

**Land North of the University of Kent,
Blean, Canterbury**

STATEMENT OF SIGNIFICANCE

Ref: Joo4893

May 2024



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1.0 Introduction

- 1.1 WS Heritage Ltd. has been commissioned to undertake this Statement of Significance on behalf of Save the Blean to submit representations in relation to the *Draft Canterbury District Local Plan Regulation 18* which was published in March 2024. This Statement of Significance relates to heritage assets with the potential to be affected by development relating to *Policy C12 – Land north of the University of Kent* which is contained within *Chapter 2: Canterbury* of the *Regulation 18* document.
- 1.2 This document assesses the significance of heritage assets and the wider historic environment more generally in relation to this area. With a view to establishing the nature and extent of feasibility across the site, the document first considers the historic evolution of the wider locale, before considering the significance of the heritage assets in proximity to the site before assessing the varying feasibility across the area for development and the impact this may have on relevant heritage assets.

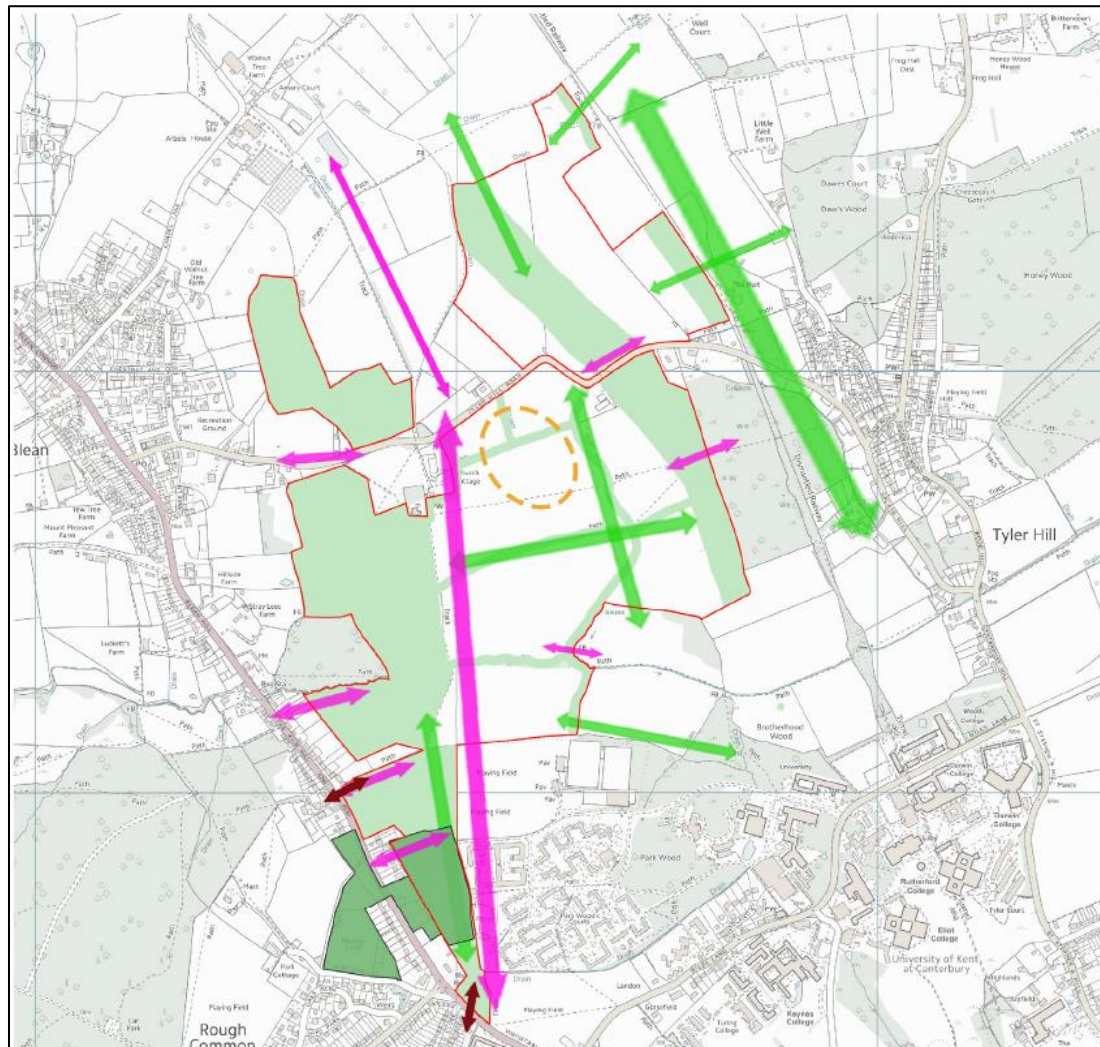


Figure 1: Land north of the University of Kent – concept masterplan

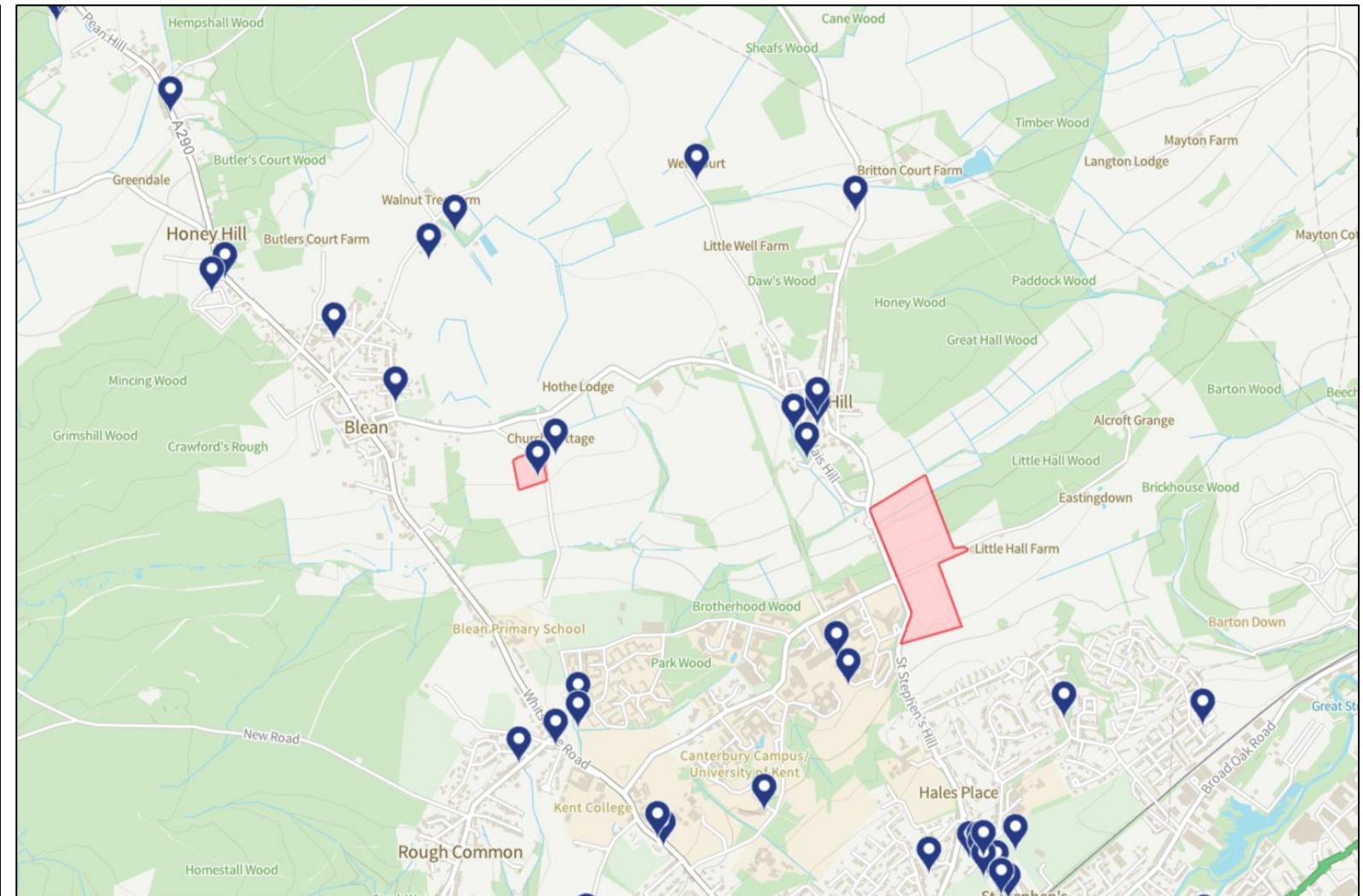


Figure 2: Distribution of Heritage Assets Throughout the Locale

- 1.3 *Policy C12: Land north of the University of Kent* proposes a new area to be allocated within the draft local plan for a comprehensive mixed-use development to provide approximately 2000 new dwellings. Development would be granted planning permission if the development meets certain criteria laid out within *Policy C12*, items which relate to matters of heritage are summarised as follows:

2. Design and Layout

(f) - Assess Areas of Archaeological Potential and mitigate any impacts on heritage assets such as the scheduled ancient monument adjacent to the St Cosmus and Damian church, the Grade II* listed church and other Grade 2 Listed Buildings adjacent to the site, and Conservation Areas within and adjacent to the site.

3. Landscape and green infrastructure

(e) - Provide the majority of open space in the western part of the site, to avoid coalescence with the settlement of Blean and to minimise adverse impacts on the Blean Conservation Area. No residential development shall take place within 400m of the Blean Woods SAC;

(k) - Conserve and enhance historic field patterns and features, including the earthworks at St Cosmus and Damian church (Scheduled Monument) and other isolated boundaries and features representing the Medieval landscape pattern. Retain parts of existing orchards on the site for their landscape, biodiversity, historic and social value where appropriate;

- 1.4 A number of listed buildings lie within the boundary and on the periphery of the draft policy designation, amongst a scheduled monument and a wider area of archaeological potential. Furthermore, the site allocation includes a large portion of the Blean Conservation Area and the primary access route runs through the Hothe Court Conservation Area. The remainder of the site lies adjacent to Tyler Hill Conservation Area, Amery Court Conservation Area and the Canterbury and Whitstable Railway Conservation Area.
- 1.5 Therefore, the proposed development of approximately 2000 homes has the potential to affect the significance of a high number of designated and non-designated heritage assets throughout the locale. The fundamentals of these heritage assets will be discussed in further detail in **Section 4.0**.
- 1.6 This document has been produced in accordance with relevant guidance found in Historic England's in 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 1.7 Guidance of particular relevance is found at *paragraph 28* of the aforementioned document titled *Statements of Heritage Significance and the Development Plan*. This guidance is summarised as follows:

'As part of the work to ensure that the local plan, minerals local plan or waste local plan has up-to-date evidence of the historic environment, analysis and assessment of the significance of heritage assets and the contribution they make to the environment will be important, particularly in terms of site allocations. Analysis of heritage significance will be useful in assessing whether sites have the capacity to accommodate change/ development as well as suggesting opportunities, including opportunities for enhancement. A sound site allocation is therefore likely to reference heritage assets and their settings, characterisation studies as well as relevant statements of heritage significance, before moving on to consider mitigation of impacts and so forth.'

