



Land North of Camer Road, Meopham Environmental Statement

Chapter 11: Built Heritage

Iceni Projects: Built Heritage
and Townscape Team

on behalf of The McManus
Family

February 2026

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11. BUILT HERITAGE

Introduction

11.1 This chapter of the ES has been prepared by Icen Projects on behalf of The McManus Family and presents an assessment of the likely significant effects of the Proposed Development with respect to Built Heritage. Mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects. Taking into account the mitigation measures, the nature and significance of the likely residual effects are reported.

11.2 This chapter is supported by the following technical appendices:

- **Appendix 11.1: Heritage Statement**

Legislation and Policy Context

Legislation Context

11.3 The following legislation is relevant to the Proposed Development:

- Section 66(1) of the Planning (Listed Building and Conservation Areas) Act, 1990.

National Planning Policy

11.4 The following national planning policy is relevant to the Proposed Development:

- National Planning Policy Framework (2025)¹. Particularly, Section 12 'Achieving well-designed places' and Section 16 'Conserving and enhancing the historic environment'.

Local Planning Policy

11.5 The following local planning policies are relevant to the Proposed Development

- Gravesham Local Plan Core Strategy (2014); and
- Gravesham Local Plan First Review (1994) Saved Policies.

Guidance

11.6 The following guidance is relevant to the Proposed Development:

- Planning Practice Guidance (PPG) (Last Updated February 2024);²
- Principles of Cultural Heritage Impact Assessment in the UK' (ISEP, IHBC, ClfA, 2021);³
- Conservation Principles, Policies and Guidance (HE, 2008);⁴
- Historic Environment Good Practice Advice (GPA) in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015);⁵ and
- Historic England (HE) GPA 3: The Setting of Heritage Assets (2nd Edition) (December 2017)⁶.

Assessment Methodology and Significance Criteria

- 11.7 This section presents the methodology used to assess the potential effects of the Proposed Development in relation to Built Heritage.

Study Area and Scope

Study Area

- 11.8 A study area of 500m from the Site boundary has been identified within which above ground heritage assets have been reviewed. Within this study area, designated and non-designated heritage assets (NDHA) located within a 500m radius of the Site have been scoped in or out of assessment. The study area and the following scoping is based on proportionality, in line with NPPF paragraph 207 and an initial review of value and contribution of setting (including the role of the Application Site), having consideration of Historic England's 'Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets' (hereafter referred to as 'GPA3') such as views and functional, and experiential associations.
- 11.9 Designated heritage assets have been identified using the National Heritage List for England (NHLE) and local authority planning policy mapping. NDHAs have been identified using the Historic Environment Record (HER).
- 11.10 This study area has been assessed on a Site visit (August 2025) and is confirmed to be an appropriate extent for assessing the impact of the Proposed Development on surrounding heritage assets.
- 11.11 The baseline year for this assessment is 2025, reflecting the existing site conditions at the time of survey and desk-based research. The completed Proposed Development year is assumed to be 2035, in line with the anticipated construction programme. All effects have been assessed based on this baseline and completion year, with professional judgement applied to account for likely changes in the surrounding environment over that period.

Scope

- 11.12 Following the Scoping Opinion (**Appendix 1.4**), at the request of Historic England, the topic of cultural heritage has now been formally scoped into the Environmental Statement (ES).
- 11.13 The following aspects will be considered in the ES as there is potential for significant effects:
- **Construction Phase:** Effects upon the significance of nearby heritage assets through change within their setting; and
 - **Operational Phase:** Effects upon the significance of nearby heritage assets through change within their setting.
- 11.14 The receptors listed below have been assessed during the construction and operational phases of the Proposed Development, and are identified in The Heritage Statement (**Appendix 11.1** - Figure 1.5) which indicates the location of the Site in relation to designated assets:

1. Hook Green Conservation Area (All listed buildings located within the Conservation Area)

- Mulberry House (Grade: II, List UID: 1039911)
- Waterditch (Grade: II, List UID: 1039914)
- The White House (Grade: II, List UID: 1096349)
- Hook Green Farmhouse (Grade: II, List UID: 1350238)
- The Old Forge and The Old Forge Cottage (Grade: II, List UID: 1367140)
- Nevill House (Grade: II, List UID: 1096350)
- Evenden Farmhouse (Grade: II, List UID: 1096354)

2. Norwood Lane

- Norwood Farmhouse (Grade: II, List UID: 1039912)

3. Sole Street Group

- Bower Cottage (Grade: II, List UID:: 1096313)
- Sole Street House (Grade: II, List UID: 1067728)
- Yeomans House (Grade: II, List UID 1095063)

4. Camer Group

- 9 and 10 Camer Street (Grade: II, List UID: 1096345)
- Camer House (Grade: II, List UID: 1052357)
- Bailiff's House (Grade: II, List UID: 1052333)
- Building approx. 30m west of Camer House (Grade: II, List UID: 1350234)
- Somers (Grade: II, List UID: 1350235)
- Camer Green Cottage (Grade: II, List UID: 1372283)
- 5 and 6 Camer Street (Grade: II, List UID: 1096344)

Assessment Methodology

Impact Areas

- 11.15 The below assessment methodology is applicable to the assessment of both the construction and operational phases of the Proposed Development.
- 11.16 The methodology for the assessment of likely significant effects on heritage, and that presented in the Heritage Statement (see **Appendix 11.1**), has been undertaken in accordance with relevant heritage industry guidance and best practice

Significance Criteria

- 11.17 The scale attributed to each effect has been determined based on the sensitivity of the receptor and magnitude of impact arising as a result of the Proposed Development. Professional judgement and experience have been drawn upon to assess the scale and significance.

Receptors and Receptor Sensitivity

- 11.18 This report provides an assessment of the significance of identified heritage assets and the potential effects of the Proposed Development. It has been informed by:

- Relevant legislation, and national and local planning policy.

- 11.19 Best practice guidance set out in:

- Principles of Cultural Heritage Impact Assessment in the UK (ISEP/IHBC/CiFA, 2021);
- Conservation Principles, Policies and Guidance (Historic England, 2008); and
- Good Practice Advice in Planning Notes (Historic England, various).

- 11.20 Heritage Assets are defined in Annex 2 of the NPPF as:

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

- 11.21 The setting of a heritage asset is defined 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. 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).

- 11.22 Historic England’s GPA 3: The Setting of Heritage Assets (2nd Edition, December 2017) gives general advice on understanding setting and how it may contribute to the significance of heritage assets. This report follows the staged approach set out in this guidance to making decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

- 11.23 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with NPPF paragraph 200.

- 11.24 While ISEP’s Principles identifies that there is no ‘one-size fits all’ methodology for assessing impacts on cultural heritage, it provides guidance on heritage impact assessment. It identifies the need to understand cultural heritage assets by;

- Describing the asset;
- Ascribing cultural significance; and
- Attributing importance.

- 11.25 And assess effects by:

- Understanding change;

- Assessing impact (on significance or contribution of setting to significance); and
- Weighting the effect.

Understanding Value

- 11.26 To avoid confusion with the term ‘significant effect’, for the purposes of the ES, ‘heritage significance’ is described as ‘value’ throughout this Chapter.
- 11.27 The methodology used here for ascribing the value of the identified heritage assets draws from the approach set out in Historic England’s Conservation Principles and NPPF Annex 2 by defining heritage interest. As defined in the Planning Practice Guidance (Historic Environment, paragraph 06), the heritage interest may be:
- **Archaeological Interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 11.28 It is important to note that understanding value is primarily a descriptive exercise. However, ISEP’s Principles identifies that ‘importance’ can be defined and unlike significance, be scaled and ‘It is therefore appropriate to refer to ‘high’, ‘medium’ or ‘low’ importance or any other simple scale that offers a form of gradation’. As such, designation is an obvious way of attributing importance, as set out in **Table 11.1**.

Table 11.1 Receptor Sensitivity Description

Sensitivity	Description
Very High	World Heritage Site or site acknowledged of international importance.
High	Grade I or Grade II* Listed Building or Registered Park and Garden. Scheduled Monument. Registered Battlefield.
Medium	Grade II Listed Building or Registered Park and Garden. Conservation Area.
Low	Non-Designated Heritage Assets of higher local importance (including local listing).

Sensitivity	Description
Very Low	Non-Designated Heritage Assets of lower local importance or compromised by poor preservation.

Magnitude of Impact

- 11.29 The magnitude of impact to a receptor has been determined by considering the estimated deviation from baseline conditions both before, and, if required, after mitigation. The scale used for determining the magnitude of an impact has been based on **Table 11.2**.

