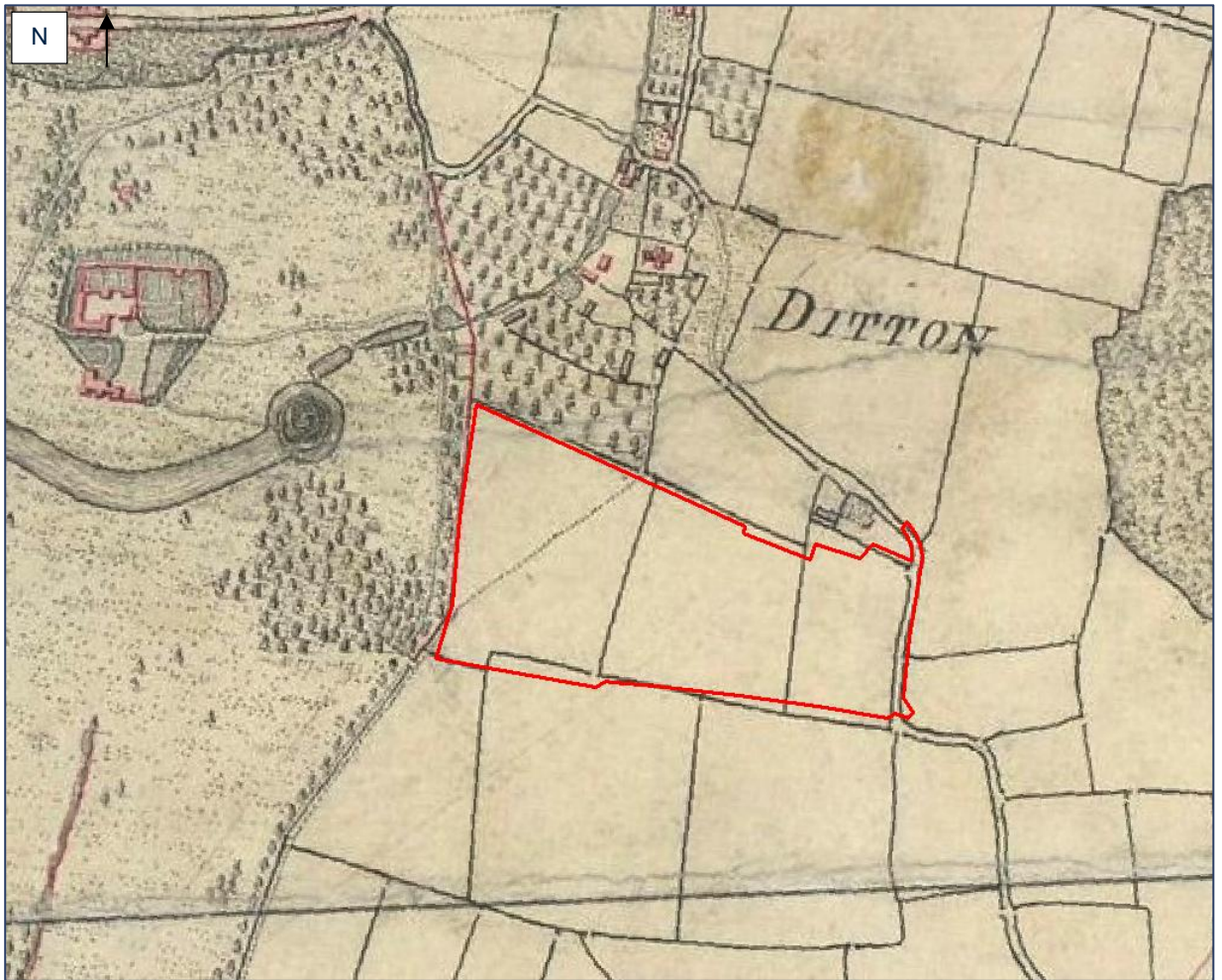
### 3.3 Archaeological and Historic Context

- 3.3.1 There is evidence of occupation and activity within the landscape of Ditton dating to the prehistoric period. Neolithic and Mesolithic artefacts, including flint implements, have been discovered across the wider landscape. Further evidence indicates occupation and settlement in the Romano-British period: both through individual finds and through the existence of monuments, including the Scheduled enclosure and villa site located south of the Church of St James and c.700m south of the Site.
- 3.3.2 Settlement at Ditton is recorded in the Domesday Survey of 1086, noted as *Dictone*, with a relatively large population.
- 3.3.3 A map of the Manor of East Malling, produced in 1706 (Plate 3) indicates the land to the east of *Bradbourne Park* formed part of Ditton Court Lodge. Only *Ditton Church*, the Church of St Peter Ad Vincula, is noted, with further structures at Ditton indicated. A Plan of Ditton Court Farm of 1772 indicates the land which would become the Site comprised three fields as seen in 1789.