2.0 Regulatory Framework

Legislation

- 2.1 Legislation relating to listed buildings and conservation areas is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are sections 66 and 72 summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

- 2.2 The *National Planning Policy Framework (NPPF, December 2023)* emphasises a ‘presumption in favour’ of sustainable development i.e. defined by the document as ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’.

- 2.3 This ‘presumption in favour’ has been implemented to speed up decision making and encourage more development. Regarding heritage assets, it is emphasised that their conservation under such circumstances is to be achieved ‘in a manner appropriate to their significance’. Key paragraphs from the document are summarised below.

- 2.4 Paragraph 196 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place

- 2.5 Paragraph 203 sets out that In determining applications, local planning authorities should take account of:

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

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

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

- 2.6 Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 2.7 Paragraph 212 outlines that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

- 2.8 Additionally, paragraph 213 identifies that ‘not all elements of a conservation will necessarily contribute to the significance’ of the designation.

Local Policy

- 2.9 The Canterbury District Local Plan (Adopted July 2017) sets out the local authority's policy in regard to the historic environment and heritage assets. *Policy HE1 Historic Environment and Heritage Assets* may be summarised as follows:

'The City Council will support proposals which protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.'

Development must conserve and enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause substantial harm to the significance of heritage assets or their setting unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:

the nature of the heritage asset prevents all reasonable uses of the site; and,

- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and,*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and,*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.

Should permission be granted for the removal of part or all of a heritage asset the City Council will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.'

Other Relevant Guidance

- 2.10 Of equal relevance is English Heritage's (now Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At paragraph 140, p.59, this states that *"The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change"*.
- 2.11 The document also highlights that *'conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values...It may simply involve maintaining the status quo, intervening only as necessary to counter the effects of growth and decay, but equally may be achieved through major interventions...Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded.'*

3.0 Historic Background

- 3.1 The proposed site allocation lies to the northwest of the city of Canterbury between the two smaller settlements of Blean and Tyler Hill, the history of each settlement is considered and is relevant to the development of the wider historic landscape of the locale.

Canterbury

- 3.2 Canterbury has been inhabited since prehistoric times, including Paleolithic, Neolithic, and Bronze Age periods. It was first recorded as the main settlement of the Celtic tribe of the Cantiaci, which inhabited most of modern-day Kent. In the 1st century AD, the Romans captured the settlement and named it Durovernum Cantiacorum. The Romans rebuilt the city, with new streets in a grid pattern, a theatre, a temple, a forum, and public baths. Over the following centuries, an Anglo-Saxon community formed within the city walls.
- 3.3 The siege of Canterbury saw a large Viking army besiege the city in 1011, culminating in the city being pillaged. After the Norman conquest, William the Conqueror, ordered a wooden motte-and-bailey (fortification) castle to be built by the Roman city wall, the castle was rebuilt with stone in the 12th century. Between 1378 and 1402, the Roman wall was virtually rebuilt, and new wall towers were added. By 1770, the castle had fallen into disrepair, and many parts of it were demolished during the late 18th century and early 19th century. In 1787 all the gates in the city wall, except for Westgate, the city jail, were demolished. Canterbury Prison opened in 1808 just outside the city boundary.
- 3.4 After the First World War the city underwent a significant program of rebuilding. A ring road was constructed in different stages outside the city walls to alleviate growing traffic problems in the city centre, which was later pedestrianised. The biggest expansion of the city occurred in the 1960s, alongside the arrival of the University of Kent at Canterbury and Christ Church College. Canterbury is located at east Kent, about 55 miles east-southeast of London. The city is on the River Stour or Great Stour. Canterbury is a medieval city, with Canterbury Cathedral inside the ring of the city walls, forming the historic centre. There are 97 conservation areas in Canterbury district (Figure 3).

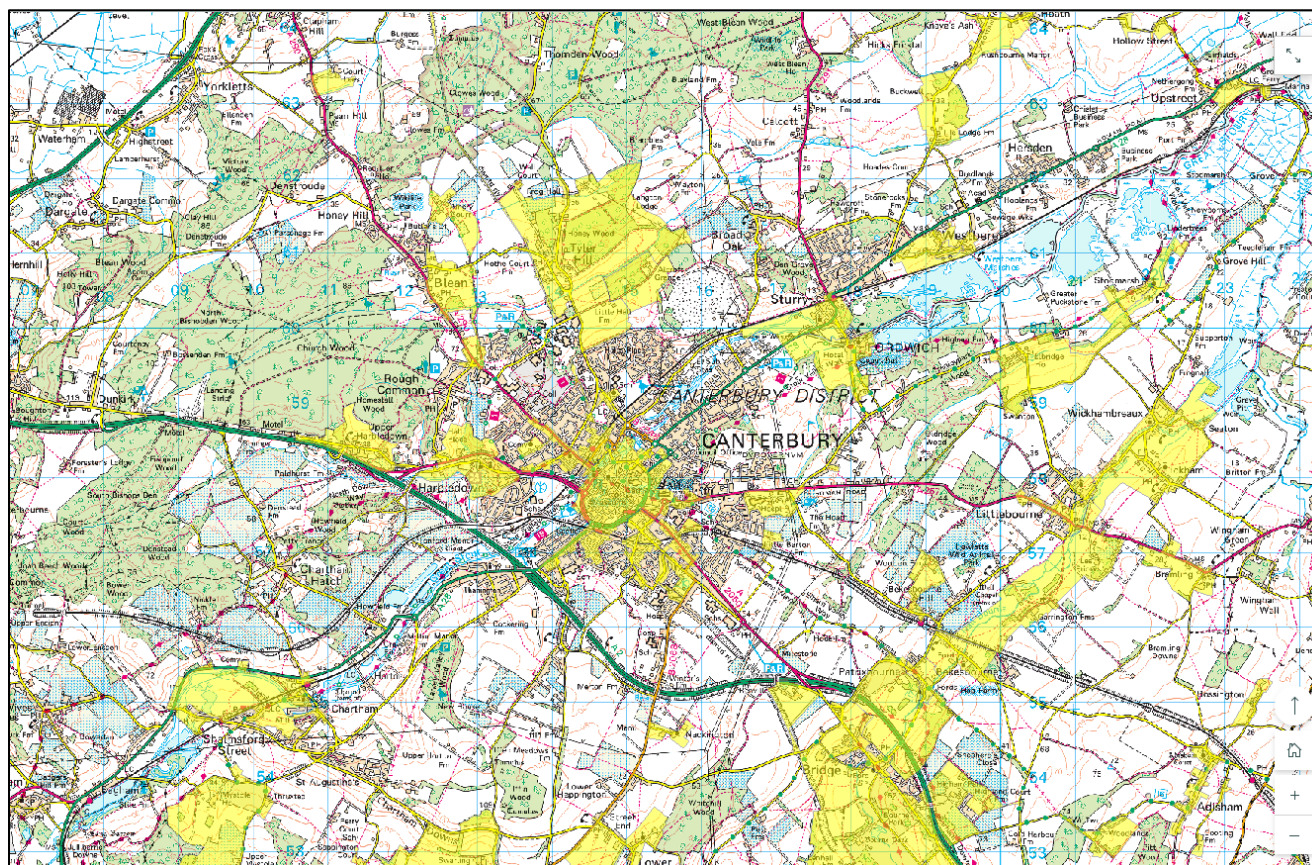


Figure 3: Map of Canterbury's Conservation Areas (Highlighted Yellow)

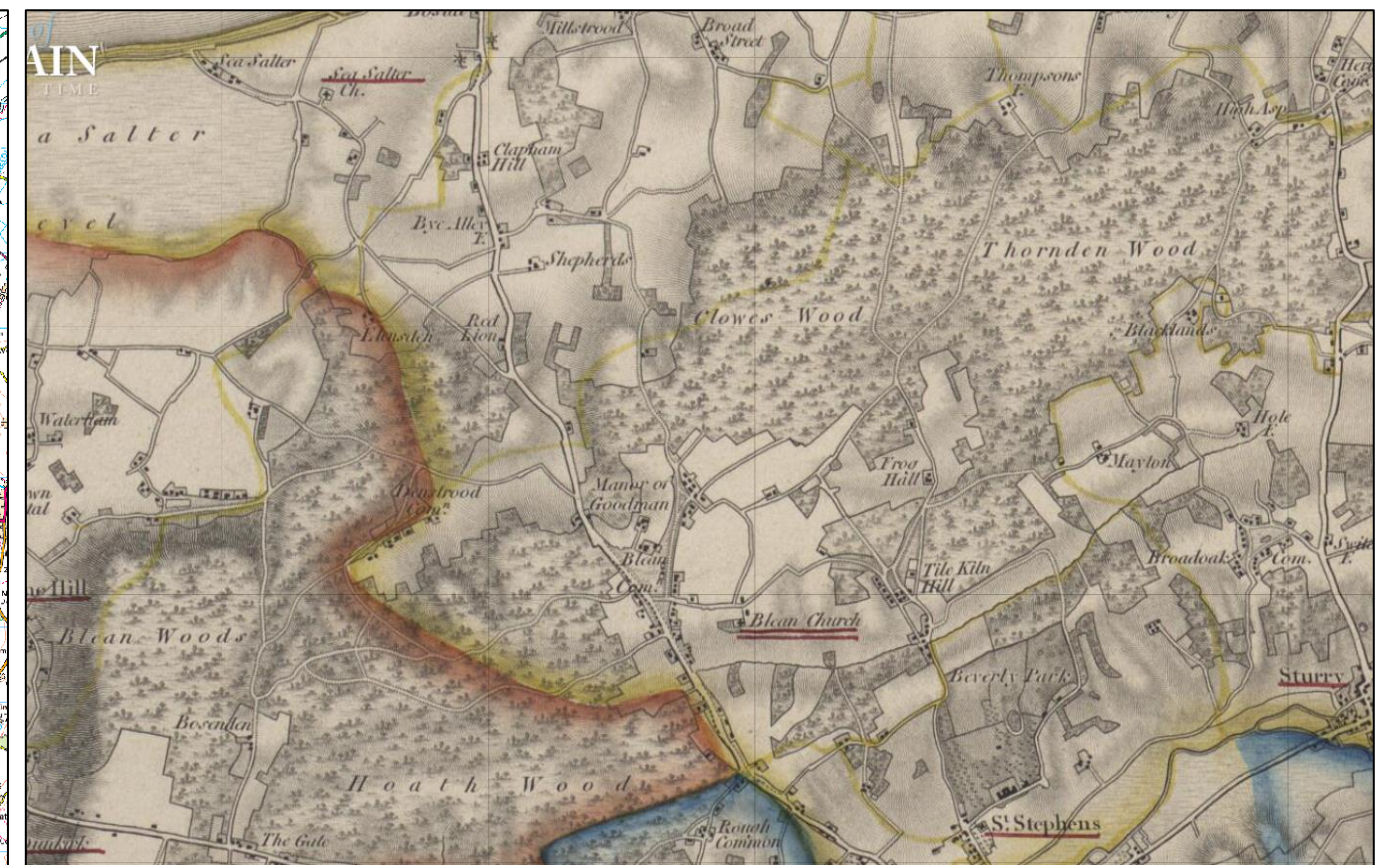


Figure 4: 1803 Map Extract of Landscape of Site Allocation Location

Tyler Hill

- 3.5 The village of Tyler Hill forms the eastern boundary to the proposed policy designation. Tyler Hill itself forms a significant landmark in the countryside with the University of Kent positioned on its summit. It has a rural setting being surrounded by fields and the Ancient Forest of Blean. The name Tyler Hill is derived from the abundant clay soils within the area.
- 3.6 There has been a community hereabouts since medieval times when the abundant local clay and timber were used to make tiles for the Cathedral, churches and manors of East Kent. Tyler Hill is located within Hackington Parish in Kent. The Parish is located just North of the City of Canterbury and bounded by the line of the former Canterbury and Whitstable railway to the West, Broadoak to the East, and Whitstable to the North.
- 3.7 The parish's 1500 acres are mainly wooded with oak and chestnut on the higher ground. Park Farm was built in 1872 and there were smaller dwellings such as Taylor's Cottages and Slaters Row on Link Road. The Victorian terraced houses, Post Office Row and those opposite in Hackington Road formed the centre of the small village. From the 1803 map extract (**Figure 8**), Tyler Hill was once named as Tile Kiln Hill, this name now refers to the A290 road running between Blean Hill Road and Whitstable Road, located at Blean village.