Table 11.2 Magnitude of Impact Description

Impact Magnitude	Description
High	Total loss, major alteration or fundamental change to key characteristics or features of the baseline.
Medium	Partial loss, noticeable alteration or material change to key characteristics or features of the baseline.
Low	Minor loss, modest alteration or discernible but non-material change to key characteristics or features of the baseline.
Very Low	Barely distinguishable or very limited change from baseline conditions.
No Change	No change from baseline conditions.

Assessing Significance

- 11.30 **Table 11.3** provide a matrix for determining the significance of an effect based on the sensitivity of the receptor and the magnitude of impact.

Table 11.3 Significance of Effect Matrix

Receptor Sensitivity	Magnitude of Impact				
	High	Medium	Low	Very Low	No Change
Very High / High	Major	Moderate	Moderate / Minor	Minor	No Effect
Medium	Moderate	Moderate	Minor	Minor / Negligible	No Effect
Low	Moderate / Minor	Minor	Minor / Negligible	Negligible	No Effect
Very Low	Minor	Minor / Negligible	Negligible	Negligible	No Effect

- 11.31 For this assessment, significant effects are considered to be major and moderate effects. Minor and negligible, or no effect are not considered to be significant effects.
- 11.32 Once the significance of the potential effect has been classified, consideration is given to the extent mitigation and/or enhancement has been achieved through design and whether the qualitative nature of the resultant effect is, therefore, 'beneficial', 'adverse' or 'neutral'.
- Beneficial effects occur when the Proposed Development would give rise to enhancement to setting or significance of heritage assets.
 - Adverse effects occur when the Proposed Development would give rise to harm to the setting or significance of heritage assets.
- 11.33 It is possible for effects to be neutral and this a matter of professional judgement. These include:
- Preserving (or not materially affecting) the setting or significance of heritage assets; and/ or
 - Where a fine balance occurs between beneficial and adverse heritage effects. As established in Bramshill (2021)^a and Whitechapel Bell Foundry (2021)^b, it is possible to undertake an internal heritage balancing exercise where heritage harms and heritage benefits can be balanced to come to a 'net' position.
- 11.34 Given that 'neutral' can reflect a balance between beneficial and adverse effects, it is therefore considered that neutral effects can be graded similarly to beneficial and adverse effects to reflect the magnitude of effect.
- 11.35 The meaning of 'neutral' is distinct from the meaning of 'negligible' and these terms should not be conflated by the reader. As established in James Hall (2019)^c, it is understood that a negligible effect is still a material effect.

Limitations and Assumptions

- 11.36 A limitation of this assessment is the difficulty in accessing heritage assets, which are in use as private residences. Therefore, an external inspection was undertaken from the public realm beyond the property. However, within the access limitations, it was possible to make observations to inform an assessment of the heritage value of these buildings. To further mitigate this, a variety of primary and secondary sources have been used, including cartographic studies and archival resources.

^a City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors [2021] EWCA Civ 320 (09 March 2021)

^b Called-in Decision: THE BELL FOUNDRY, 32-34 WHITECHAPEL ROAD, 2 FIELDGATE STREET, AND LAND TO THE REAR, LONDON E1 1EW APPLICATION REFS: PA/19/00008 & PA/19/00009 (2021)

^c James Hall v City of Bradford [2019] EWHC 2899 (Admin)

Baseline Conditions

Establishing Baseline Conditions

- 11.37 This ES Chapter has been informed by a full survey of the Site and its surroundings (undertaken in April 2025), and research has involved consultation of the Historic Environment Record (HER) for Kent and the National Heritage List for England (Historic England) as well as a study of Ordnance Survey map regression.
- 11.38 The Heritage Statement (**Appendix 11.1**) sets out details of the existing baseline conditions and an appraisal of the Site, including the historic development of the Site. The value and contribution of setting to value (including the role of the Site within this) of all identified, scoped in, heritage assets are described in the Heritage Statement. The Site is not located within a Conservation Area, and the Site boundary contains no designated nor non-designated heritage assets, however is located within 40m of the Grade II listed Norwood Farmhouse.

Receptors

1. Hook Green Conservation Area (All listed buildings located within the Conservation Area)

- Mulberry House (Grade: II, List UID: 1039911)
 - Waterditch (Grade: II, List UID: 1039914)
 - The White House (Grade: II, List UID: 1096349)
 - Hook Green Farmhouse (Grade: II, List UID: 1350238)
 - The Old Forge and The Old Forge Cottage (Grade: II, List UID: 1367140)
 - Nevill House (Grade: II, List UID: 1096350)
 - Evenden Farmhouse (Grade: II, List UID: 1096354)
- 11.39 The conservation area appraisal describes the special interests of the Hook Green Conservation Area as being derived from the *‘triangular village green with its mature landscaping, bordered on two sides by historic buildings, and for its offshoots to north and south along the Wrotham Road. The latter areas comprise small outlying collections of listed buildings and their settings.’*
- 11.40 The Hook Green Conservation Area is located at variable distances beyond 250m from the site boundary. It derives its special interest from its intact historic village plan, centred on a triangular green with mature landscaping, bounded on two sides by historic buildings, and extending along the Wrotham Road to the north and south. These offshoots comprise small collections of listed buildings and their settings, which together illustrate the linear settlement pattern and the evolution of rural domestic architecture in Kent.
- 11.41 The area contains a representative range of Kentish vernacular architecture spanning the 16th to 19th centuries, including timber-framed farmhouses, stuccoed villas, flint and brick workers’ cottages, and converted agricultural buildings such as oasts and barns. Key focal points, including The White House, Hook Green Farmhouse, and Mulberry House, demonstrate the evolution of domestic

architecture, while historic boundary walls, hedges, and mature trees contribute to visual coherence and authenticity.

- 11.42 Mulberry House (Grade II, C16, List UID: 1039911) is a long, low Georgian style dwelling with plastered frontage and peg-tiled hipped roof, whose horizontal emphasis contrasts with later vertical villa forms. Its position close to the green demonstrates continuity of settlement from the 16th century and a historic relationship with The White House and Hook Green Farmhouse. Mulberry House and Waterditch clearly express the traditional Kentish vernacular of timber frame combined with brick. Both follow the characteristic long, narrow plan form with ridged roofs and hipped ends, demonstrating continuity of local building traditions from the late medieval period into the post-medieval era.
- 11.43 Waterditch (Grade II, List UID: 1039914) is a building of mixed phases, with a 14th Century medieval or post-medieval south range and 19th-century additions. Its contrasting tiled and weatherboarded forms, prominent roofline and corner location on the high road make it an important component of the village street frontage.
- 11.44 The White House (Grade II, List UID: 1096349) was constructed c.1840 as a formal stuccoed villa, raised on a basement with sash windows and classical porch, positioned prominently with frontage to the Green. The building is a later Georgian addition to the village and constructed within the former landholding of Mulberry House.
- 11.45 Nevill House (Grade II, List UID: 1096350) is closely related in form and date to The White House, though located further north, closer to the railway. Historically a higher-status dwelling associated with nearby yards and stabling. The building is separated from the village core and is illustrative of the dispersed settlement pattern which remained until the late 19th Century.
- 11.46 Hook Green Farmhouse (Grade II, List UID: 1350238) is a farmhouse combining 16th-century timber framing with later 19th-century stucco re-fronting and bay windows. Its scale and detailing illustrate the adaptation of earlier vernacular houses to later fashions, reinforcing the linear settlement pattern along the road. The building is one of the oldest in the settlement and is one that helped define the settlement pattern and that of the open green. Its significance is principally related to the surviving timber framing and its historic relationship to the streetscape.
- 11.47 The Old Forge and The Old Forge Cottage (Grade II, List UID: 1367140) are the earliest surviving domestic structure in the settlement, retaining medieval timber features, including a crown-post roof. Its street-facing elevation and later cottage addition reflect the functional, working character of the hamlet's past. The buildings evidence significant signs of later adaptation and reuse, although retain vernacular building features including roof form, weatherboarding and brickwork which adds to their special architectural and historic interest.
- 11.48 Evenden Farmhouse (Grade II, List UID: 1096354) A 17th Century timber-framed house later encased in brick, notable for its catslide roof and prominent gable chimney. Located beyond the main cluster of historic buildings, it illustrates the formerly dispersed rural settlement pattern.