Plate 3: Extract of a map of the Manor of East Malling, 1706

3.3.4 The Ordnance Survey drawing of 1789 (Plate 4) indicates a Church at Ditton, which accords to the Church of St Peter Ad Vincula. Surrounding the Church there is little indicated built development and the field pattern to the south and east appears to have been created following the enclosure of the land, formed of regular straight edged fields, the form of which remains today at the Site. To the immediate west of Ditton, the emparked land associated with Bradbourne House is bounded by a structure, which is likely to accord with the present stone and brick wall which remains today. The landscape to the south of Ditton is one of an open and undeveloped nature. A faint dotted line running diagonally from south-west to north-east through the field adjacent to this wall may indicate a footpath or route across the land, however it is not clear.



*Plate 4: Extract of Ordnance Survey drawing, 1789, indicating the Site*

- 3.3.5 The Tithe Map of the parish of Ditton (Plate 5), dated to 1839, indicates a field pattern and degree of built development at Ditton which is largely unaltered since 1789. To the immediate west of the parish boundary, and not included in the Ditton Tithe Map, were the buildings at Park Farm (East Malling Tithe Map, Plot 263). The possible footpath across the western-most field of the parish at this point is now suggested as such, with a route 'From East Malling' connecting at the south-west corner of the field. The accompanying Tithe Apportionment indicates that the area to the south of the road south of the churchyard comprised fields of pasture and arable land (Plots 30 and 35), orchard (Plot 34), including a cherry orchard (Plot 32), and hop grounds (Plot 33, recorded as East Malling Hop Ground). The land was owned and occupied by a variety of people, including Henry Ranger, who was tenanted to the land under orchard and hop plantation.