Figure 5: 1803 Map Extract Tyler Hill



Figure 6: OS Map Extract Tyler Hill, 1872

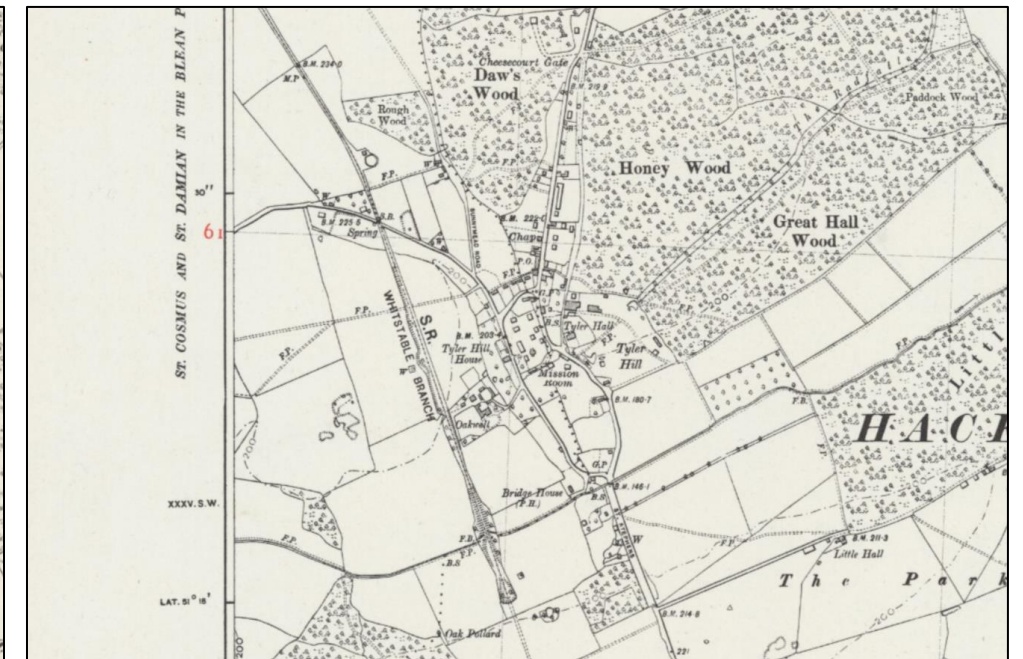


Figure 7: OS Map Extract Tyler Hill, 1938

- 3.8 **Figures 5-7** show the historical development progression of the central area of Tyler Hill village. It is evident from a map regression exercise that Tyler Hill village has remained a rural village that has been subject to limited development throughout the 19th and early 20th centuries. Whilst the railway line ran adjacent to the village, this did not immediately encourage significant development within the settlement as was common across the country.
- 3.9 The scheduled monument *Part of the Tyler Hill Medieval Pottery and Tile Industry*, scheduled in 2018, is located within the Tyler Hill Conservation Area, on the fields abutting the east side of Canterbury Hill & St Stephen's Hill, Canterbury, opposite Darwin College, University of Kent at Canterbury.
- 3.10 The Tyler Hill ceramic industry was based on the local availability of raw materials including London clay and timber from the surrounding woods. It is possible that the first kilns were located here in the 9th century. Some of the earliest decorated floor tiles produced by the industry appeared to have come from a kiln at Clowes Wood (to the north of Tyler Hill), which appear to have been used at St Augustine's Abbey, Christ Church Priory, St Gregory's Priory in Canterbury, as well as St Mary's Abbey in Faversham, presumably to date from 1170 to 1180.
- 3.11 The principal elements of the monument consist of the earthworks and below ground archaeological remains of kilns, and indications of kilns forming part of the Tyler Hill pottery and tile industry, which operated from at least 12th century through to the 19th century.

Blean

- 3.12 Blean is a village and civil parish in the Canterbury district of Kent. The civil parish is large and is mostly woodland, much of which is ancient woodland and featuring a mixture of rough and poor land. The northern part of the Blean parish is all coppice wood, amongst which is a considerable part of the great tract called Clowes wood (to the north of the Blean). The developed village within the parish is scattered along the road between Canterbury and Whitstable, in the middle of Blean Woods.
- 3.13 The turnpike road from Canterbury to Whitstable runs along the western side of the village. The parish church is known as St Cosmus and St Damian in the Blean, which dates back to the 13th century. The name Blean is the dative form of the Old English word 'blea' which means rough ground. Hence, the full name of the parish meant 'the church of Saints Cosmas and Damian in the rough ground'. It was renamed to simply "Blean" in 2019.
- 3.14 According to Edward Hasted's county study, the village was once part of the king's ancient forest of Blean in the hundred of Westgate. The forest belonged anciently to the Crown; extended from the vicinity of Herne to the vicinity of Chatham. The lands were gradually given away in parts, both before and after the Conquest, until nearly all was alienated and lost the character of a forest until it became known simply as the Blean.
- 3.15 The Blean Woods are unique compared to many other woodlands. In 1189, Richard I granted Church Wood to the Cathedral Priory, as repayment for funds received during his third crusade. Most of the Blean woods were under religious ownership until the mid-20th century.
- 3.16 Similar to the progression of Tyler Hill, it is evident from an Ordnance Survey map regression exercise that Blean has remained a rural village where only limited development occurred from the 19th century through to the mid-20th century. During the later 20th century Blean became more densely developed and expanded significantly.



Figure 8: OS Map Extract Blean, 1872

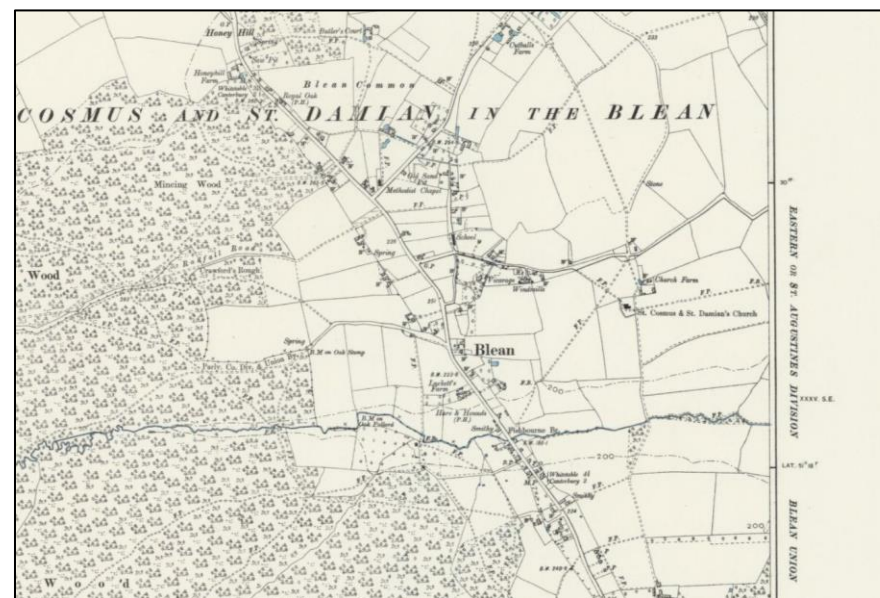


Figure 9: OS Map Extract Blean, 1896

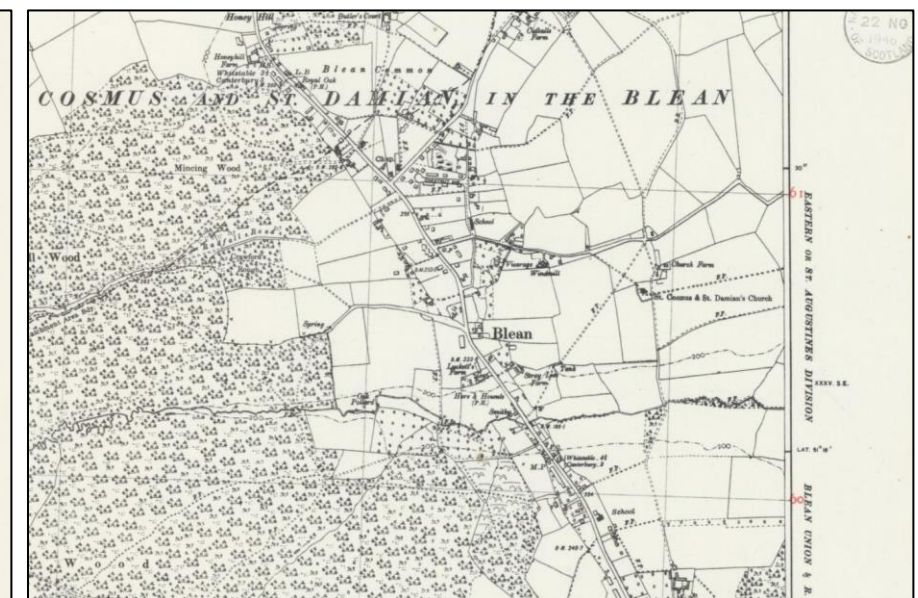


Figure 10: OS Map Extract Blean, 1938

- 3.17 The scheduled monument 'Dispersed medieval settlement remains and a Roman building immediately southwest of St Cosmus and St Damian's Church', scheduled in 1999, is located within the Blean Conservation Area, to the east of the centre of Blean Village where the Parish church is located.
- 3.18 The monument includes the remains of a dispersed medieval settlement and an earlier Roman building located on the southern slope of a clay hill approximately 7km northwest of Canterbury. The Roman remains are represented by below ground archaeology and have been identified as a villa. The scatter of masonry visible in the plough soil suggests that it occupied the northern part of the monument.
- 3.19 Analysis of associated pottery fragments indicates that the building was in use during the first to third centuries AD. The dispersed medieval settlement survives in the form of earthworks and associated buried remains.
- 3.20 Documentary evidence, including an entry in the Domesday Book, suggests that the settlement was in existence by the 11th century. Analysis of pottery fragments found within the settlement suggests that it had fallen into disuse by the early 15th century.

4.0 The Heritage Assets

- 4.1 As noted, as a matter of constraint, the site allocation and its immediate locale are subject to a high number of designations. The following paragraphs will set out the basis of said designations and associated considerations in relation to the potential site allocation. Specifically, with a view to establishing the varying degrees of significance across the site and its environs, in order to help determine the nature and extent of the potential impact upon the significance of these assets.