- 11.49 Hook Green displays a traditional Kentish palette, including red and yellow brick, flint, weatherboarding, clay tiles, and stucco, with later slate and pantile roofs. Hipped and gabled roofs, sash and casement windows, and classical porches contribute to the village's distinctive character. While much original joinery survives, modern interventions such as plastic windows, crude porches, and mismatched render have reduced historic integrity.
- 11.50 Later Georgian villas, including The White House and Nevill House, introduce formal, classically inspired architecture that contrasts with earlier vernacular farmhouses and cottages, reflecting the social shift toward higher-status suburban living. Positioned near the Green and main street, these villas mark the settlement's evolution and enrich the Conservation Area's layered character. Collectively, the listed buildings frame Hook Green, their variety—from medieval timber-framed houses to 19th-century stuccoed villas—illustrating successive phases of development. Traditional materials, roof forms, and alignments maintain visual coherence, demonstrating the continuity of settlement, local craftsmanship, and the evolution of rural domestic architecture in Kent.
- 11.51 Historic interest is principally related to the buildings remaining illustrative the historic development of Hook Green and its origins from a dispersed rural hamlet to a more structured settlement. It examples both agrarian and aspirational domestic architecture, which includes earlier structures (The Old Forge, Evenden Farmhouse) reflecting the working and agricultural heritage. Later villas (The White House, Nevill House) signify social elevation and changing architectural tastes in the 18th and 19th centuries. Their siting along the green and road frontages maintains the historic linear settlement pattern, and preserves the cultural narrative of Hook green and how it relates to the development of nearby Meopham.
- 11.52 Beyond the listed buildings, other undesignated assets contribute to the area's character. Four modest 19th-century workers' terraces and Weavers Cottage, with flint and weatherboard fabric, illustrate local building traditions, while the former Fox and Hounds public house (1920s–1930s) acts as a more consciously designed landmark, reflecting the social history of the village.
- 11.53 Hook Green Conservation Area is centred on the triangular green, with its mature trees, informal road edges, and a series of historic buildings fronting directly onto it. The Green serves as the settlement's principal organising feature, a sense of openness. Listed buildings within the Conservation Area are primarily oriented toward the Green and main road, reflecting their historic role in defining the settlement structure. Mulberry House, The White House, Nevill House, Hook Green Farmhouse, and Waterditch relate to this central space, while The Old Forge illustrates the historic working character of the village core. Evenden Farmhouse, positioned more loosely at the edge, reinforces the formerly dispersed settlement pattern. Collectively, these buildings derive their setting value from their relationship with the Green, the street frontage, and each other as a coherent cluster.
- 11.54 The wider setting is more mixed. To the north, east, and south, modern 20th-century housing now provides the immediate backdrop, diluting but not overwhelming the historic character. To the west, agricultural land provides a more open aspect, but this is experienced only in a limited way from within the Conservation Area due to boundary planting, hedgerows, and the containment of the

Green itself. The significance of the listed buildings is therefore primarily derived from their relationship with the Green and their contribution to the historic village streetscape, rather than from distant views or reliance on the wider rural landscape.

- 11.55 In the context of the wider parish, Hook Green is one of several small, historically distinct nodes along Wrotham Road, each retaining its own identity but now increasingly embedded within a suburban framework. The listed buildings at Hook Green thus remain legible as a coherent historic group, but their immediate and functional setting is more localised than extensive and defined by the Green and their shared frontage to it.
- 11.56 Overall, the Hook Green Conservation Area is of **Medium Sensitivity**.

2. Norwood Lane

- Norwood Farmhouse (Grade: II, List UID: 1039912)

- 11.57 Norwood Farmhouse is located within 40m of the Site boundary. and was built around 1716, it remains a representative example of a vernacular farmhouse in rural Kent. Constructed in red brick with a horizontal string course, it is a balanced two-storey building with two attic dormers, a half-hipped tiled roof, and a central brick chimney stack. Timber sash windows with glazing bars, together with its restrained pedimented hood above the central doorway, reflect the measured use of classical detail within otherwise traditional rural architecture. The building retains its historic proportions, key elements of original fabric, and architectural simplicity, remaining illustrative of Kentish farmhouses of the early 18th century.
- 11.58 The farmhouse is of historic value for its long-standing role within Meopham's agricultural history. It was originally built at a time when the local rural economy was dominated by mixed farming and hop-growing, functioning both as a working farmstead and a family home. Although it has now been converted to a private residence with a well-defined garden, its survival contributes to an understanding of the parish's dispersed settlement pattern and the continuity of agricultural occupation. It also forms part of a wider group of historic farmhouses across the parish that collectively illustrate the area's historic development.
- 11.59 The setting of Norwood Farmhouse has evolved over time, most notably through the 20th-century when the agricultural fields were replaced with suburban housing. The farmhouse has been converted to a private residence, with a well-defined garden forming the primary experience of its setting. A dwelling was been constructed behind the farmhouse close to the boundary with the Site. Resulting in Norwood Farmhouse being further detached from the fields to the north which form The Site. While some surrounding fields remain, they now contribute only minimally to its setting, the plot no longer contains any farmland, and its historic agricultural landholding has been entirely removed. It now consists solely of a house and garden. The farmhouse sits on Norwood Lane, where its frontage has a suburban character. At the rear, however, the site retains a sense of openness from its former agricultural setting. Its historic position reflects the linear and dispersed settlement pattern typical of Meopham parish, but its legibility as a former farmstead is now conveyed primarily by the

surviving building and garden rather than the surrounding landscape. Much of the site did not form part of the original agricultural landholding

11.60 This asset is of **Medium Sensitivity**.

3. Sole Street Group

- Bower Cottage (Grade: II, List UID: 1096313)
- Sole Street House (Grade: II, List UID: 1067728)
- Yeomans House (Grade: II, List UID 1095063)

11.61 This group of buildings in Sole Street represents a cross-section of Kentish domestic architecture from the late medieval period through to the Georgian era. These buildings all pre-date the arrival of the railway and remain indicative of the earliest phases of the settlement's development.

11.62 Bower Cottage (Grade II) is of 15th century or earlier origin and retains the low end of a Wealden house, a characteristic medieval hall-house form distinctive to the Southeast. It is timber framed, has a 16th Century chimney stack, and later 17th hall reconstruction. These demonstrate the evolution of rural domestic layouts from open hall living to more compartmentalised forms.

11.63 Sole Street House (Grade II, c.1750) is an elegant late Georgian residence built for George Savage of Luddesdown. Almost cubic in form at 40ft square, it demonstrates the Palladian emphasis on proportion and symmetry. Constructed in red brick with grey header bond, a stone string course, parapet, and a formal classical entrance, it reflects the refined design ideals of the 18th century. Surviving features such as the large sash windows with glazing bars, Georgian panelled doors, fanlight, internal shutters, and fine staircase contribute to architectural interest as a well-preserved example of Georgian domestic architecture in rural Kent. The house also plays an important role in the village's social and cultural history. Having fallen into near-dereliction during the 1950s after lead theft and extensive water damage, Sole Street House has since been carefully restored.

11.64 Yeomans House (Grade II), late 15th century, is another Wealden-type house, restored in the 20th century by architect Sir Herbert Baker. Notable features include the jettied weatherboarded south end, a reset 16th Century oriel window. It is of timber-framed construction with moulded tie-beams, crown post roof, and surviving medieval service doorways with 4-centred arches. The restoration was carried out under the National Trust's care and carefully integrated historic material and sympathetic reconstruction.

11.65 The Sole Street Group is oriented along the historic street, with the principal façades addressing the roadway, maintaining a strong visual and spatial relationship with the settlement's historic layout. Views to and from the surrounding agricultural land are limited due to the presence of the railway, mature vegetation, and intervening modern development, which provide a degree of separation and containment. While the wider rural landscape contributes contextually to an understanding of the village's historic agrarian character, the immediate experience and legibility of these listed buildings are primarily defined by their relationship to the street and to one another. The setting has been significantly altered over time, particularly through Victorian and 20th-century infill and suburban

expansion, which has reduced the sensitivity of the group to further change. As a result, the principal aspects of significance derived from setting are their historic street frontages, group value and relationship to the settlement core.