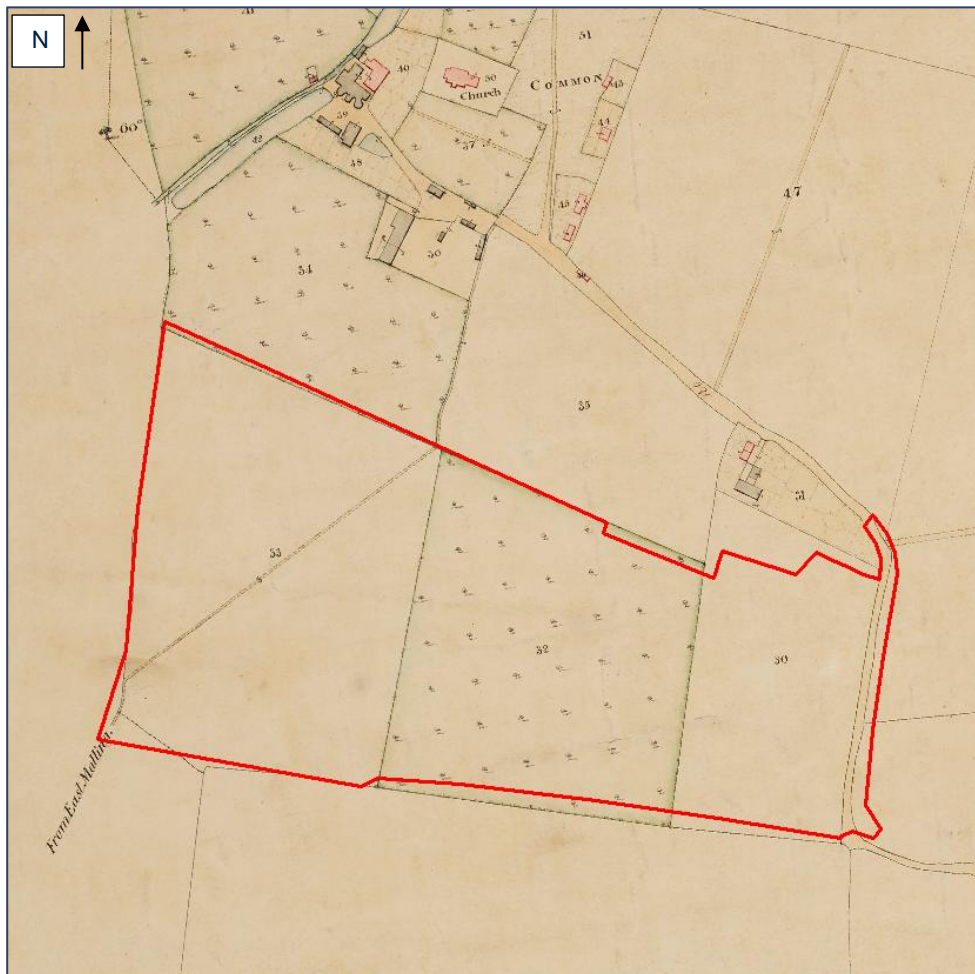


Plate 5: Extract of Ditton parish Tithe Map, 1839

- 3.3.6 It is not clear whether any land in Ditton was included in the sale of the land associated with Bradbourne House, following the death of the 12<sup>th</sup> Baronet, Sir John Ramskill Twisden, in November 1937. The land lay beyond the Parkland surrounding the House, however Court Lodge, the farmstead south of the Church of St Peter Ad Vincula was included in the sale. This had been owned by Charles Milner in 1839, and occupied by Henry Ranger, as had some of the land to the south.
- 3.3.7 During the Second World War, it is known that the land south of Bradbourne House was turned over to food production for the war effort. It is likely that the same occurred south of Ditton. The expansion of the East Malling Research Centre, commenced in the early 20<sup>th</sup> Century, continued in the post Second World War period. Land was increasingly being used as part of the research facility, as well as the development of East Malling, Ditton and Larkfield.
- 3.3.8 The Ordnance Survey map of 1974-1976 (Plate 6) illustrates a landscape characterised by the nurseries and orchards, interspersed with tree planting in part, with increasing built development surrounding the Church of St Peter Ad Vincula. Park Farm, noted as Bradbourne Park Farm, has also experienced an increase in development, with additional structures and residences. A structure has



been introduced within the Site, and this provides storage in relation to the work of the research centre.



Plate 6: Extract of Ordnance Survey map, 1974-1976, detailing the Site

3.3.9 Today, the landscape to the south of Ditton is characterised by the horticultural planting associated with the research undertaken by East Malling Research. To the north, late 20<sup>th</sup> and early 21<sup>st</sup> Century development has resulted in the convergence of the historic settlements in the area. Glimpses of the former field pattern and land use remain, though the work of East Malling Research.

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## 4.0 Identified assets, their significance and setting

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### 4.1 Introduction

4.1.1 The planning policies listed in Appendix 3 aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.

4.1.2 A heritage asset may be defined as a building, monument, site, place, area or landscape positively 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).

4.1.3 The following section summarises the heritage assets in order to consider and evaluate the attributes which contribute to their significance. The description of the significance of the heritage asset, based on the current level of available information, is presented below in line with current planning policy (NPPF, para.189).

#### *Park Farm*

4.1.4 The non-designated heritage asset of Park Farm is comprised of a multiyard farmstead with oast houses. It has experienced partial loss of its original form and modification of its older buildings. The Farm was developed through its relationship with Bradbourne House and it may be the result of the periods of work undertaken across the Park in the later 18<sup>th</sup> Century, however it is not clearly indicated on the OS Drawing of 1789, so it may date to the a later period. Located within the 18<sup>th</sup> -19<sup>th</sup> Century Park, the farmstead would have held its primary focus with the land and building sot the west, toward the House. The significance of Park Farm as a heritage asset is derived from its aesthetic, evidential and historical value, which is considered to be of a low level, gained from the known links with Bradbourne House and the other assets within the Bradbourne East Malling Conservation Area, and the sympathetic and low level of development at the Farm and its immediate surroundings.

#### *Bradbourne House and Bradbourne East Malling Conservation Area*

4.1.5 Bradbourne House is a Grade I Listed country house with origins in the Tudor period. The building was altered internally and externally through the 18<sup>th</sup> Century, and retains fabric which is likely to date to its 16<sup>th</sup> Century origins.

4.1.6 The significance of Bradbourne House as a designated heritage asset primarily lies in its historical and aesthetic values. It contains architectural details which are characteristic of the 18<sup>th</sup> Century. The alterations of the early 18<sup>th</sup> Century provided a grand statement of a façade to the west, on the

approach to the House from the main access off New Road. The plan and interior layout and dimensions, the extant historic interior detailing and fabric, and the exterior architecture of the House, contribute to the buildings visual interest. They are also illustrative of the country houses of the minor nobility of the 18<sup>th</sup> Century, in which the house expresses the rise in eminence of the gentry classes. The association of Bradbourne with the Twisden family through the 17<sup>th</sup> to 20<sup>th</sup> Centuries, followed by its link with the horticultural research of the mid-20<sup>th</sup> Century and Sir Ronald Hatton, contributes to the historic significance of Bradbourne House. The degree of understanding of the development and occupation of the House is known in part due to the extant documentation, including the watercolours of the Twisden sisters in the mid to late 19<sup>th</sup> Century, which affords the House with an increased historical value. The remaining historic fabric, some of which may date to the 16<sup>th</sup> Century, is capable of increasing the understanding of the earlier development of Bradbourne House. Equally, the gardens and grounds of the House may hold as yet unknown or not fully understood features which may inform the significance of the House and its associated structures.