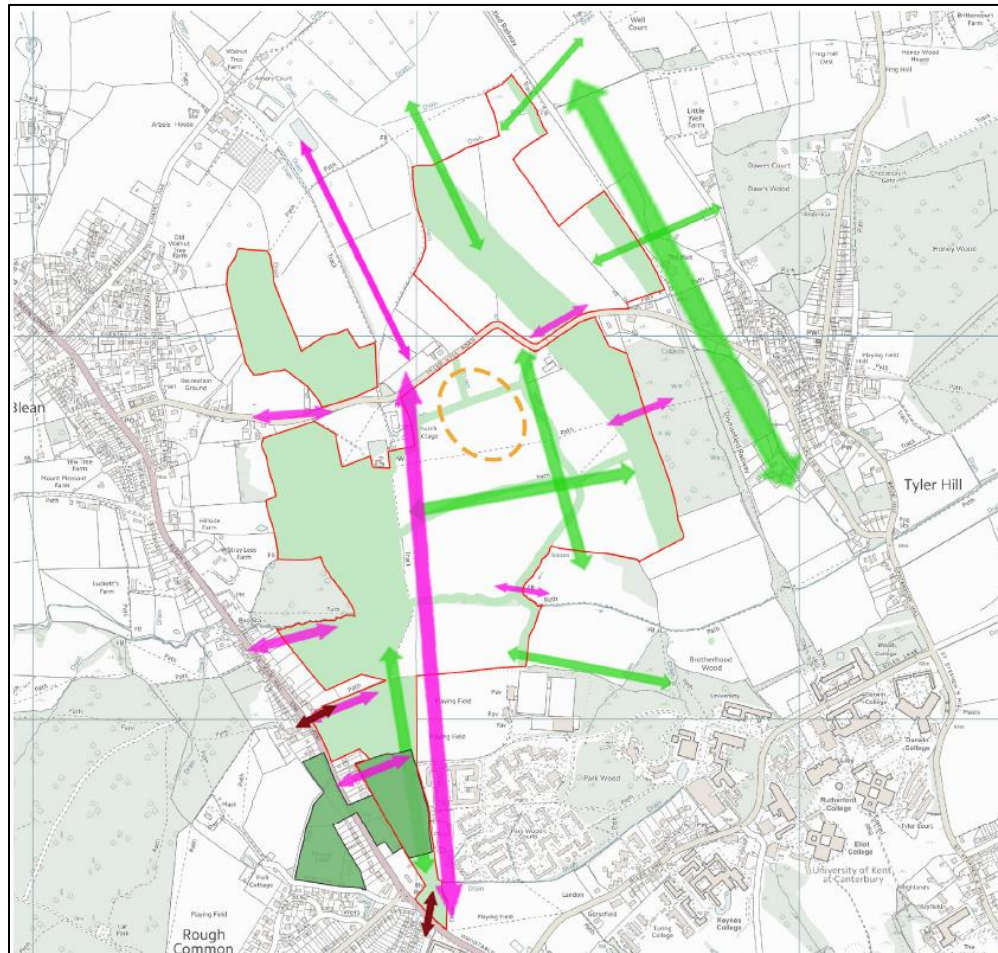


Figure 11: Land north of the University of Kent – concept masterplan

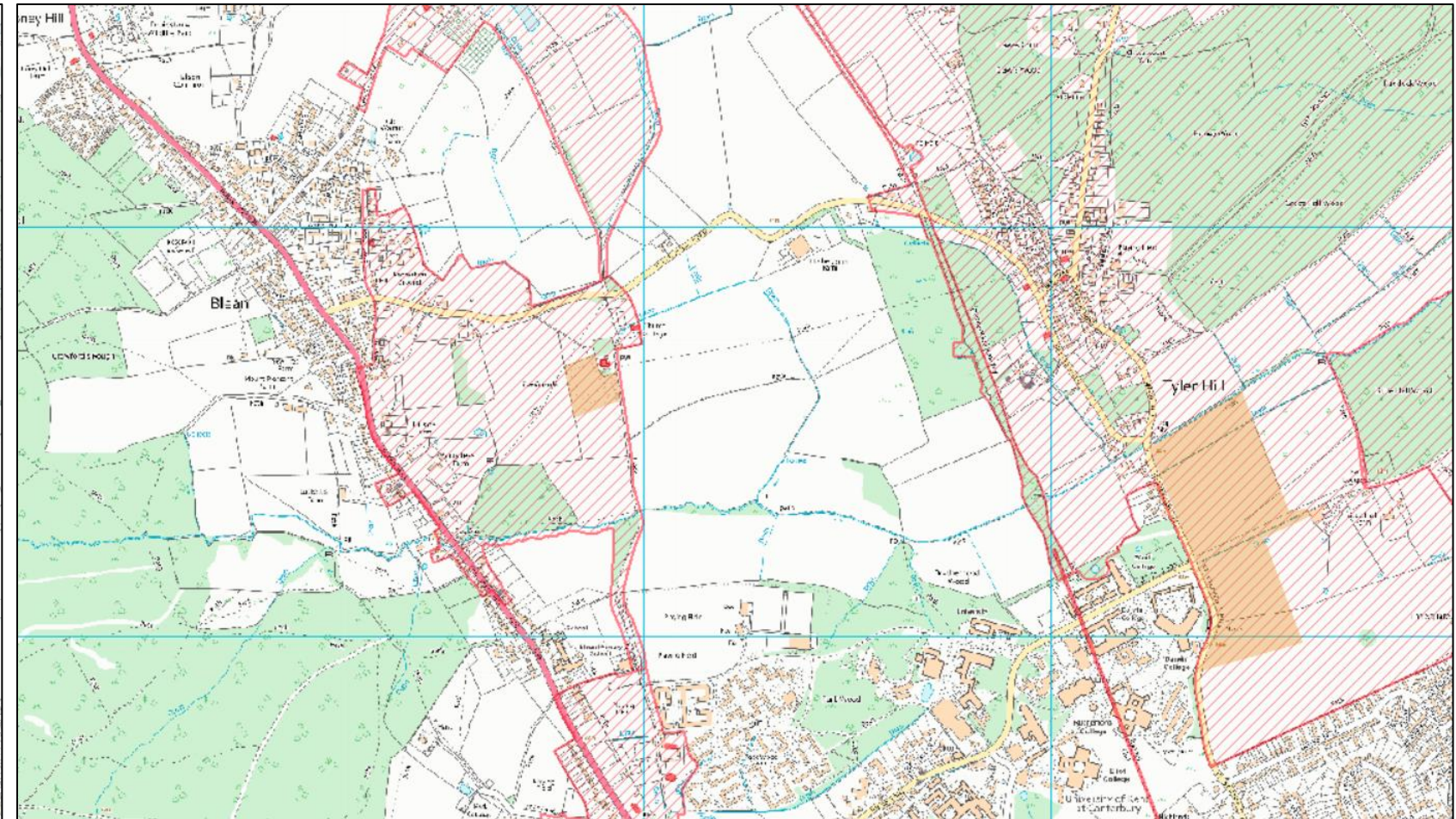


Figure 12: Canterbury City Council Planning Constraints Map Showing Designated Heritage Assets

Amery Court Conservation Area

- 4.2 The Amery Court Conservation Area is located towards the northern extends of the proposed designation area and the proposed allocation site would abut part of its southern and eastern boundary. The conservation area was first designated on the 28th of February 1995, however, no conservation area appraisal has yet to be produced. A general description of the conservation area may be summarised from Appendix D of the *Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020)* as follows:

The Amery Court Conservation Area lies to the north east of Blean in what was originally a clearing in the forest. Much of the forest has now been felled and the landscape is fairly flat and open. However, the original field pattern has survived together with most of the boundary hedges and ditches. Many of the hedges are well grown with mature trees and contain a good range of indigenous species although there are some examples of recent hedge planting with single species, mainly poplars. These hedged meadows form an important part of the setting of the hamlet. A wedge of orchard and arable land runs south eastwards from Amery Court and is enclosed by two very ancient tracks, a salt track and a drove. Amery Court was the Court of the almonry land of Christchurch in The Blean and derived its name from this connection. The original court or sub-manor has gone but the moat still survives adjacent to the present house which is a fine red brick building with wooden eaves cornice and tiled roof dating from the 18th century (listed Grade II). The house is set in a fine site with many mature trees. The granary, a weatherboarded building with a tiled roof, is of similar age and is locally listed. Cutballs Farm (renamed Arbele) occupies a very old site. Its name is derived from the Cotebold family who farmed here during the 13th and 14th centuries. The present house is largely 15th and 16th century in origin of timberframed construction with later additions. The traditional local building materials are red stock bricks and clay tiles. The older buildings were timber framed and there are quite a few examples of painted or tarred weatherboarding and some slate roofs within the vicinity.