11.66 The buildings within this group are of **Medium Sensitivity**.

4. Camer Group

- 9 and 10 Camer Street (Grade: II, List UID: 1096345)
- Camer House (Grade: II, List UID: 1052357)
- Bailiff's House (Grade: II, List UID: 1052333)
- Building approx. 30m west of Camer House (Grade: II, List UID: 1350234)
- Somers (Grade: II, List UID: 1350235)
- Camer Green Cottage (Grade: II, List UID: 1372283)
- 5 and 6 Camer Street (Grade: II, List UID: 1096344)

11.67 The Camer Group comprises a distinctive cluster of Grade II listed buildings along Camer Street, and of the former Camer Estate, including Camer House, Bailiff's House, 9 and 10 Camer Street, Somers, Camer Green Cottage, 5 and 6 Camer Street, and a building approximately 30 metres to the west of Camer House. These buildings date from the 17th to early 19th centuries and collectively illustrate the historic evolution of a Kentish rural estate. The group includes principal dwellings, estate workers' houses, and ancillary agricultural buildings, retaining evidence of traditional timber-framing, brickwork, and estate-related layouts. Camer House, the principal building, constructed in 1716 with elements of an earlier 17th-century dwelling, is of the greatest degree of interest relative to the group as the principal dwelling. It is principally of architectural and historic interest, reflecting both classical influences on Kentish country houses in the early 18th century and estate management. The ensemble's historic significance is further reinforced by its association with the Masters and later Smith-Masters families and its role as the centrepiece of the Camer Estate.

11.68 The group is of high value not only for the individual architectural qualities of the listed buildings, but also for the collective functional and spatial relationships between the principal houses, ancillary structures, estate outbuildings, and the walled kitchen garden. Surviving landscape features, including mature trees, pasture, and the walled garden, reinforce the historic grain of the estate and contribute to the legibility of the Camer Group as a historic estate. The formalised grounds of the estate extend southwards and council owned for public access. There is no formal designation to the gardens or former landholding. Together, the buildings and their immediate grounds illustrate the hierarchy of a rural estate, the development of domestic and agricultural architecture from the 17th to 19th centuries, and the evolution of estate management over time.

11.69 The site to the north of Camer House was historically one part of the wider agricultural holdings of the Camer Estate, providing a functional connection to the estate as arable land supporting the estate's operations. Although this land is no longer under the same ownership and has been separated from the core estate by a road and other modern features, the historic association remains

part of the estate's broader narrative. Its role was primarily to support the agricultural function of the Camer House estate, rather than to form part of a designed landscape. From Camer Road The Site retains an open farmland character, reinforcing the rural context of the estate, but is physically and visually separated from the principal buildings by a road, mature vegetation, and topography, by design. This limits its contribution to the experience of the estate.

- 11.70 In heritage terms, the site makes a modest contribution to the setting of Camer House and the wider Camer Group. Its value lies in maintaining a sense of the estate's historic rural context and continuity of land use. While the functional historic connection to the estate has been partially severed due to changes in ownership and surrounding development, the Application Site continues to partially reflect the broader agricultural environment historically associated with the Camer Group.
- 11.71 Overall, the Camer Group retains high architectural, historic, and evidential value, with significance principally derived from the coherence of the estate buildings, their spatial relationships, and the immediate landscape features. The site contributes contextually through its historic association and rural character, but its designed separation and partial disconnection from the core estate means that any relationship is minimal.
- 11.72 The buildings within this group are of **Medium Sensitivity**.
- 11.73 A list of existing and future receptors is included in **0**.

Table 11.4 Existing and Future Sensitive Receptors

Receptor	Sensitivity
Existing Receptors	
1. Hook Green Conservation Area	
Hook Green Conservation Area, including associated listed buildings as follows:	Medium
Mulberry House (Grade: II, List UID: 1039911)	
Waterditch (Grade: II, List UID: 1039914)	
The White House (Grade: II, List UID: 1096349)	
Hook Green Farmhouse (Grade: II, List UID: 1350238)	
The Old Forge and The Old Forge Cottage (Grade: II, List UID: 1367140)	
Nevill House (Grade: II, List UID: 1096350)	
Evenden Farmhouse (Grade: II, List UID: 1096354)	
2. Norwood Farmhouse	
Norwood Farmhouse (Grade: II, List UID: 1039912)	Medium
3. Sole Street Group	
Bower Cottage (Grade: II, List UID: 1096313)	Medium
Sole Street House (Grade: II, List UID: 1067728)	

Receptor	Sensitivity
Yeomans House (Grade: II, List UID 1095063)	
4. Camer Group	
9 and 10 Camer Street (Grade: II, List UID: 1096345)	Medium
Camer House (Grade: II, List UID: 1052357)	
Building approx. 30m west of Camer House (Grade: II, List UID: 1350234)	
Somers (Grade: II, List UID: 1350235)	
Camer Green Cottage (Grade: II, List UID: 1372283)	
5 and 6 Camer Street (Grade: II, List UID: 1096344)	
Bailiff's House (Grade: II, List UID: 1052333)	Medium
Future Receptors	
None	

Future Baseline

- 11.74 In the absence of the Proposed Development, the Site would remain as open agricultural fields with no built form and no change to its existing character. However, when considering the future baseline, it is relevant to recognise the wider pattern of emerging development surrounding Meopham and Hook Green. Three residential schemes (Schemes 1–3) have now been validated within the parish, all of which are smaller in scale relative to the Proposed Development and located within or adjacent to established areas of suburban expansion.
- 11.75 Should the Site not come forward, these schemes would nonetheless contribute to incremental growth around Meopham and Hook Green, reinforcing the evolving suburban edge of the settlements. While these developments would introduce some additional built form into the wider area, they would not materially alter the character or openness of the Site itself, nor would they fundamentally change the current experience of the heritage receptors considered in this assessment. The Site would continue to function as part of the wider agricultural landscape, albeit within a context of ongoing, modest residential growth in the surrounding settlements.

Assessment of Effects (Construction and Operational)

Environmental Design and Management

- 11.76 Relevant embedded mitigation incorporated into the design of the Proposed Development includes the following measures, which have been developed to ensure a sensitive relationship with nearby heritage receptors and to maintain key aspects of the Site's rural character:
- A commitment to high-quality design, consistent with national and local policy requirements, ensuring new development respects the established settlement pattern, scale, and character of the surrounding area.

- A design-led approach to settlement form, informed by an understanding of local heritage sensitivities. The masterplan has been structured so that new development visually and physically integrates with the existing built environment, using layout, density, and landscape structure to create a sympathetic transition between Hook Green, Sole Street, and the wider countryside.
- Height and massing controls have been embedded into the parameters plan. Built development is focused towards the centre of the Site, with building heights stepping down toward sensitive edges. Maximum heights of up to three storeys (14m) apply only to the central portion of the Site, with lower density development along the northern edge near Norwood Farmhouse, supported by a landscape buffer ensuring visual separation and maintaining the farmhouse's suburban-rural fringe character.
- Reduced height and density along the southern boundary facing Camer Street, ensuring development respects the historic 'approach' to the Camer Group. This includes maintaining open views along the road corridor and incorporating a softer, more spacious edge condition with lower building profiles.
- Strategic landscape buffers are embedded throughout the scheme to protect the setting of heritage receptors. These include:
 - A wide planted buffer along Norwood Lane, strengthening existing vegetation, providing year-round screening around Norwood Farmhouse.
 - Enhanced hedgerow and tree planting along Camer Road, establishing a robust green edge that reinforces the verdant rural character on the approach to the Camer listed buildings.
 - Retention and augmentation of existing mature hedgerows and field boundaries across the Site, preserving remnants of the landscape including Blundell's Shaw and reducing the perceived scale of the development. This comprehensive landscape strategy will be implemented, incorporating new native tree and hedgerow planting, structural green corridors, wildlife habitats, and public open spaces. This planting is designed to create:
 - A semi-rural character along the Site's outer edges, reflecting the agricultural origins of the landscape.
 - Filtered views that break up the built form, ensuring development is recessive in the wider landscape and does not compete with heritage assets.
 - Green links that echo historic field patterns and routes through the area which help integrate the scheme into the settlement's rural setting.

Effects During Construction

- 11.77 During the construction phase, potential impacts on built heritage assets would primarily arise from:
- Temporary visual and physical change associated with construction plant, material storage, and ground-works; and

- Noise, dust, and vibration associated with site preparation and construction activities.

Hook Green Conservation Area

- 11.78 Given the distance from Hook Green Conservation Area (minimum 500m+), the lack of direct intervisibility due to intervening vegetation, built form, and topography, and the limited contribution the Site currently makes to its significance, construction-related impacts are assessed as having no effect on the heritage significance of the Conservation Area or its constituent listed buildings. Construction works would not alter the setting in a way that affects their architectural or historic interest. The Conservation Area's significance is derived from its historic village core, coherent grouping of listed buildings, and semi-rural urbanised village character along the linear street frontage, all of which would remain unaffected by temporary construction activities. Standard good practice construction environmental management measures (dust suppression, noise controls, and vibration monitoring if required) will further ensure that no adverse effects occur during the construction period.
- 11.79 In summary, the receptor possesses Medium sensitivity and will generally experience a No Change magnitude of change from the Proposed Development during construction. This results in **No Effect**.