- 4.1.7 Bradbourne House's immediate setting includes the non-designated Hatton Gardens (on the footprint of the older gardens used to serve the House) and the historic gardens in which Hatton Gardens and Bradbourne House are situated. These help provide the House with a group value, which is recognised by its designation as a Conservation Area.
- 4.1.8 The setting in which Bradbourne House is understood and appreciated is principally its historic landscaped and designed gardens and park, which contributes to the significance of the asset. The House, as such, retains its historic character of a rural setting set within largely agricultural land, which through the 20<sup>th</sup> Century became increasingly horticultural in nature.
- 4.1.9 The Bradbourne East Malling Conservation Area encompasses Bradbourne House and the heritage assets within its immediate landscape. The significance of the Conservation Area lies in its historical and aesthetic values. The ability to understand the assets within the area as possessing a historical relationship with each other is high and the sympathetically designed alterations to the assets and the Area provide a high visual appeal. The aesthetic value and setting of Bradbourne House identified when assessing the House contributes to the character and appearance of the Conservation Area.

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## 5.0 Impacts

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### 5.1 Introduction

5.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

### 5.2 Proposed development

5.2.1 The proposed development scheme involves the construction of up to 300 dwellings with associated access off Kiln Barn Road. An illustrative site layout of the Site is included at Figure 2.

5.2.2 The proposed development scheme acknowledges the historic environment in which the Site is located. The scheme has been designed with the aim to preserve and enhance the significance of the heritage assets in the vicinity. The Site does not contain any designated or known non-designated heritage assets.

### 5.3 Assessment of Impact

5.3.1 The landscape to the south-east of Bradbourne House has a historical link with the House which dates to at least the 18th Century. An extant stone and brick wall indicates the boundary of the Park, which was created in association with the Park and which contained ancillary structures and trades which relied upon the House and its occupants. Historically the land at, and the land to the south of, the Site, fell outside the Park and gardens of the Bradbourne House and it has a limited historic link with the House. Any relationship is a 20<sup>th</sup> Century one, based upon the wider land holdings in association with the East Malling Research work.

5.3.2 Consultation with Historic England was undertaken in order to understand any potential concerns in relation to the proposed development at the Site and any impact upon the Grade I Listed Bradbourne House. Due to the intervening built development and topography, and the existing neighbouring modern development to the north of the Site, Historic England did not consider that any harm would be caused to Bradbourne House through development at the Site (Historic England letter, reference PA00873192, 8 October 2018).

5.3.3 In developing the design proposals, the potential for impact upon the setting of Bradbourne House has been recognised and the built development at the Site is to be confined to the north and east of the Site, allowing the south-west portion, which is more understandable and visible from the historic

parkland south of the House, to remain undeveloped as green space, with a soft edge, and therefore seeks to limit any impact upon the House and its grounds. The proposed development is further distanced from the heritage assets at Bradbourne due to the intervening buildings and landscaping to the south of Park Farm. The proposals will cause no harm to the significance of Bradbourne House.

- 5.3.4 The extent of the Site respects the historic field boundary pattern, which is evidenced through historic map regression. The field pattern will remain legible and the indicative layout of the Site will seek to retain reference to these boundaries.
- 5.3.5 The proposed development is located to the east of Park Farm and Park Farm Houses and outside the historic park boundary. The legibility of the relationship between the Farm and Bradbourne House and its historic park is greater than that between Park Farm and the land to the east, beyond the historic boundary wall. It is considered that there will be no harm to the significance of the non-designated heritage asset of Park Farm.
- 5.3.6 The stone and brick wall boundary to the Park will be retained in its entirety, allowing the extent of the park to be comprehended and further defining the Park from the Site.
- 5.3.7 The proposed development will be in keeping with the scale previously seen to the south of Ditton and the design and use of materials will echo the wider built environment.

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## 6.0 Conclusions

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- 6.1.1 The Site is located to the south of Ditton to the immediate east of the historic parkland of Bradbourne House. The Site does not contain any designated heritage assets nor any known non-designated heritage assets. The landscape of the Site has been altered, notably since the 1930s when the land to the south and west was turned over to cultivation and research as part of the former East Malling Research Centre, and as a result of 20<sup>th</sup> and 21<sup>st</sup> Century built development to the north.
- 6.1.2 The present design proposals are to be further defined, however they have been developed to respect the setting of Bradbourne House and the former pattern and use of the land south of Ditton. The proposals will result in change to the landscape however it is not considered that the proposals will result in any adverse impacts upon the significance of any heritage assets.
- 6.1.3 The proposed development scheme seeks to provide many public benefits, including; the delivery of new homes on a sustainably located site with a draft allocation for residential development; provision of affordable housing; capital receipt of funds to be ploughed back into the maintenance of Bradbourne House; funds to provide wider benefits to the long term economic sustainability of the East Malling Research site and work, which is a fundamental part of the history and development of the historic landscape and heritage assets within it; and a landscaping strategy to protect the setting of Bradbourne House.

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## 7.0 References

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## **Appendix 1: Summary of factors for determining the importance of known and potential heritage assets**

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Value	Importance	Factors determining the relative importance
<b>Evidential</b>	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character.
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way – limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity)
<b>Historical</b>	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of 20th/21st century alterations to the historic buildings and landscapes.
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (e.g. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings
	None	There are no legible heritage assets and their associations are not understood.