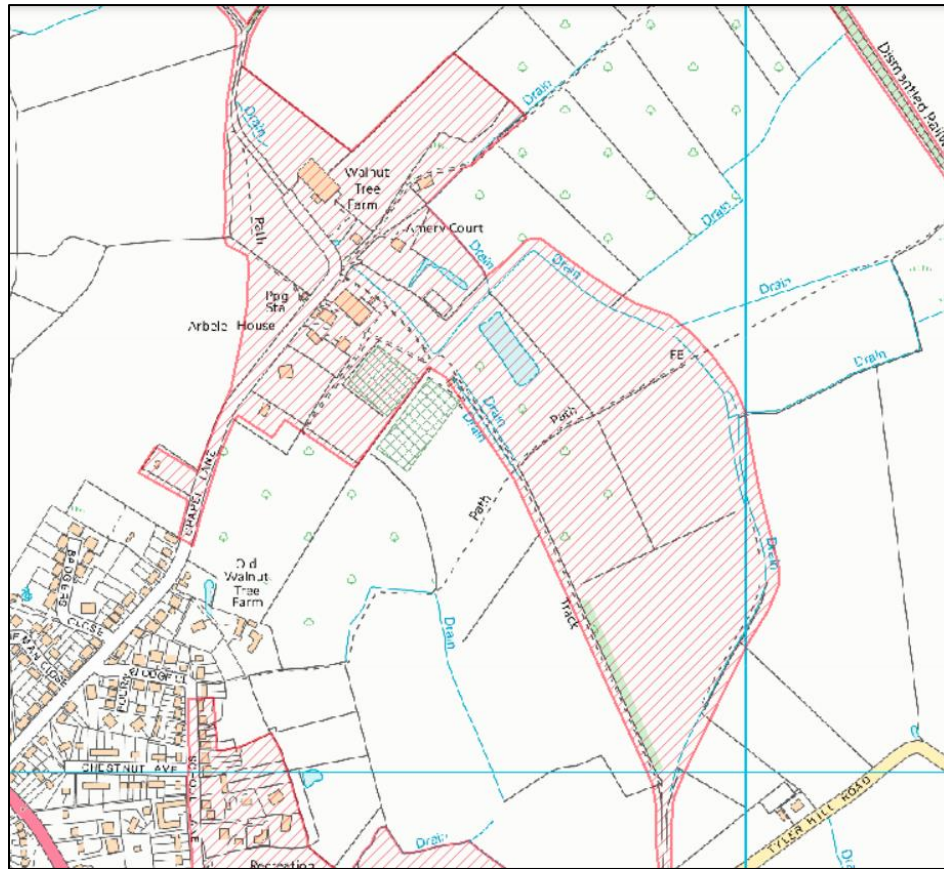


Figure 13: Planning Constraints Map Extract Amery Court CA

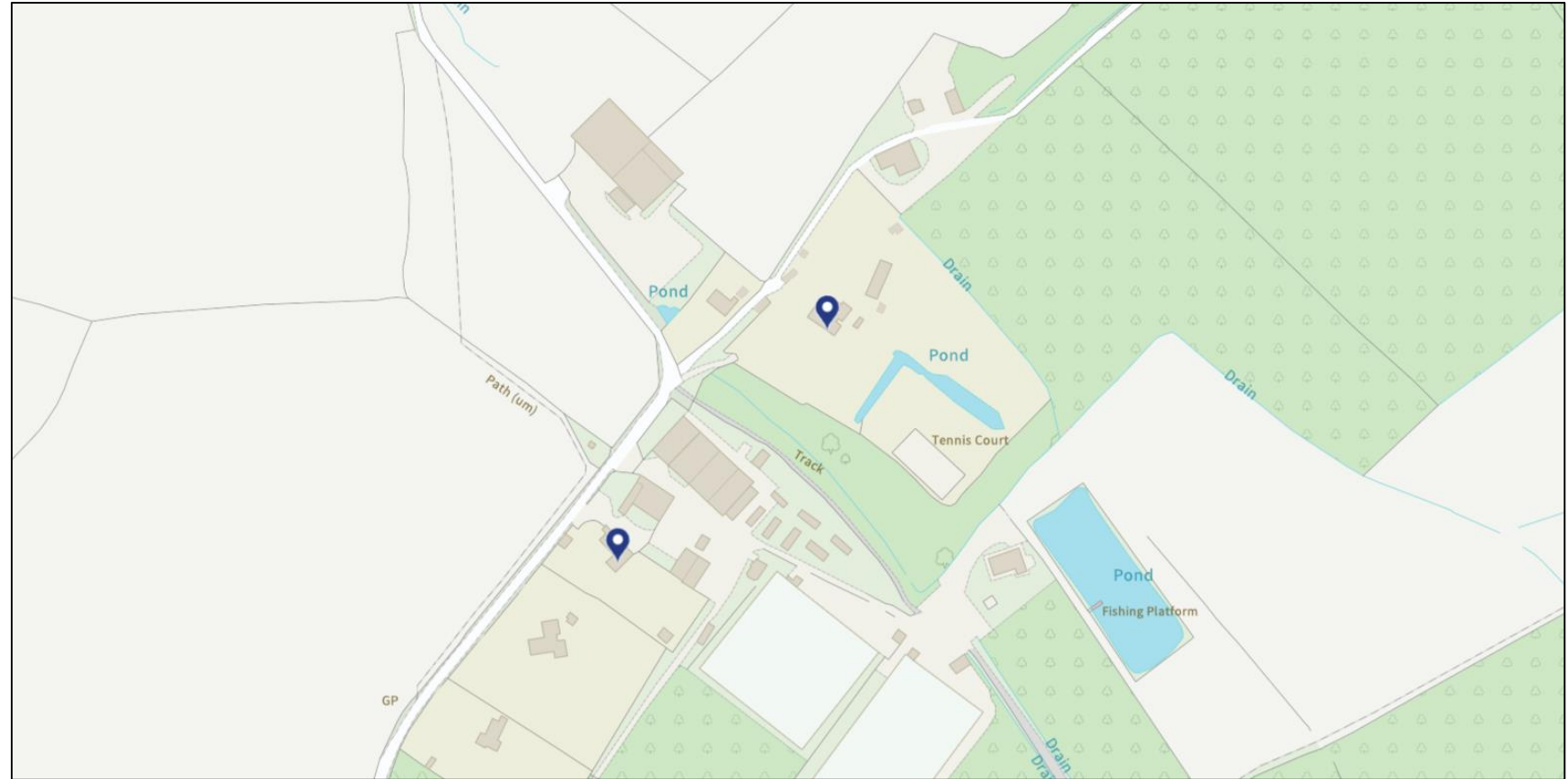


Figure 14: Location of Listed Buildings within Amery Court CA

- 4.3 The conservation area was designated in order to conserve the rural setting of a former medieval hamlet and farming settlement which was active from as early as the 13th century, which continued well into the 19th century. The southern extends of the conservation area, where this would abut the proposed allocation site, has a very high potential to be affected by development proposals. This landscape further contributes towards the rural setting of the hamlet itself and, in turn, the listed buildings which reside within it.
- 4.4 Located within the centre of the conservation area are two nationally listed buildings, and whilst at a considerable remove from the main allocation site, impacts upon the setting of the conservation area would have a compounding impact upon the setting of these assets. These assets would include:
- 1) Grade II - *Amery Court* – This was first designated on the 28th of September 1952 and the list description for the site may be summarised as follows:

'2. C18. Two paralld ranges. Two storeys red brick and grey headers. Half-hipped tiled roof with wooden modillion eaves cornice. Three sashes with glazing bars intact. Doorcase with pilasters and open pediment over.'
 - 2) Grade II - *Arbele Farmhouse* – This was first designated on the 7th of October 1976 and the list description for the site may be summarised as follows:

'2. C16 or earlier timber-framed building with red brick infilling and curved braces on the ground floor, the first floor oversailing on the protruding ends of the floor joists and weatherboarded. Hipped slate roof. Two storeys. Two casement windows. Simple doorcase.'

Blean Conservation Area

- 4.5 The Blean Conservation Area is located at the centre and to the west of the proposed allocation site, a large majority of the conservation area would be located inside the allocation site with parts of the church grounds abutting the border of the allocation boundary. Furthermore, the indicative location for the community hub is located directly adjacent to the east of the conservation area. This conservation area was designated on the 13th of September 1994 and, again, no conservation area appraisal has yet to be produced. A general description of the conservation area be summarised from *Appendix D* of the *Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020)* as follows:

The Blean Conservation Area is centred on the 13th Century Church of St Cosmus and St Damian. The church was at the centre of a Medieval settlement located on the site of a Roman-British Villa. Earthworks and hollows remain but this settlement was deserted in the 15th century, possibly as a result of the Black Death.

Areas of the Blean Forest were gradually cleared and colonised. However, until the 19th century development was limited to a series of 'clearances' creating arable farms. The Ecclesiastical landowners retained much of the Blean Woodland for economic purposes. The forest was divided into a series of 'dennes' (woodland pastures) and commons connected by a network of droves. This pattern remains with the droves now in the form of bridleways or roads. Blean Common was enclosed in the 19th century and in the late 19th and early 20th century was developed to form the modern village.

There are a number of interesting buildings along Blean Hill mostly on the east side. Tyler Hill Road, a drove, runs along the top of the ridge to the north of the Church. This is mainly hedge and tree lined with pastures and the recreation ground to the north. At the western end of the road are a scattering of houses several of which are of some interest. The former Vicarage is situated within an attractive garden containing many fine, mature trees. The character of School Lane has changed since the land to the west was developed but the properties on the eastern side are of considerable interest, some being listed or locally listed. The new buildings within this area are mainly neutral in character.'