Norwood Farmhouse

- 11.80 Norwood Farmhouse lies within around 40m of the Site boundary along Norwood Lane. Some limited views of construction plant and groundworks may be possible in certain views of the farmhouse and in some limited views from the farmhouse during the construction phase, although existing boundary vegetation will provide a degree of screening and any visual change would be temporary. The listed building itself would not be physically affected, nor would construction fundamentally alter the ability to appreciate it within its current suburban context. Standard environmental management measures will be in place to minimise dust, noise and vibration.
- 11.81 The farmhouse's setting has already been substantially altered through 20th-century suburban development, with its former agricultural context replaced by housing. It now reads primarily as a private dwelling with a well-enclosed domestic garden, and its significance is derived chiefly from its architectural and historic value as an early 18th-century farmhouse rather than from any ongoing functional relationship with surrounding land. Historic mapping indicates only a narrow strip of land to the north was ever functionally associated with the farmhouse, and this was tenanted rather than within its ownership.
- 11.82 During construction, activities may be perceptible from Norwood Lane and from upper-floor windows of Norwood Farmhouse, including temporary increases in construction traffic, noise, and general site activity. Intermittent use of cranes, scaffolding and other plant may also be visible above retained boundary vegetation, introducing short-term visual intrusion and a reduction in the area's usual level of tranquillity.
- 11.83 Embedded landscape mitigation comprising of retained hedgerows, established tree belts and proposed supplementary planting will help to filter views and limit the extent of visual change. The

farmhouse's immediate domestic setting experienced from its garden, including its architectural form, materials, and evolved relationship with the lane, would remain unchanged.

- 11.84 The aspects of setting that contribute most strongly to the asset's significance would be preserved. However, the temporary presence of construction activity, visible plant, and localised noise and disturbance would introduce a perceptible but limited reduction in general tranquillity. Construction effects are therefore assessed as indirect, short-term, reversible.
- 11.85 Given the farmhouse's Medium sensitivity and the Low magnitude of change, the construction-phase effect is assessed as **Minor Adverse (Not Significant)**.

Sole Street Group

- 11.86 The Sole Street Group comprises three Grade II listed buildings (Bower Cottage, Sole Street House, and Yeomans House) located approximately 50m to the north-east of the Site boundary. During construction, the setting of these assets will remain largely unaffected due to substantial physical barriers and lack of direct visual association with the Site. The railway embankment and existing residential development along the southern side of Sole Street provide effective screening, which would prevent the majority of views of construction activities from these heritage assets.
- 11.87 The receptors' setting, comprising their historic street frontage character and relationship with the village core, will be maintained during the construction phase. The spatial and visual separation ensures that construction-related noise, dust, or visual intrusion would be heavily buffered from these assets. While there would be an increase in construction-related traffic along local routes and construction activity would be perceptible within the wider landscape setting, this would be temporary in nature and indirect in its effects.
- 11.88 The railway line, which has formed part of the setting since 1861, already provides a clear physical and perceptual boundary between the settlement and the agricultural land to the south. The assets' primary significance is derived from their architectural and historic interest and their relationship with the historic street, rather than from views toward or across the Site. Standard construction mitigation measures, including construction management plans, controlled working hours, and dust suppression, would further minimise any temporary effects.
- 11.89 In summary, the receptors possess Medium sensitivity and will experience a Low magnitude of change from the Proposed Development during construction, limited to minor, temporary, and indirect effects within the wider setting. This results in a **Negligible (Not Significant)** effect.

Camer Group

- 11.90 The Camer Group comprises seven Grade II listed buildings located approximately 100m to the south of the Site boundary. This historic estate cluster includes Camer House (the principal building), Bailiff's House, 9 and 10 Camer Street, 5 and 6 Camer Street, Somers, Camer Green Cottage, and a building approximately 30m west of Camer House. During construction, the setting of these assets will experience some limited change due to the proximity of construction activities, although the group's inward-looking character and mature landscape screening will provide substantial mitigation.

- 11.91 The Camer Estate was historically designed with deliberate landscape buffering to the north, comprising mature parkland planting and structural woodland that provides visual enclosure and screening from the surrounding agricultural landscape. This historic design intent created a secluded, private estate character that remains legible today. However, the Bailiff's House, located at the northern edge of the group, is positioned closer to the Site boundary and would experience a greater degree of awareness of construction activities, despite intervening residential development and vegetation which provide some screening.
- 11.92 The remaining assets within the Camer Group are enclosed by mature trees, private estate boundaries, and formal gardens, with limited intervisibility with the agricultural land to the north. Their significance is derived primarily from their architectural and historic interest, their functional relationships as an estate complex, and their immediate formal setting around Camer House. Camer Road, which forms the southern boundary of the Site, provides a physical division between the estate and the Site, although this road would experience increased construction-related traffic during the construction phase.
- 11.93 During construction, views of construction activity from the periphery of the Camer Group, particularly from the Bailiff's House and the northern estate edge, would be partially screened but nonetheless perceptible through mature vegetation. Construction activities including earthworks, the movement of plant and machinery, and the gradual emergence of built form would be apparent in views from the estate's northern boundary. There would be a noticeable increase in construction-related traffic along Camer Road, and construction noise would be periodically audible, particularly during ground preparation and early phases of development.
- 11.94 While the mature landscape buffer and topography would provide some mitigation, the temporary construction activities would introduce uncharacteristic movement, noise, and visual disruption to the wider rural setting that currently contributes contextually to the estate's character. The principal experience and appreciation of the Camer Group would remain focused on the internal estate character and the cohesive cluster of buildings around Camer House, which would be unaffected. However, the wider agricultural setting, which reinforces the estate's historic rural context, would be altered.
- 11.95 Standard construction mitigation measures, including construction management plans, controlled working hours, traffic management, boundary hoarding where appropriate, and dust suppression, would minimise effects on the setting. The historic and functional connection between the Site and the Camer Estate was largely severed following land sales in the mid-20th century, which reduces the sensitivity of the assets to change in this part of their wider setting.
- 11.96 In summary, the receptors possess Medium sensitivity and will experience a low magnitude of change from the Proposed Development during construction, comprising temporary visual intrusion, increased traffic, and construction noise affecting the wider agricultural setting. This results in a **Minor Adverse (Not Significant)** effect.

Bailiff's House

- 11.97 The Bailiff's House is located at the northern periphery of the Camer Group, marking the transition between the private formal estate core and the wider area. Its significance derives from its architectural character as a lodge-type estate residence and its historic role within the functional hierarchy of the Camer Estate.
- 11.98 During construction, Bailiff's House is expected to experience a greater degree of perceptible change than the other estate buildings due to its proximity to the Site boundary and higher degree of outlook over the surrounding land. Potential effects include glimpsed views of construction plant, machinery, material storage, and early built form. In addition, there would be temporary increases in noise, dust, and traffic along Camer Road, which is within its immediate visual and auditory envelope. These elements could lead to a minor reduction in the sense of tranquillity and rural openness historically experienced at the building's northern edge, although it retains a high degree of separation due to its self contained garden and hedging.
- 11.99 The existing vegetation, mature trees, hedgerows, and some intervening 20th-century residential extensions and outbuildings would provide partial screening, reducing the visual and perceptual impact. Standard construction mitigation measures, including the implementation of a Construction Environmental Management Plan (CEMP), controlled working hours, dust suppression, traffic management, and boundary hoarding where necessary, would further minimise temporary impacts.
- 11.100 While Bailiff's House would be slightly more affected than the core estate buildings, its architectural integrity and historic character remain unaffected. The primary experience and appreciation of the asset continues to be derived from its immediate estate context, rather than its wider agricultural setting, its present garden arrangement provides a high degree of visual screening and characterises its immediate setting.
- 11.101 Bailiff's House is therefore assessed as having Medium sensitivity and is expected to experience a Low magnitude of change during construction, resulting in a **Minor Adverse (Not Significant)** effect.