Value	Importance	Factors determining the relative importance
<b>Aesthetic</b>	High	The aesthetic values of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The aesthetic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic values as they have been removed by inconsiderate modern development. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.
<b>Communal</b>	High	Heritage assets which provide a sense of togetherness for those who experience it. Assets that hold the ability for people to feel a sense of collective experience or memory, and in which a collective identity can be understood. They may provide a feeling of reverence, remembrance or commemoration. The asset represents something which may be larger than the asset itself, and may represent an event or being despite any loss of fabric or character of the asset.
	Medium	The sense of a collective identity or collective commemoration may be limited by the lack of understanding of the event or asset. The process of time has lessened the meaning of the event or asset for the community or that meaning may be limited to specific groups or at a regional or local level.
	Low	The ability of the asset to create or reinforce a sense of togetherness for a community may be limited by later development which has encroached upon the asset or its setting. The ability of the asset to elicit a shared reaction or understanding has been severely impacted by the loss of, or major change to, the setting of the asset.
	None	Heritage assets that do not bring people together by providing a shared experience, memory or place of commemoration.

**Table 1:** Definitions of heritage significance/importance

<b>Heritage significance/ importance</b>	<b>Criteria</b>
<b>Very High Of International Importance</b>	<ul style="list-style-type: none"> <li>• World Heritage Sites and the individual attributes that convey their Outstanding Universal Value.</li> <li>• Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.</li> </ul>
<b>High Of National Importance</b>	<ul style="list-style-type: none"> <li>• Scheduled Monuments</li> <li>• Listed Buildings (Grade I, II*)</li> <li>• Registered Historic Parks and Gardens (Grade I, II*).</li> <li>• Grade II Listed Buildings which can be shown to have exceptional qualities in their fabric or historic associations</li> <li>• Registered Battlefields.</li> <li>• Non-designated sites and monuments of schedulable quality and/or importance discovered through the course of assessment, evaluation or mitigation.</li> <li>• Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of listing at Grade II* or above.</li> <li>• Designated and undesignated historic landscapes of outstanding interest, or high quality and importance and of demonstrable national value.</li> <li>• Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.</li> </ul>
<b>Medium Of Regional Importance</b>	<ul style="list-style-type: none"> <li>• Conservation Areas</li> <li>• Grade II Listed Buildings</li> <li>• Grade II Registered Historic Parks and Gardens</li> <li>• Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s).</li> <li>• Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of Grade II listing.</li> <li>• Designated special historic landscapes.</li> <li>• Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</li> <li>• Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors.</li> <li>• Archaeological features and deposits of regional importance.</li> </ul>
<b>Low Of Local Importance</b>	<ul style="list-style-type: none"> <li>• Locally Listed Buildings</li> <li>• Sites of Importance within a district level.</li> <li>• Heritage Assets with importance to local interest groups or that contributes to local research objectives</li> <li>• Robust undesignated assets compromised by poor preservation and/or poor contextual associations.</li> <li>• Robust undesignated historic landscapes.</li> <li>• Historic landscapes with importance to local interest groups.</li> <li>• Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</li> </ul>
<b>Negligible</b>	<ul style="list-style-type: none"> <li>• Assets with little or no archaeological, architectural or historical interest</li> </ul>

## Appendix 2: Criteria to determine the level of impact (based on ICOMOS guidance)

Level of impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	<p>Changes to most or all key archaeological materials, such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on setting.</p>	<p>Change to key historic building elements such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on significance.</p>	<p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.</p>
Moderate	<p>Changes to many key archaeological materials, such that the resource is clearly modified.</p> <p>Considerable changes to setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Changes to many key historic building elements, such that the resource is significantly modified.</p> <p>Changes to the setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.</p>
Minor	<p>Changes to key archaeological materials, such that the resource is slightly altered but remains understandable.</p> <p>Slight changes to setting that are tangible but without impact on significance.</p>	<p>Change to key historic building elements, such that the asset is slightly different but remains appreciable.</p> <p>Change to setting of an historic building, such that it is noticeably changed but without impact on significance.</p>	<p>Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.</p>
Negligible	<p>Very minor changes to key archaeological materials, or setting without consequential effect on significance.</p>	<p>Slight changes to historic building elements or setting without consequential effect on significance.</p>	<p>Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.</p>
No change	No change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.

## Appendix 3: Legislation and Planning Policy

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### Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as 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.

### Legislation

#### *Historic Buildings and Ancient Monuments Act 1953*

Historic England (formerly English Heritage) is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England is a statutory consultee in relation to works affecting Grade I/II\* Registered Parks and Gardens and Registered Battlefields.

#### *Ancient Monuments and Archaeological Areas Act 1979*

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a scheduled monument.

#### *Planning (Listed Buildings and Conservation Areas) Act 1990*

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990.

In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (Section 72).