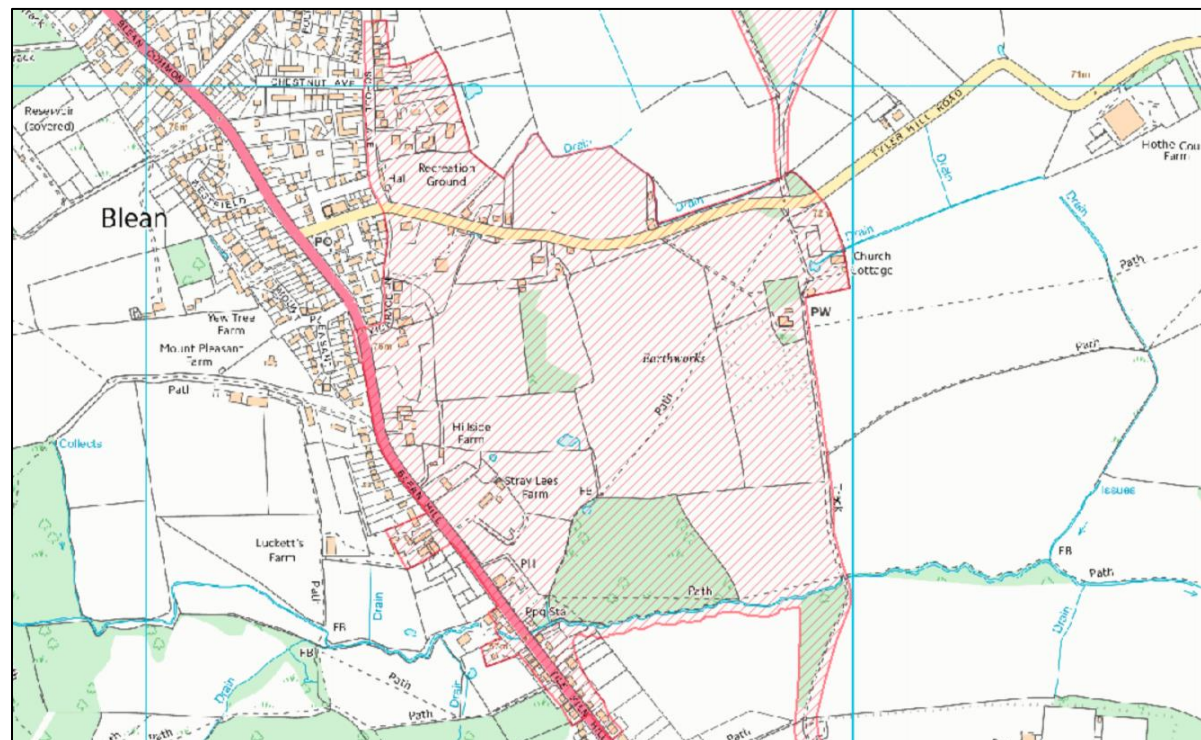


Figure 15: Planning Constraints Map Extract Blean CA

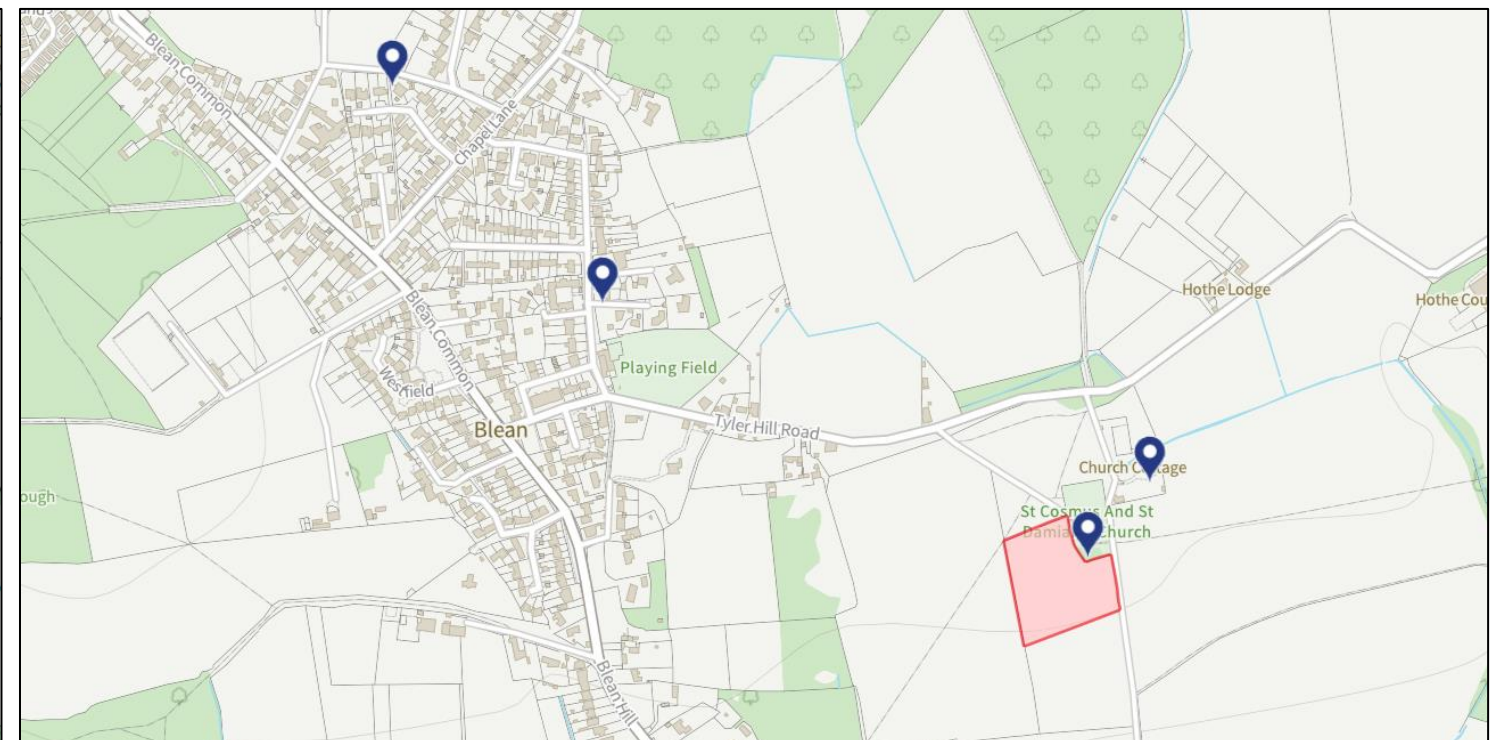


Figure 16: Distribution of Heritage Assets in Blean

4.6 This conservation area was designated to conserve the historic setting of the Church of St Cosmos and St Damian and parts of the historic village of Blean, alongside the remains of the former Romano-British settlement. By virtue of its location, this asset has the highest potential to be impacted upon by the proposed allocation site. Furthermore, this conservation area contains nationally designated heritage assets of the highest sensitivity found throughout the immediate locale, whilst further evidencing a high potential for archaeological remains across the wider landscape.

4.7 Located at the northeastern corner of the conservation area are a number of designated heritage assets with the potential to be impacted upon by potential development proposals. These assets would include:

1) Grade II – Church Cottage – This was first designated on the 14th of March 1980 and the list description for the site may be summarised as follows:

'2. Early C18. Two storeys painted brick. Hipped old tiled roof with 2 hipped dormers. Two casements with modern glazing. Modern lean-to to left hand side. Simple doorcase.'

- 2) Grade II* - *Church of St Cosmus and St Damian* – This was first designated on the 30th of January 1967 and the list description for the site may be summarised as follows:
- '2. C13 and 1866. Built of flint with stone quoins. Tiled roofs. Chancel and nave with bell gable at its west end, north aisle and south porch. The chancel and nave are C13 with later windows. The north aisle and south porch were added in 1866. Crown post roof to nave. The churchyard contains some C18 headstones with skull, cherub or cherub and trumpet motifs and some C19 oval bodystones.'*
- 3) Scheduled Monument – *Dispersed medieval settlement remains and a Roman building immediately south west of St Cosmus and St Damian's Church* - This was first designated on the 6th of July 1999 and the list description for the site may be summarised as follows:
- 'The monument includes the remains of a dispersed medieval settlement and an earlier Roman building situated on the southern slope of a clay hill around 7km north west of Canterbury. The Roman remains are represented by below ground archaeology, and have been identified as a villa. The scatter of masonry visible in the plough soil suggests that it occupies the northern part of the monument. Analysis of associated pottery fragments indicates that the building was in use during the first to third centuries AD. The dispersed medieval settlement survives in the form of earthworks and associated buried remains. The earthworks survive to a height of up to around 0.5m and represent three adjoining north west-south east aligned rectangular enclosures identified as a manor house complex and two associated, contemporary dwellings. Part of a roughly north-south aligned track runs along the eastern side of the monument. Documentary evidence, including an entry in the Domesday Book, suggests that the settlement was in existence by the 11th century. Analysis of pottery fragments found within the settlement suggests that it had fallen into disuse by the early 15th century. Immediately beyond the monument to the north east is the associated parish church of St Cosmus and St Damian, Listed Grade II, the standing fabric of which dates mainly to the 13th century. The church and its churchyard, both of which remain in use, are not included in the scheduling. Three telegraph poles situated on the monument are excluded from the scheduling, although the ground beneath them is included.'*

Hothe Court Conservation Area

- 4.8 The Hothe Court Conservation Area is located at the southern end of the proposed site designation and the conservation area would almost entirely be within the allocation boundary. Furthermore, both of the indicative locations for vehicle access would lead either directly through or directly adjacent to the conservation area. This conservation area was designated on the 13th of September 1994, whilst no conservation area appraisal has been produced a general description of the area may be summarised from *Appendix D of the Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020)* as follows:

'Hothe Court is situated at the junction of the Salt Road and Whitstable Road in an area known in the 14th century as le Hothe suggesting an area of heathland. The present house is essentially a 14th century building with an 18th century veneer. There is also a fine barn to the north. The University of Kent development is now very close to the house although the house and its immediate surroundings and farm building still retain much of their former character.

Moat House is a building of about 1800 on an early moated site. It is now rather hemmed in by modern housing developments, but the house and moat are well screened by mature trees. Some farm buildings survive.

Blean House is early 19th century and is located along Rough Common Road. Pre-war houses fronting the road are typical of their period and form an important backdrop to the open area in front of Blean House. There is also a group of interesting mid and late 19th century cottages somewhat confusingly also known as Hothe Court. The playing field to the rear forms part of the setting of the group.'

- 4.9 This conservation area was designated to preserve the mostly open settings of the principal listed buildings residing within the designation, amongst a row of later houses which positively contribute towards its overriding character and appearance. Given the area falls almost entirely within the proposed site designation, combined with the location of the proposed vehicular access, this asset has a very high potential to be impacted upon by any proposed developments.
- 4.10 A number of nationally listed buildings are located within this conservation area, all with the potential to be impacted upon by potential development proposals. These assets would include:
- 1) Grade II – *Barn adjoining Hothe Court on the north* – This was first designated on the 14th of March 1980 and the list description for the site may be summarised as follows:
- '2. Probably C17 aisled timber barn of 6 bays. Faced with tarred weatherboarding with footings of brick. Hipped slate roof.'*
- 2) Grade II – *Hothe Court* - This was first designated on the 14th of March 1980 and the list description for the site may be summarised as follows:
- '2. C16 or earlier timber-framed building refaced in C18 but much restored. T-shaped. C18 exterior faced with roughcast. Two storeys. Tiled roof and gable to each wing. Three sashes in stuccoed surrounds with glazing bars intact. Doorcase in similar surround with rectangular fanlight. To the north is a wing of lower elevation in painted brick with 2 windows and 2 dormers. Windows are triple round-headed*

casements with hood moulding over. Manor Court was held here from the Middle Ages. Sir Bartholomew de Badlesmere, leader of the opposition to Edward II lived here but probably in an earlier house on the site. He was executed at Blean.'

3) Grade II – *Blean House* - This was first designated on the 30th of January 1967 and the list description for the site may be summarised as follows:

'2. Early C19. Three storeys. Front white brick, the sides red brick. Slate roof and parapet. The centre window bay projects slightly with an iron balcony on wooden brackets on first floor and doorway below with side lights, segmental fanlight and door of 6 moulded panels. The other window bays have a stone stringcourse above the ground floor. On each side is a curtain wall concealing one storey office buildings of which each has a round-headed arch containing a blind window space and beyond a lower curved portion ending in a gate-pier.'

4) Grade II – *Moat House* - This was first designated on the 14th of March 1980 and the list description for the site may be summarised as follows:

'2. Circa 1800. Two storeys faced with roughcast. Hipped slate roof. Three windows. Casement windows on first floor, sashes with glazing bars intact on ground floor. Doorcase with side lights, segmental fanlight and door of 6 moulded and fielded panels.'



Figure 17: Planning Constraints Map Extract Hothe Court CA

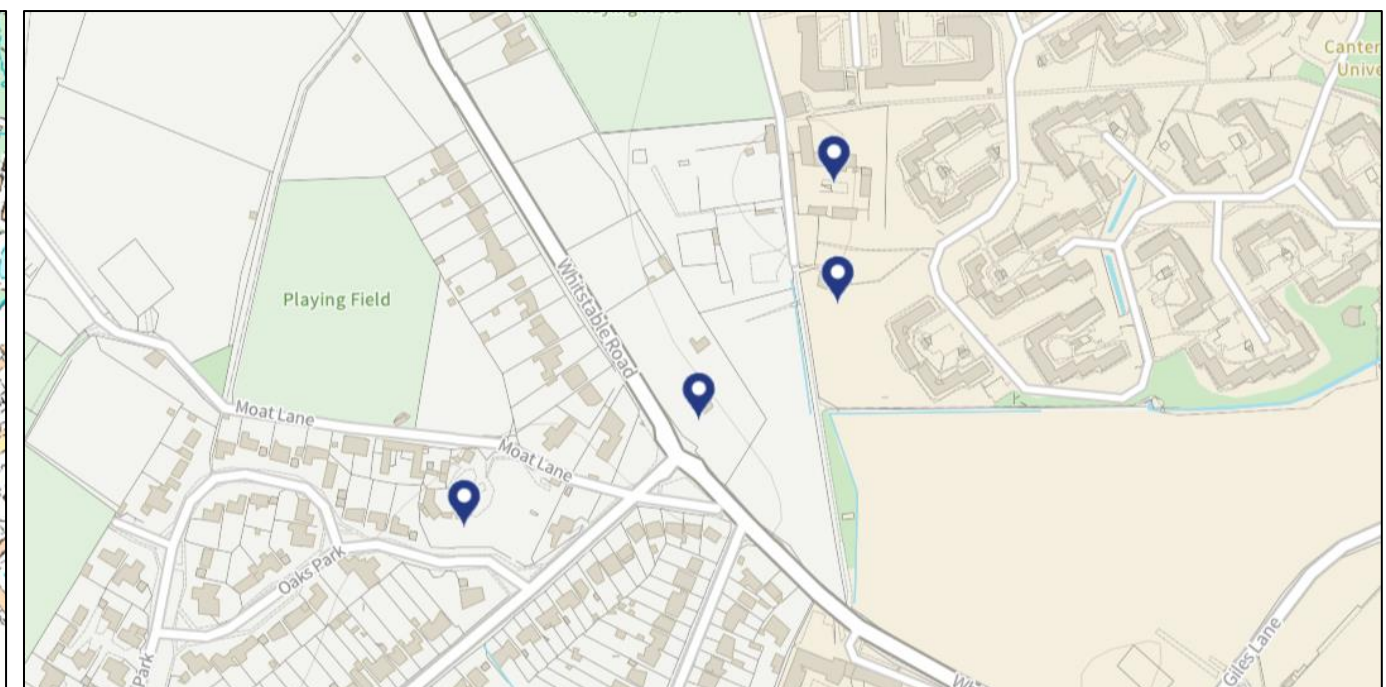


Figure 18: Distribution of Listed Buildings Within Hothe Court CA

Canterbury and Whitstable Railway Conservation Area (Hackington and Blean)

4.11 The Canterbury and Whitstable Railway Conservation Area is located directly east of the proposed site designation and would directly abut the site boundary towards its northern extends. This conservation area was designated on the 28th of February 1995 and an associated *Canterbury and Whitstable Railway Conservation Area Appraisal* was produced in December 2000 and revised in December 2009. This conservation area is separated into several conservation areas, the area in proximity of the proposed site allocation is *The Canterbury and Whitstable Railway: (Hackington and Blean) Conservation Area*. A general description of the area may be summarised from the appraisal as follows:

'This is by far the longest section of conservation area and stretches some four miles from the Thanet Way through Clowes Wood and much more open fields, past the settlement of Tyler Hill, and finishing at the northern portal of the Tyler Hill Tunnel. The character of the area is rural with much of the northern section of the line forming part of the cycle route and therefore easily accessible.'