Effects Once the Proposed Development is Operational

Hook Green Conservation Area

- 11.102 During the operational phase, the Hook Green Conservation Area and its constituent listed buildings will experience negligible change to their setting as a result of the Proposed Development. The Conservation Area is centred on the historic village green and the linear pattern of development along Wrotham Road, which will remain entirely legible and visually distinct. The significance of the Conservation Area and its listed buildings is derived primarily from their architectural and historic interest, the intact historic village plan, and the spatial relationships between buildings around the green, all of which will be fully preserved.
- 11.103 Mature boundary vegetation and intervening 20th-century suburban development provide strong visual and spatial buffering between the historic core and the Site. The Conservation Area has already evolved within a suburban context, with substantial residential development having occurred to the north, east, and south during the 20th century. This existing development forms a clear edge to the settlement and mediates the relationship between the historic core and the wider agricultural landscape.
- 11.104 The Proposed Development occupies only a small parcel within an extensive agricultural hinterland that surrounds Hook Green and Meopham parish. The Proposed Development has been designed to maintain spatial separation between the historic settlement core and the new built form, preserving the legibility of Hook Green as a distinct settlement cluster. The comprehensive landscape strategy incorporated within the scheme includes substantial structural planting, retained hedgerows, and public open space that would provide effective visual integration and ensure a gradual transition between the existing settlement edge and the new development.
- 11.105 Views of the completed development from the Conservation Area would be extremely limited, confined to occasional distant glimpses from the eastern periphery of the settlement, beyond the conservation area boundary. These would be filtered through mature vegetation and seen beyond intervening suburban development. The village green, which forms the focal point of the Conservation Area, is entirely enclosed by historic buildings and mature trees, creating an inward-looking character that prevents any visual connection with the Site. The principal listed buildings are oriented toward the green and the linear street pattern, with their experience and appreciation focused on these immediate surroundings rather than on distant views of the wider landscape.
- 11.106 Maximum building heights within the Proposed Development are limited to 3 storeys (14m), and the spatial separation combined with topography and comprehensive landscape mitigation ensures that the scale and massing of new development would not dominate or adversely affect the character of Hook Green. The Proposed Development would be experienced as a separate extension to the existing settlement pattern, rather than as an encroachment upon the historic core of the Conservation Area.
- 11.107 The individual settings of the listed buildings within the Conservation Area are focused on the village green and the surrounding semi-urban environment that has evolved over the course of the 20th

century. Their orientation, visual relationships, and the way they are experienced would remain entirely unchanged. The architectural and historic interest of these buildings, their contribution to the character of the Conservation Area, and their functional and spatial relationships with the green and street frontage would all be preserved.

- 11.108 While the wider agricultural landscape contributes contextually to the understanding of the village's rural origins, the Proposed Development would be integrated within the established suburban pattern that now characterizes the settlement edge. The comprehensive landscape framework, including street trees, boundary planting, and substantial areas of public open space, would ensure that the new development presents as a well-vegetated, appropriately scaled extension that respects the historic grain and character of the area.
- 11.109 The historic character of Hook Green, including the triangular green, mature trees, lanes, and surviving historic buildings, would be fully retained. The Conservation Area has demonstrated capacity to accommodate contextual change within its wider setting, as evidenced by the substantial suburban expansion that has occurred throughout the 20th century without erosion of the core historic character. The Proposed Development would represent a continuation of this established pattern of managed growth, with enhanced landscape mitigation ensuring visual integration and preservation of the settlement's historic identity.
- 11.110 In summary, the receptors possess Medium sensitivity and will experience a Negligible magnitude of change from the Proposed Development during operation. The Proposed Development would integrate appropriately within the established suburban context at a sufficient distance from the historic core, with comprehensive landscape mitigation ensuring that the Conservation Area's special interest, the settings of individual listed buildings, and all key aspects that contribute to significance are preserved. This results in **No Effect (Not Significant)**.

Norwood Farmhouse

- 11.111 During the operational phase, Norwood Farmhouse will experience a low degree of change to its wider setting as a result of the Proposed Development. The Proposed Development will introduce new built form to the north of the farmhouse, altering the character of land that currently contributes contextually to the asset's rural backdrop. However, the significance of Norwood Farmhouse is primarily derived from its architectural and historic interest as a well-preserved early 18th-century farmhouse, rather than from functional or visual relationships with the surrounding agricultural landscape.
- 11.112 The immediate setting of Norwood Farmhouse, comprising its domestic garden and street frontage along Norwood Lane, will be entirely unaffected by the Proposed Development. The farmhouse's primary experience and appreciation will remain focused on these immediate surroundings and its architectural character. The asset has already been substantially absorbed into a suburban residential context through 20th-century development, including the demolition of the nearby varnish factory and its replacement with housing estates that now characterises the streetscape along Norwood Lane.

- 11.113 The Proposed Development has been designed to integrate sensitively within this established suburban pattern, acknowledging the transition from rural to suburban that has already occurred in this locality. Substantial landscape mitigation has been incorporated, including new boundary vegetation, new structural planting aligned to historic field boundaries, and areas of public open space that will provide spatial separation between the asset and the new development, notably located surrounding Norwood Farmhouse to give spatial distance. These measures are further complemented by a well-vegetated buffer that softens the perception of built form and maintains a degree of green infrastructure characteristic of suburban residential areas.
- 11.114 Views of the completed Proposed Development from Norwood Farmhouse would be limited but perceptible, particularly from upper floor windows and along Norwood Lane. The farmhouse is oriented toward the street rather than toward the Site, and the enclosed nature of its domestic garden restricts direct views northward. However, the presence of new residential development would be apparent in the wider landscape context, representing a noticeable extension of the suburban envelope within which the farmhouse now sits.
- 11.115 Maximum building heights in proximity to Norwood Lane are limited to 2-2.5 storeys (9-12m), consistent with the scale of existing suburban development in the area. The Proposed Development would be experienced at a scale and density comparable to the surrounding residential character, ensuring compatibility with the established pattern. The layered landscape structure would provide visual mitigation, although the introduction of built form on land that is currently open would result in a perceptible change to the wider setting.
- 11.116 The historic connection between Norwood Farmhouse and the Site was always limited and indirect, with only a small parcel (plot 1100 on the 1838 Tithe Map) tenanted under the ownership of the wider Camer Estate. The farmhouse has already experienced substantial change to its setting through 20th-century development, including the loss of its agricultural function and the redevelopment of formerly associated land. The asset has demonstrated a high tolerance for change within its setting, having adapted successfully to its suburban context while retaining its architectural and historic interest.
- 11.117 The Proposed Development would represent a continuation and consolidation of the established suburban character that now defines the area around Norwood Farmhouse, rather than a transformation of a predominantly rural setting. While there would be a perceptible change in the character of the wider rural backdrop to the north, this change would be in keeping with the evolutionary pattern of development that has occurred since the mid-20th century. The comprehensive landscape strategy would ensure that the transition between the existing residential area and the new Proposed Development is gradual and well-vegetated, maintaining visual amenity and softer edges characteristic of suburban residential areas. The embedded landscape framework includes street trees, new and enhanced boundary planting, and open space provision that would integrate the Proposed Development appropriately within the context. Over time, as planting matures, the landscape structure would provide increasing visual screening and enhance the green infrastructure that characterises successful suburban development. The farmhouse would continue

to be experienced as a historic building of architectural merit within a suburban setting, with its immediate domestic setting entirely unaffected and its legibility as a former farmstead preserved through its form, materials, and position along the historic lane.

- 11.118 The key aspects of setting that contribute to the significance of Norwood Farmhouse, its architectural form, materials, domestic garden, relationship with Norwood Lane, and its illustrative value as an example of early 18th-century Kentish farmhouse architecture would all be preserved. The wider change to the agricultural backdrop, while perceptible, would not diminish the asset's architectural or historic interest, nor would it affect the ability to appreciate and understand its significance as a former farmstead that has evolved within a changing landscape context.
- 11.119 In summary, the receptor possesses Medium sensitivity and will experience a low magnitude of change from the Proposed Development during operation, comprising a perceptible change to the wider rural backdrop and modest extension of the suburban character within which the asset now exists. However, the comprehensive landscape mitigation, appropriate scale and density, and preservation of the immediate setting and all key aspects that contribute to significance ensure that this change is accommodated without harm to heritage significance. This results in a **Minor Neutral (Not Significant)** effect.