### National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The NPPF has recently been revised and the proposed revisions are out for consultation. Until a revised version is issued, the present Framework remains in effect. The key requirements of the NPPF (2018) are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, para. 189).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, paras. 190-192).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, Protected Military Remains or Conservation Areas - designated under the relevant legislation. Substantial harm to, or loss of, such designated heritage assets should be exceptional or wholly exceptional (NPPF, paras. 193-194).

Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, LPAs 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 (NPPF, para. 195).

Where a proposed development will lead to less than substantial harm of the significance of a designated heritage asset, any harm should be weighed against the public benefits of the proposal (NPPF, para. 196).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, para. 197).

Local planning authorities should look for opportunities within Conservation areas, World Heritage Sites and the

setting of heritage assets to enhance or better reveal their significance. Proposals that preserve elements of a setting which provide a positive contribution to the asset or better reveal its significance should be treated favourably (NPPF, para. 200).

It falls to the decision-maker, the local planning authority, to give considerable importance and weight to any harm to the significance of a listed building or its setting in the planning balance, so as to make a lawful decision in accordance with the application of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (i.e. in having given 'special regard' to the desirability of preserving features of special architectural or historic interest). The decision must also, of course, be taken in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004.

### **Local Planning Policy Context**

Site C is located in Tonbridge and Malling Borough. The Tonbridge and Malling Borough Council adopted its Core Strategy in September 2007, setting out the Council's aims and objectives for the pattern of development until 2021. Policy CP24 states that development must be well defined and of a high quality, with consideration given to its scale, layout, character, appearance and use of materials in order to respect the development site and its surroundings. The Managing Development and the Environment Development Plan Document (MDE DPD) was adopted by the Borough Council in April 2010. Policy SQ1 sets out that development should reflect the local distinctiveness and character of the historical and architectural interest of the area and seek to protect, conserve and where possible enhance that character and interest as well as the setting of and relationship between, the landscape, settlement pattern and important views. Policy SQ2 states that, with regard to any locally listed buildings of architectural or historic interest will be protected from development which might harm their setting or local historic or architectural interest. Policy SQ3 states that development will not be permitted which might harm the overall character, integrity or setting of any historic parks and gardens identified by the Borough.

Tonbridge and Malling Borough Council are preparing a new Local Plan, which is timetabled to be adopted in December 2019. The Local Plan has now progressed to pre-submission consultation stage (Regulation 19). The Site has a draft allocation in the pre-submission Local Plan as detailed in draft policy LP25.