4.12 Development within this setting would directly impact upon its significance as the open rural countryside to the west of the railway forms an important part of the setting of the conservation area. At p.25 of the appraisal it states that *'The Hackington and Blean Conservation Area runs through an area of natural beauty and little improvement is required'*, large scale developments here would cause significant harm to this natural beauty and would have a further compounding impact upon the biodiversity of the area.

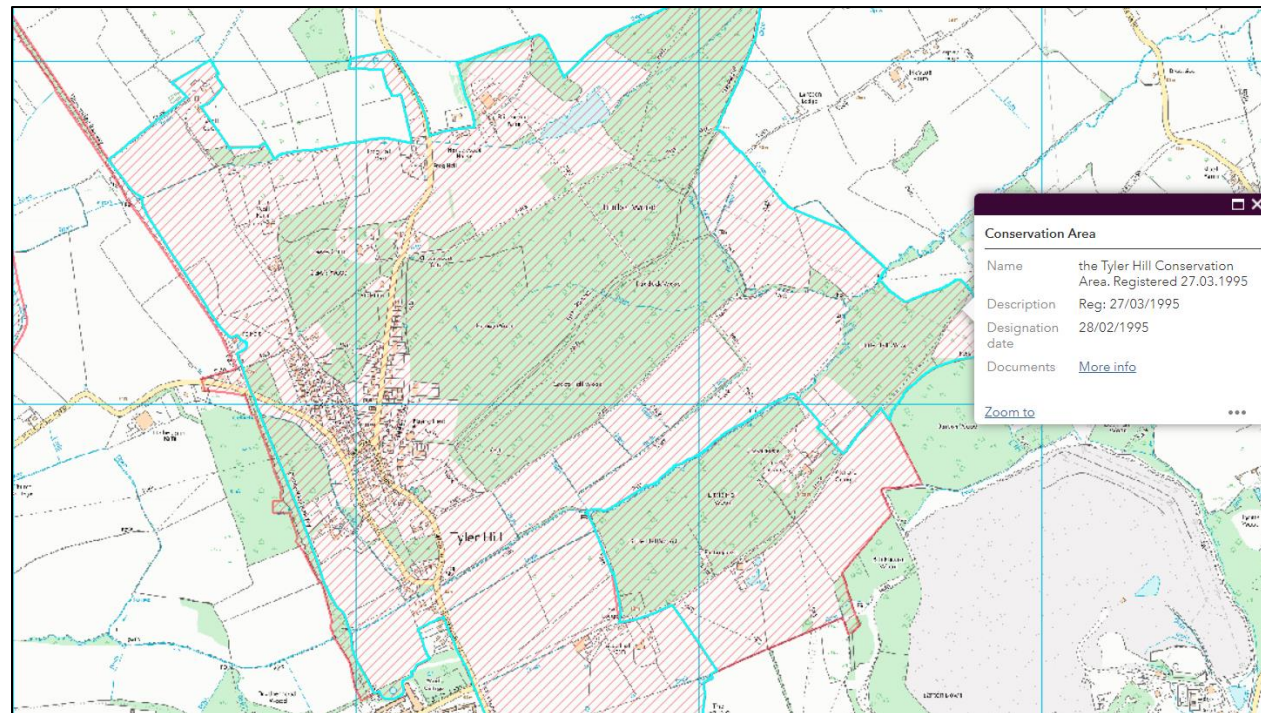


Figure 19: Planning Constraints Map Extract Tyler Hill and Railway CA

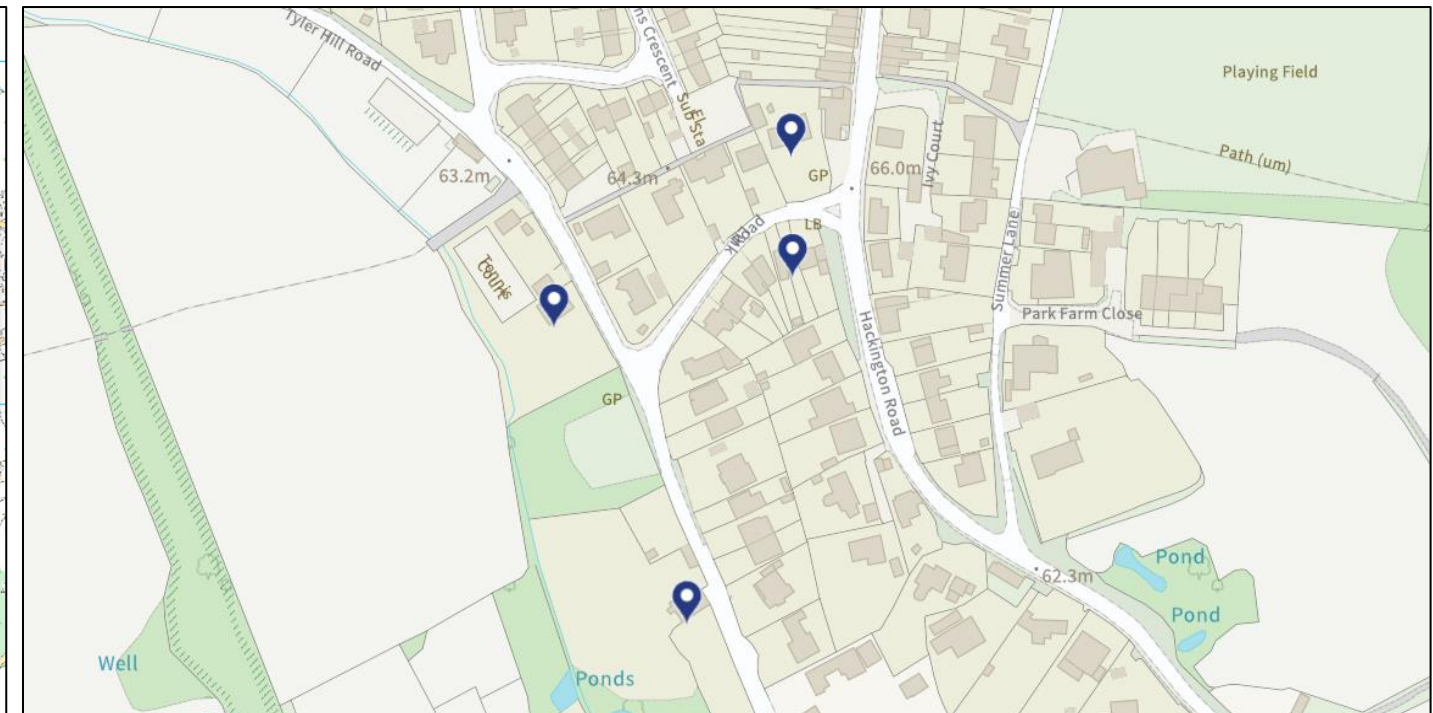


Figure 20: Distribution of Listed Buildings in Tyler Hill

Tyler Hill Conservation Area

- 4.13 The Tyler Hill Conservation Area is located to the east of the proposed allocation site and covers the majority of the Tyler Hill village settlement. The northeastern site allocation boundary would directly abut the western border of the conservation area boundary, therefore potential development here would impact upon the setting of the conservation area. This conservation area was designated on the 28th of February 1995 and whilst no conservation area appraisal has been produced a general description of the area may be summarised from *Appendix D of the Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020)* as follows:

'Tyler Hill is located on a ridge originally within a clearing in Blean Forest. The Medieval boundaries of this clearing are still well preserved. The area includes a series of small fields and paddocks within the built up area and there are a substantial number of buildings of architectural interest that contribute to the overall character. Oakwell-in-the Blean was originally laid out in 1834 and contains an attractive group of farm buildings. Traditional local building materials are red stock bricks and clay tiles. There are also examples of yellow stock brickwork, slate and weatherboarding.

The site of the former Canterbury to Whitstable Railway passes through this area with fine mature trees forming a natural boundary to the conservation area. In addition there are a number of interesting structures and engineering features. Tyler Hill Engine House hauled trains up from Canterbury in the early days. There was also a large pond to provide water for the steam engine and a cottage for the man in charge. Later a halt was added.'

- 4.14 Two statutorily listed buildings are located facing towards the western boundary of the Tyler Hill Conservation Area, and the openness of this area is a fundamental aspect of their settings. Potential development which would interrupt the openness of these setting would significantly erode the significance of these heritage assets. Assets with the potential to be affected would include:

- 1) Grade II – *Tyler Hill Cottage* – This was first designated on the 14th of March 1980 and the list description for the site may be summarised as follows:

'2. Dated 1750. Two storeys red brick. Hipped tiled roof. Two windows and one window space. Casement windows with small square leaded panes. Over the doorway is a stone inscribed "N 1750". 1 M'

- 2) Grade II – *Tyler Hill House* – This was first designated on the 14th of March 1980 and the list description for the site may be summarised as follows:

'2. Probably C18 house remodelled in early C19. Two parallel farms. Two storeys stuccoed. Hipped tiled roof and parapet. Long and short quoins. The first floor windows are in moulded surrounds with architraves over and glazing bars intact. Two later bays on ground floor and wide porch with fluted columns.'

5.0 Significance

5.1 Given the account above, it is clear that the landscape within and surrounding the proposed policy designation is undoubtedly historic and subject to a number of constraints. This significance is evidenced by the high number of designations in the locale of not merely the historic fabric of built form but the landscape setting of these assets and below ground archaeological features. One common theme prevalent in the designation of the conservation areas is the significance inherent within the landscape itself, where the preservation of such would naturally be a high priority.