Sole Street Group

- 11.120 During the operational phase, the Sole Street Group will experience negligible change to their setting as a result of the Proposed Development. The three Grade II listed buildings (Bower Cottage, Sole Street House, and Yeomans House) are located to the north-east of the Site boundary and are physically separated from it by the railway embankment and existing residential development along the southern side of Sole Street.
- 11.121 The significance of the Sole Street Group is derived primarily from their architectural and historic interest as well-preserved examples of Kentish domestic architecture spanning the 15th to 18th centuries, and from their collective townscape value as a historic cluster along the village street. Their setting is principally defined by their relationship with the historic street frontage and with each other as part of the early village core. The assets are oriented toward Sole Street rather than toward the agricultural land to the south, and their experience and appreciation is focused on the street scene and immediate village context.
- 11.122 The railway line, constructed in 1861, has formed a substantial physical and perceptual boundary between Sole Street and the agricultural land to the south for over 160 years. This long-established infrastructure provides effective screening and spatial separation between the listed buildings and the Site. The embankment, combined with existing residential development and mature vegetation, ensures that views southward from the Sole Street Group toward the Site are extremely limited and largely obscured.
- 11.123 The Proposed Development will be located entirely to the south of the railway line within an area that has already experienced gradual suburban expansion during the 20th century. The Proposed Development has been designed to integrate sensitively within this established pattern, with

comprehensive landscape mitigation including retained hedgerows, structural tree planting, and substantial areas of public open space providing effective visual screening and ensuring a well-vegetated character.

- 11.124 Views of the completed Proposed Development from the Sole Street Group would be confined to occasional, distant glimpses through vegetation from the setting of these assets. In these views beyond the immediate proximity the Proposed Development would be seen in the context of existing suburban development and the established railway corridor. The layered screening provided by the railway infrastructure, existing built form, and comprehensive landscape mitigation would ensure that the new Proposed Development integrates appropriately within the wider settlement pattern without intruding into the experience or appreciation of these heritage assets.
- 11.125 Maximum building heights within the Proposed Development are limited to 3 storeys (14m), consistent with the scale of existing residential development in the area. The spatial separation, combined with topography, the railway embankment, and structured landscape planting, ensures that the scale and massing of new development would not dominate views or adversely affect the character of Sole Street as a historic village settlement.
- 11.126 The wider agricultural landscape to the south contributes only minimally to the setting of the Sole Street Group, serving as a general rural backdrop rather than forming a functional or designed relationship with the assets. The settlement has evolved within a suburban context since the arrival of the railway, with piecemeal urban development occurring throughout the mid-to-late 20th century. The Proposed Development would represent a continuation of this established pattern, extending the suburban character in a managed and well-landscaped manner.
- 11.127 The setting that contributes most materially to the significance of the Sole Street Group, their historic street frontage, their architectural character, and their interrelationship as a cohesive cluster, will be entirely preserved by the Proposed Development. The village street would maintain its historic character, and the legibility of the listed buildings as part of the settlement core would be unaffected. The comprehensive landscape framework would ensure that the new Proposed Development presents as a well-integrated extension rather than as an abrupt or incongruous addition.
- 11.128 In summary, the receptors possess Medium sensitivity and will experience a negligible magnitude of change from the Proposed Development during operation. The Proposed Development would integrate appropriately within the established suburban pattern, with the railway providing effective separation and comprehensive landscape mitigation ensuring that all aspects of setting that contribute to significance are preserved. This results in a Negligible Neutral (Not Significant) Effect.

Camer Group

- 11.129 During the operational phase, the Camer Group will experience negligible change to their setting as a result of the Proposed Development. The seven Grade II listed buildings, located approximately 100m to the south of the Site boundary, are part of a cohesive historic estate cluster centred on Camer House. The significance of this group is derived primarily from their architectural and historic

interest, their functional relationships as an estate complex, and their immediate formal setting within the historic parkland and grounds.

- 11.130 The Camer Estate was historically designed with deliberate landscape buffering to the north, comprising mature parkland planting and structural woodland intended to provide visual enclosure and maintain the seclusion of the principal house and estate buildings. This designed separation from the agricultural land to the north has been a defining characteristic of the estate since the 18th century and remains intact today despite the dissolution of the formal estate. The mature trees, woodland belts, and formal landscape structure create a strong visual and spatial boundary that screens views outward from the estate core.
- 11.131 The immediate setting of Camer House and its associated buildings, comprising the formal gardens, parkland, walled kitchen garden, and the cohesive cluster of estate structures along Camer Street, will be entirely unaffected by the Proposed Development. The principal experience and appreciation of these heritage assets is derived from within the estate itself and from Camer Street, where the historic relationship between the buildings and their functional hierarchy remains clearly legible.
- 11.132 Camer Road, which forms the southern boundary of the Site, provides a clear physical and perceptual division between the estate and the Site. This road has historically separated the more formal, designed landscape of the estate to the south from the working agricultural land to the north. The Proposed Development respects this historic boundary, with development positioned with landscape buffers along this edge.
- 11.133 The northern edge of the Camer Estate, particularly around the Bailiff's House, already exists within a mixed suburban and rural setting, with 20th-century residential development having established a transition between the historic estate core and the wider landscape. The Proposed Development would be experienced as a continuation of this established pattern, extending the suburban character that already exists to the east and west of the Site, rather than introducing an entirely new or incongruous element.
- 11.134 The comprehensive landscape strategy incorporated within the Proposed Development includes substantial tree planting, retained hedgerows, and structured green infrastructure that would provide effective screening and visual integration. The layered landscape structure would ensure that any views of the completed Proposed Development from the periphery of the estate would be well-filtered and seen within a well-vegetated, suburban parkland context rather than as stark built form. Maximum building heights are limited to 3 storeys (14m), ensuring that new Proposed Development remains subservient to the topography and does not dominate distant views.
- 11.135 Views of the Proposed Development from the core of the Camer Group are not possible due to the mature landscape structure, topography, and the inward-looking orientation of the buildings. The designed landscape buffer that has historically defined the estate's northern boundary would continue to fulfil this role, with the addition of further landscape mitigation within the development ensuring enhanced screening over time as planting matures.

- 11.136 The historic and functional connection between the Site and the Camer Estate was largely severed following land sales in the mid-20th century, when the estate's wider agricultural holdings were disposed of separately from the core parkland and house. Since this time, the land within the Site has been in separate ownership and has not contributed materially to the operation or experience of the estate. The Proposed Development would not affect the designed landscape or the relationship between estate buildings that forms the principal component of their setting and significance.
- 11.137 In summary, the receptors possess Medium sensitivity and will experience a Low magnitude of change from the Proposed Development during operation. The Proposed Development would integrate appropriately within the established suburban pattern at the estate's periphery, with comprehensive landscape mitigation ensuring effective screening and preserving the immediate setting, designed landscape, and all key aspects that contribute to significance. This results in a **Negligible Neutral (Not Significant)** effect.

Bailiff's House

- 11.138 Bailiff's House is located at the northern periphery of the Camer Group and, as a lodge-type estate building, serves as a transitional element between the formal estate core and the wider landscape along Camer Road. Its significance is derived from its architectural character, its role within the functional hierarchy of the Camer Estate, and its historic position marking the estate's northern edge. The building contributes to the overall composition of the estate, reinforcing its historic spatial and functional arrangement and is illustrative of the system of societal control inherent in the landownership of the surrounding area and properties within the parish.
- 11.139 During operation, Bailiff's House may experience minor perceptible change at the Site edge. Due to its outlook over the former agricultural land to the north and its proximity to Camer Road, glimpsed views of rooftops and built form associated with the Proposed Development are more likely to be experienced from the house and its immediate surroundings compared with the estate core. This could slightly alter the perception of openness and the sense of separation historically afforded by the northern landscape buffer, introducing a modest increase in suburban character in its setting.
- 11.140 The embedded landscape mitigation including layered tree planting, retained hedgerows, and structured green infrastructure will filter views and soften the visual impact of the Proposed Development, ensuring that the perception of Bailiff's House as a lodge-type estate building within the wider estate context is retained. While its immediate architectural and historic integrity remains unaffected, the contribution of the surrounding landscape to the building's setting is slightly more affected than for other buildings in the Camer Group due to its position at the estate edge and its visual relationship with Camer Road.
- 11.141 Overall, Bailiff's House has Medium sensitivity and is expected to experience a Low magnitude of change during operation. This results in a Minor Neutral (Not Significant) effect, with its key attributes, architectural character, and historic associations preserved, while the change in its peripheral setting is appropriately mitigated through landscape and spatial design measures.

Mitigation Measures

Mitigation During Construction

- 11.143 A CEMP will be secured by planning condition and prepared prior to the commencement of works. The CEMP will set out measures to mitigate potential construction phase effects on the historic environment, including best practice standards for controlling noise, dust, vibration, and visual intrusion. Standard management approaches such as the use of hoarding, restricted working hours, and designated construction routes will be applied to limit any temporary effects on nearby heritage assets and their settings.