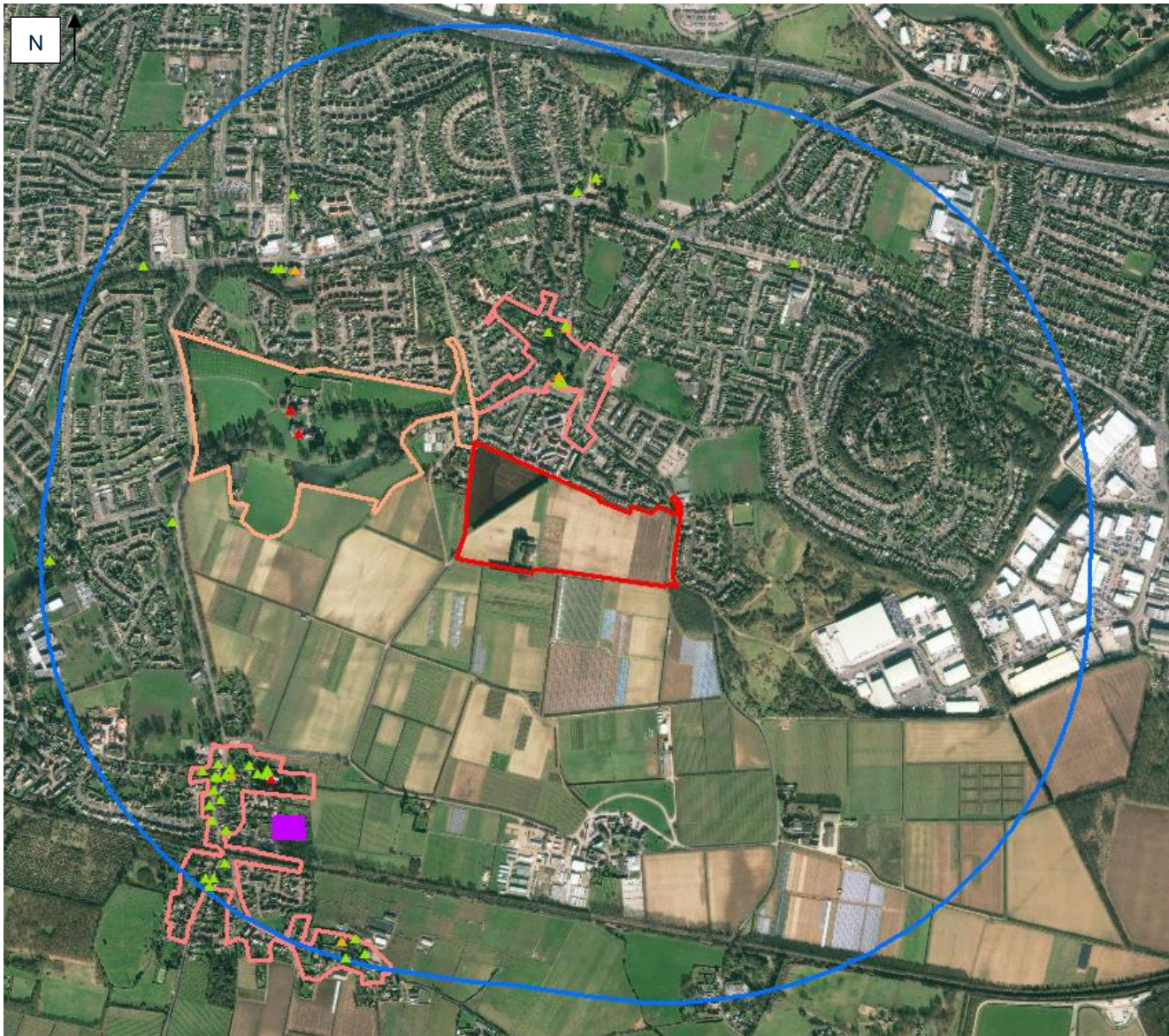
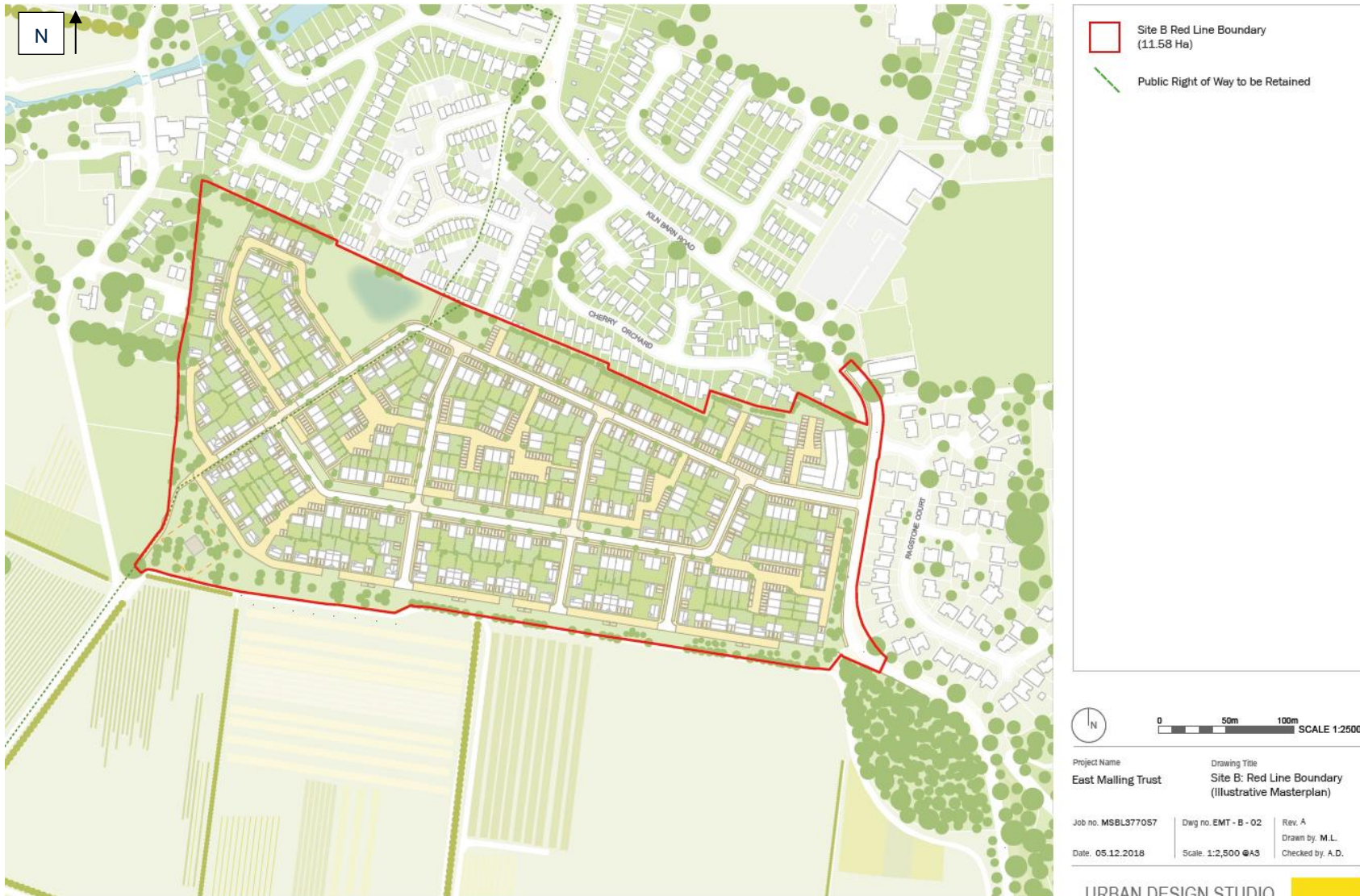


Figure 1: The Site (red outline) and the designated heritage assets located within a 1km buffer.