5.2 It is therefore necessary to establish the significance of each area with the potential to be affected by development within its immediate or near setting. Specifically, with a view to establishing the resultant feasibility of each area in relation to the proposed site allocation for approximately 2000 homes in the draft local plan *Policy C12: Land north of the University of Kent*. Here, after identifying the assets located in each area, advice provided by Historic England in their 2019 document *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* will be applied, where this identifies the following considerations:

- *Archaeological Interest*
- *Architectural and/or Artistic Interest*
- *Historic Interest*

Amery Court Conservation Area Environs

5.3 As noted, this area is located towards the northern extends of the proposed policy designation boundary. Heritage assets located in proximity to the proposed site allocation would include the Amery Court Conservation Area, the Grade II listed *Amery Court* and the Grade II listed *Arabele Farmhouse*. Furthermore, a number of archaeological sites have been identified within the conservation area according to the local HER.

Asset	Archaeological Interest	Architectural and/or Artistic Interest	Historic Interest
<i>Amery Court Conservation Area</i>	Low	Medium	Medium
<i>Amery Court</i>	N/A	Medium	Medium
<i>Arabele Farmhouse</i>	N/A	Medium	Medium

5.4 As identified previously, the proposed site allocation boundary would border the southern and eastern boundaries of the conservation area and would therefore have the potential to impact upon the wider setting of these heritage assets. Whilst the proposed allocation boundary is located at some remove from the listed buildings, the conservation area boundary directly abuts this. Furthermore, the conservation itself and the landscape setting it seeks to protect, forms an integral part of the setting of these listed buildings and these assets therefore have an undeniable group value.

5.5 Any proposed development beside the south and eastern border of the conservation area would have to either *preserve* or *enhance* the setting of these assets. Considering the scale of the proposed development within the site allocation of approximately 2000 homes, this would transform the setting of these assets considerably. It is unlikely that the wider landscape setting of these assets would be *preserved* and its historic rural context would be impinged upon considerably.

Blean Conservation Area Environs

5.6 This area is located at the centre and to the west of the proposed allocation site. A large majority of the conservation area would be located inside the allocation site with parts of the church grounds abutting the border of the allocation boundary. Assets located within or in close proximity to the proposed site allocation would include the Blean Conservation Area, the Grade II listed *Church Cottage*, the Grade II* listed *Church of St Cosmus and St Damian* and the Scheduled Monument *Dispersed medieval settlement remains and a Roman building immediately south west of St Cosmus and St Damian's Church*. Furthermore, a high number of archaeological sites have been identified in the local HER, one particular site is located within the proposed location for the community hub.

Asset	Archaeological Interest	Architectural and/or Artistic Interest	Historic Interest
<i>Blean Conservation Area</i>	Medium	Medium	Medium
<i>Church Cottage</i>	N/A	Medium	Medium
<i>Church of St Cosmus and St Damian</i>	N/A	High	High

<i>Dispersed medieval settlement remains and a Roman building immediately south west of St Cosmus and St Damian's Church</i>	High	N/A	High
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5.7 Given the high level of sensitivity identified across this area, development within or within the setting of these assets would be heavily constrained by both national and local policy whilst having regard for the requisite legislation. Development here would have to both *preserve* and/or *enhance* the setting of these assets. Again, considering the scale of the development, this would considerably impact upon the rural and historic setting of these assets, principally the Grade II* Church of St Cosmus and St Damian.

5.8 According to the *Policy C12* concept masterplan, the location of the proposed community hub would be located directly east of these assets. Therefore, it can be assumed that this location would feature the densest development. It is therefore considered that this would be an inappropriate location for such development as this would completely transform the historic rural setting of these heritage assets. Any large-scale development in this location would result in a high degree of *less than substantial harm* to the significance of these assets and *paragraph 208* of the *NPPF* would therefore be engaged.

5.9 This area is also an area of archaeological sensitivity as evidenced by the Scheduled Monument to the south of the church. This would fall within the site allocation boundary and would therefore be put at further risk of disturbance and loss of significance. Furthermore, a monument has been identified in close proximity to the proposed community hub, extensive archaeological surveys would therefore need to be carried out prior to any new development proposals.

Hothe Court Conservation Area Environs

5.10 This area is located at the southern extends of the proposed site allocation and the vast majority of the conservation area would be contained within the proposed allocation boundary. Assets located within or directly adjacent the site allocation boundary would include the Hothe Court Conservation Area, the Grade II listed *Barn adjoining Hothe Court on the north*, Grade II listed *Hothe Court*, Grade II listed *Blean House* and the Grade II listed *Moat House*.

Asset	Archaeological Interest	Architectural and/or Artistic Interest	Historic Interest
<i>Hothe Court Conservation Area</i>	Low	Medium	Medium
<i>Barn adjoining Hothe Court on the north</i>	N/A	Medium	Medium
<i>Hothe Court</i>	N/A	Medium	Medium
<i>Blean House</i>	N/A	Medium	Medium
<i>Moat House</i>	N/A	Medium	Medium

5.11 Given the high number of designations within this area, large-scale development within the near settings of these assets would undoubtedly impact upon the significance of their settings. This is especially pertinent considering the group of assets centred around *Hothe Court*, where these assets have already been impinged upon significantly by the University of Kent development. However, the setting of these assets has remained relatively open, an aspect which has been protected by the wider conservation area designation.

5.12 When considering the *Policy C12* concept masterplan, one of the indicative locations for new vehicular access is located towards the southern boundary of the conservation area. It can be assumed that new/widened roads would need to be developed to accommodate the vast increase in traffic leading to the centre of the site allocation. This access would lead directly through the settings of three nationally listed buildings and the conservation area which was designated specifically to conserve these settings. Therefore, the significance of these heritage assets would be put at a high degree of risk from the development of new vehicular access and resultant increase in traffic. It is therefore considered that this would be an inappropriate location for the proposed vehicular access of the proposed site allocation.

Canterbury and Whitstable Conservation Area (Hackington and Blean)

5.13 The Canterbury and Whitstable Railway Conservation Area is located directly east of the proposed site designation and would directly abut the site boundary towards its northern extends. No statutorily listed buildings are located within the conservation area; however, parts of the structure still remain in places which are of historic and/or architectural interest.

Asset	Archaeological Interest	Architectural and/or Artistic Interest	Historic Interest
<i>Canterbury and Whitstable Conservation Area (Hackington and Blean)</i>	N/A	Medium	Medium

5.14 Considering the scale of the proposed development within the allocation site, this would have the potential to impact upon the significance of the setting of this conservation area where this has historically remained open and rural. This conservation area is therefore at a medium degree of risk from new development within its setting. However, across the hierarchy of significance identified across the allocation

site this would sit at the lowest end, although potential impacts upon its setting would still need to be considered by any development proposal, especially where this may harm the natural beauty of the area as identified by the conservation area appraisal.

Tyler Hill Conservation Area Environs

5.15 This area is located to the east of the proposed allocation site and covers the majority of the Tyler Hill village settlement. The northeastern site allocation boundary would directly abut the western border of the conservation area boundary. Assets located in proximity to eastern site allocation boundary with the potential to be affected by development proposals therefore include the Tyler Hill Conservation Area, the Grade II listed *Tyler Hill Cottage* and the Grade II listed *Tyler Hill House*.

Asset	Archaeological Interest	Architectural and/or Artistic Interest	Historic Interest
<i>Tyler Hill Conservation Area</i>	Medium	Medium	Medium
<i>Tyler Hill Cottage</i>	N/A	Medium	Medium
<i>Tyler Hill House</i>	N/A	Medium	Medium

5.16 The western portion of the conservation area was designated to conserve the landscape setting of Tyler Hill village, which also forms an important aspect of the setting of both Tyler Hill Cottage and Tyler Hill House. Development in the locations proposed would have the potential to impact upon the settings of these assets to a medium degree. Given the intervening distance between the listed buildings and the proposed site allocation boundary, this does mitigate impacts to a degree, but the historic rural setting of the landscape would be impinged upon more generally and, in turn, erode the significance of these settings.

6.0 Summary

- 6.1 WS Heritage Ltd. has been commissioned to undertake this Statement of Significance on behalf of Save the Blean to submit representations in relation to the *Draft Canterbury District Local Plan Regulation 18* which was published in March 2024. This Statement of Significance relates to heritage assets with the potential to be affected by development relating to *Policy C12 – Land north of the University of Kent which is contain within Chapter 2: Canterbury of the Regulation 18* document.
- 6.2 Site C12 is proposed for a comprehensive mixed-use development which would provide approximately 2000 new dwellings. As has been demonstrated above over sections 3.0, 4.0 and 5.0 the area within and surrounding the proposed allocation site is an undeniably sensitive area, highlighted by the high number of designations residing there. Given the high level of sensitivity identified across the allocation site any new development would be subject to strict adherence to guidance found within the *NPPF* whilst having regard for the wider regulatory framework, principally this would include the *Planning (Listed Buildings and Conservation Areas) Act 1990*.
- 6.3 Given the scale of the proposed development, it is considered that Site c12 is particularly unsuitable for such an allocation due to the considerable impact this would have upon designated heritage assets and the historic environment more generally. Development of this scale would likely conflict with guidance found within the *NPPF*, in particular *paragraph 205* where great weight must be given to the conservation of heritage assets, *paragraph 206* states that any harm to the significance of assets must require clear and convincing justification. It is considered that whilst there would be public benefit generated by the provision of homes, this would not *outweigh* the harm caused to the number of heritage assets identified.
- 6.4 New development in the area would be required to *preserve* or *enhance* the character and appearance or setting of the identified designated heritage assets. Considering that the predominant setting of the heritage assets found throughout the locale is of a rural and/or open landscape, a scheme of 2000 homes would cause significant harm to this setting. Any proposed development is unlikely to constitute the *preservation* or *enhancement* of the setting of identified heritage assets and would fail to accord with the directives set out within *s.66* and *s.72* of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

Appendix 1.0 Methodology

- 1.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 1.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 2. Understand the significance of the asset(s)
 3. Understand the impact of the proposal on that significance
 4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 5. Look for opportunities to better reveal or enhance significance
- 1.3 These five steps effectively fulfil the requirements of *paragraph 194* of the NPPF. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residual harm is justified.
- 1.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a ‘*suggested structure for a statement of heritage significance*’. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. 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;
 - ii. Architectural and artistic interest – there 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 skills, such as sculpture;
 - iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.
 4. **Impact on the Significance – Table 2**

- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
 - b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
 - c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
 - d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.
5. **Avoid Harmful Impact(s) – Table 3**
 - a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
 - b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
 - c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.
 6. **Justification for Harmful Impacts – Table 4**
 - a. This is the opportunity to describe the justification for the proposals.
 7. **Recording**
 - a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.
 8. **Summary**
 - a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
 - b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.

1.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

Level of Sensitivity	Designation Status
Very High	International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.
High	Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important.
Medium	Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record).
Low	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset.
Very Low/Negligible	Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale.

Table 2: Impact on Significance

Impact on Significance	Description
High	The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right.
Medium	The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation.
Low	The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation.
Neutral	The application site and / or element does not contribute to the significance of the asset.
Negative	The application site and / or element represents negative impingement which detracts from the significance of the asset.
Uncertain	Impact uncertain, more information required.

Table 3 – Avoiding Impacts

Impacts	Description
Very Positive	Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset.
Positive	Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset.
Neutral	Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting.
Negative	Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset.
Very Negative	Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset.
Uncertain	Impact uncertain, more information required.

Table 4 – Justification of Impacts

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset.

- 1.6 Here it is pertinent to note that *Advice Note 12* states that 'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'.