Mitigation Once the Proposed Development is Operational

- 11.144 The Proposed Development, once operational, is judged to have no adverse effect on the setting or significance of any designated heritage assets. The design already incorporates embedded mitigation measures, including retained landscape features and proposed green buffers, which ensure that the Proposed Development integrates appropriately with its historic and rural context.
- 11.145 No further specific mitigation is therefore required. Any measures identified to enhance screening, landscape quality, or design character are embedded within the overall environmental strategy and secured through the Design Code and landscape management framework.

Residual Effects and Monitoring

- 11.146 The residual effects arising from the Proposed Development are summarised in **0** below.

Summary of Residual Effects

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect	Mitigation and Monitoring	Residual Effect
Construction Effects						
1. Hook Green Conservation Area						
General construction activities (visual, noise, dust, vibration)	Hook Green Conservation Area (including associated listed buildings)	Indirect change at local scale, but temporary and reversible	Very Low	No Effect (Not Significant)	Embedded measures via CEMP: dust suppression, noise and vibration controls, hoarding, restricted working hours	No Effect (Not Significant)
2. Norwood Lane						
General construction activities (visual, noise, dust, vibration)	Norwood Farmhouse (Medium)	Temporary, indirect change at local scale; to contribution of setting to significance, but temporary and reversible.	Low	Minor Adverse (Not Significant)	Embedded measures via CEMP: dust suppression, noise and vibration controls, hoarding, restricted working hours	Minor Adverse (Not Significant)
3. Sole Street Group						
General construction activities (visual, noise, dust, vibration)	Bower Cottage (Medium) Sole Street House (Medium) Yeomans House (Medium)	Indirect change at local scale, but temporary and reversible.	Very Low	Negligible Adverse (Not Significant)	Embedded measures via CEMP: dust suppression, noise and vibration controls, hoarding, restricted working hours	Negligible Neutral (Not Significant)

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect	Mitigation and Monitoring	Residual Effect
4. Camer Group						
General construction activities (visual, noise, dust, vibration)	9 and 10 Camer Street (Medium) Camer House (Medium) Building approx. 30m west of Camer House (Medium) Somers (Medium) Camer Green Cottage (Medium) 5 and 6 Camer Street (Medium)	Temporary, indirect change at local scale to contribution of setting to significance, but temporary and reversible	Very Low	Negligible Adverse (Not Significant)	Embedded measures via CEMP: dust suppression, noise and vibration controls, hoarding, restricted working hours	Negligible Neutral (Not Significant)

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect	Mitigation and Monitoring	Residual Effect
General construction activities (visual, noise, dust, vibration)	Bailiff's House (Medium)	Temporary, indirect change at local scale to contribution of setting to significance, but temporary and reversible	Low	Minor Adverse (Not Significant)	Embedded measures via CEMP: dust suppression, noise and vibration controls, hoarding, restricted working hours	Minor Adverse (Not Significant)
Operational Effects						
1. Hook Green Conservation Area						
Introduction of new development within wider context	Hook Green Conservation Area (including associated listed buildings)	Permanent, indirect change at local scale	Very Low	No Effect (Not Significant)	None	No Effect (Not Significant)
2. Norwood Lane						

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect	Mitigation and Monitoring	Residual Effect
Introduction of new development in proximity of this asset.	Norwood Farmhouse (Medium)	Permanent, indirect change at local scale	Low	Minor Neutral (Not Significant)	Embedded landscaping measures including provision for areas of landscaped open space / buffers from the asset to preserve its immediate setting and screening boundary planting.	Minor Neutral (Not Significant)
3. Sole Street Group						
Introduction of new development within wider context	Bower Cottage (Medium) Sole Street House (Medium) Yeomans House (Medium)	Permanent, indirect change at local scale	Very Low	Negligible Neutral (Not Significant)	None	Negligible Neutral (Not Significant)
4. Camer Group						
Introduction of new development in relative proximity of this asset	9 and 10 Camer Street (Medium) Camer House (Medium) Building approx. 30m west of Camer House (Medium) Somers (Medium) Camer Green Cottage (Medium) 5 and 6 Camer Street (Medium)	Permanent change at local scale due to erosion of wider rural setting	Very Low	Negligible Neutral (Not Significant)	Landscape Buffer area to Camer Road including retained hedgerow and additional planting	Negligible Neutral (Not Significant)

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect	Mitigation and Monitoring	Residual Effect
Change within the immediate context of this asset.	Bailiff's House (Medium)	Permanent change at local scale due to erosion of wider rural setting	Low	Minor Neutral (Not Significant)	Landscape Buffer area to Camer Road including retained hedgerow and additional planting	Negligible Neutral (Not Significant)

Notes: * incorporating environmental design and management, ** incorporating mitigation and monitoring measures

Likely Significant Environmental Effects

- 11.147 There are no significant effects anticipated to arise as a result of the Proposed Development either during its construction or operational stages.

Summary and Conclusions

- 11.148 This heritage assessment has evaluated the potential effects of the Proposed Development on designated heritage assets within a 500m radius of the Site boundary. Four groups of heritage assets have been assessed: the Hook Green Conservation Area (including seven Grade II listed buildings), Norwood Farmhouse (Grade II), the Sole Street Group (three Grade II listed buildings), and the Camer Group (seven Grade II listed buildings). The assessment has considered both construction and operational phases, examining potential changes to the setting of these heritage assets and their significance.
- 11.149 During the construction phase, all heritage asset groups would experience negligible to low magnitudes of change, resulting in Minor Adverse (Not Significant) to Minor Neutral (Not Significant) effects. These temporary effects would arise from construction-related activity, traffic, and visual intrusion, but would be mitigated through standard construction management measures and the presence of substantial physical barriers, spatial separation, and existing screening.
- 11.150 During the operational phase, all heritage asset groups would experience negligible to low magnitudes of change, resulting in Negligible - Minor Neutral (Not Significant) effects. The Proposed Development has been designed to integrate sensitively within the established suburban pattern that characterises the settlement edges around Hook Green and Sole Street, with comprehensive landscape mitigation ensuring visual screening and gradual transitions. The immediate settings of all heritage assets, and the key aspects that contribute most materially to their significance including architectural and historic interest, historic relationships between buildings, designed landscapes, and street frontage character, would be entirely preserved. Where perceptible change would occur, particularly at Norwood Farmhouse and the northern periphery of the Camer Estate around the Bailiff's House, this would represent a continuation of established suburban development patterns within a well-vegetated landscape framework, rather than a transformation of predominantly rural settings.

References

- ¹ Ministry of Housing, Communities and Local Government (2025). '*National Planning Policy Framework*'.
- ² Planning Practice Guidance (Last Updated February 2024).
- ³ Principles of Cultural Heritage Impact Assessment in the UK (ISEP/IHBC/CiFA, 2021).
- ⁴ Conservation Principles, Policies and Guidance (HE, 2008)
- ⁵ Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015).
- ⁶ HE GPA 3: The Setting of Heritage Assets (2nd Edition) (December 2017).

AI Usage Statement

- 6.1 This Environmental Statement chapter has been prepared in accordance with the ISEP Advice Note Using AI in EIA (November 2025), which requires transparency regarding the use of Artificial Intelligence tools in the preparation of Environmental Impact Assessment documentation.

AI Tools Used

- 6.2 The following AI tool was used during the preparation of this chapter:
- ChatGPT (OpenAI GPT-5.1) – used between October 2025 and December 2025.
 - Microsoft 365 Co-Pilot – used between October 2025 and December 2025.

Manner and Extent of Use

- 6.3 AI was used in a limited and supporting capacity, specifically for:
- Baseline information review and summarisation – used to summarise publicly available policy documents, guidance and contextual information to support background research.
 - Literature review assistance – used to help identify relevant historic environment policy, guidance and technical reference sources.
 - Minor refinement, proofreading and formatting support – used to assist with grammar, and report method consistency during drafting.

Location of AI-Assisted Content

- 6.4 No AI tool was used to generate final written content, professional heritage judgements, determine significance of effects, or prepare assessment conclusions. No sensitive or confidential data was inputted to AI tools.

Verification and Professional Responsibility

- 6.5 All AI-assisted outputs have been reviewed, verified and validated by competent experts with appropriate qualifications and experience in Built Heritage Assessment. The assessment

conclusions, professional interpretations and recommendations presented in this chapter are the sole responsibility of the named competent expert and have been subject to independent internal review.