- Red triangle: Grade I Listed Buildings
- Orange triangle: Grade II Listed Buildings
- Green triangle: Grade II Listed Buildings
- Peach boundary: Conservation Areas
- Purple block: Scheduled Monument





**Figure 2:**  
*Illustrative site layout of the Site*

Do not scale

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8 October

Dear Ms Aldrich

### **Pre-application Advice**

#### **SITES B AND C, EAST MALLING, KENT**

This pre-application request is for sites B and C to the south and south-east of Bradbourne House and its conservation area. Bradbourne House is an extremely impressive house dating to the 16<sup>th</sup> century but with the largest phase of works dating to 1713-15. It is characterised by the quality, regularity and symmetry of its early 18<sup>th</sup> century facades. It retains part of its landscaped garden, including an ornamental lake and the ragstone park boundary. Its wider parkland setting has been largely lost due to its reuse for orchards by the East Malling Trust in the 20<sup>th</sup> century. Site B lies outside the historic park boundary, whilst site C lies within it. Site C forms part of the wider setting of the house, which although changed from its historic purpose, contributes through its rural character to the house's setting. The estate's significance lies therefore primarily in its historical, aesthetic and architectural values as an important example of a country house largely dating to the 18<sup>th</sup> century which retains its rural character, albeit in a modified form.

The sites are proposed for residential development for 270 and 106 houses respectively. We understand that Tonbridge and Malling's emerging Local Plan have allocated sites B and C to residential development. The development of the sites



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would secure the future of the research department at the East Malling Trust for the next century.

We do not object to the principle of developing the land on sites B and C. Site B lies to the east of Bradbourne House, outside of the historic park boundary. It is obscured from the house by farm buildings and trees and also lies adjacent to existing modern development. As such we do not think there would be any harm caused to the listed building by developing this site.

Site C lies within the historic parkland of Bradbourne House and can be glimpsed from the gardens of the house. The relationship between the house and its surroundings was designed so that the house could benefit from rural views across the park towards the church. These uninterrupted long views have been compromised considerably by the repurposing of the park as orchards for the East Malling Trust in the 20<sup>th</sup> century, and the relationship between the house and park has been lost in this process. Nevertheless, the orchards do help us understand that Bradbourne House was built as a country residence because they sustain the rural setting the house always had. Consequently, we think that constructing houses on site C would cause a low level of harm to Bradbourne House's significance because seeing new development close to Bradbourne House harms an appreciation of its primary function as a country house at the centre of a large rural estate and would be located on land which was historically associated with Bradbourne House as former parkland. New development would be more visible in winter, and we would advise that a views assessment be carried out as part of a planning application to assess the impact. We think this must show winter and summer visualisations. We note that efforts have been made to minimise the harm to views from the garden by stepping back the houses closest to the house, and a views assessment would help to inform and refine the detailed layout of the houses to further decrease the harm.

Once this piece of work is complete, we will then be in a position to advise if further refinements are needed to minimise harm such as creating a deeper landscape buffer between the land around Bradbourne House and new development. We also suggest exploring different boundary treatments to minimise harm including the use of hedges with any hard boundary treatments (such as close boarded fencing) reserved for areas of the site which are not visible from Bradbourne House or within its gardens.

Finally, it is also proposed to add footpath and emergency vehicle access through the park wall to the site C by reopening a previously bricked up section. We do not have any concerns regarding this element, as the park wall has been altered multiple times over the centuries.

If this application were to come to us as a live planning application, we would assess it against paragraphs 190, 193, 194, 196 of the NPPF. We are likely to conclude that there would be no harm caused by site B to Bradbourne House and the Conservation



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Area and a low level of harm caused by site C. We would note that there has been efforts made to minimise the harm caused by stepping back the housing, as per para 190, but that there may be further ways of minimising this through boundary treatments.

**Next Steps**

Thank you for involving us at the pre-application stage. We do not have great concerns regarding this proposal but would advise you to include a views assessment in your planning application and explore boundary treatments to minimise the impact of the developments on Bradbourne House.

Yours sincerely

Isabelle Ryan

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**SITES B AND C, EAST MALLING, KENT**

**Pre-application Advice**

**Information Provided**

Documents as provided by Natalie Aldrich in email of 22 August 2018. Heritage Appraisals for sites B and C, Pre-application introduction and documents for sites B and C.



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