

# Stodmarsh Conservation Area Appraisal



**Canterbury City Council**

**15 September 2009**



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# 1. Introduction

This appraisal examines the key elements that contribute to the special architectural and historic character of Stodmarsh Conservation Area. The character of any town/area is determined by its topography, location, the layout of its streets and open spaces and the age, material and style of its buildings and surrounding landscape. The combination of all these factors creates the feel of an isolated rural farming hamlet centred around a 13<sup>th</sup> century church and in the case of Stodmarsh Conservation Area, a unique, 'sense of place'.

Conservation areas were first introduced in 1967 and are currently defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

The original Stodmarsh Conservation Area was designated in 1973 with tightly drawn boundaries around a close-knit group of listed buildings. Following a review of the district an expanded Stodmarsh Conservation Area was designated on 21 July 1992 to include all of the built up area of Stodmarsh including Stodmarsh Court and its rural setting.

Stodmarsh is an important conservation area in that it is one of the few true rural farming hamlets left. It is also the only settlement left in the district that grew up around farming and still retains this link to its past with a functioning farmyard located in the midst of the village.

The City Council considers that the 'special interest' justifying designation of a conservation area should be defined and analysed in a written appraisal of its character and appearance. This document will be a background paper to the City Council's Local Development Framework.

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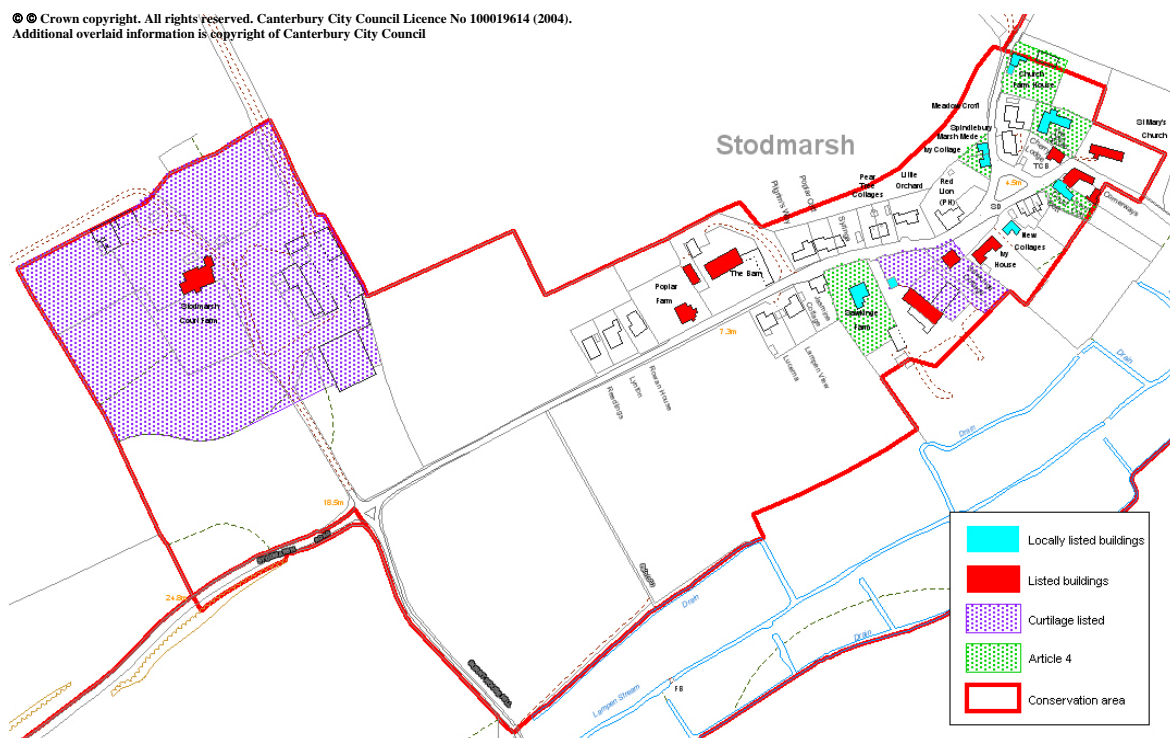


Figure 1: Stodmarsh Conservation Area

## **1.1 Key Characteristics**

This appraisal concludes that the most significant features of the Stodmarsh Conservation Area are:

- A small isolated rural hamlet located on a rise with a quiet rural aspect and no through traffic.
- Surrounded by unspoilt rural farmland with rural views from all points in the conservation area.
- Narrow soft edged roads lined with hedgerows on all routes into the hamlet.
- The retention of a working farm within the village boundary, which shows clearly the roots of the hamlet.
- The cluster of a mix of historic buildings around a small green including the church and public house.
- Single row of houses fronting either side of the road with farmland behind.
- Established trees and hedgerows.
- Sense of community and quiet rural activity.



## **1.2 Planning Policy Framework**

### ***National Policy Guidance***

Government advice on the control of conservation areas and historic buildings is set out in Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance Note 15 – Planning and the Historic Environment.

Planning Policy Guidance Notes 12 & 16, the draft South East Plan (March 2006), Regional Spatial Strategy, Kent and Medway Structure Plan policies and Kent Design Guide provide the general strategic policy context under which the policies in the local plan function.

### ***Regional and County Guidance***

The new draft South East plan places importance on the protection of the historic environment and acknowledges the role that the historic environment plays in contributing towards sustainable development, regeneration, tourism and social inclusion. Policy BE7 requires local authorities to adopt policies and proposals, which support conservation and enhancement of the historic environment. RPG9 sets out key principles for development in the South East Region.

The Kent & Medway Structure Plan policies also provide the general strategic policy context. It provides strategic planning policies for the whole county, and includes policies that are particularly relevant to rural areas. Policy QL6: Conservation Areas, sets out specific policy with respect to conservation areas.

The Kent Design Guide provides a starting point for good design that is well considered and contextually sympathetic amongst other things. It emphasises the need for the layout and appearance of new development to be based on an appraisal of the existing character.



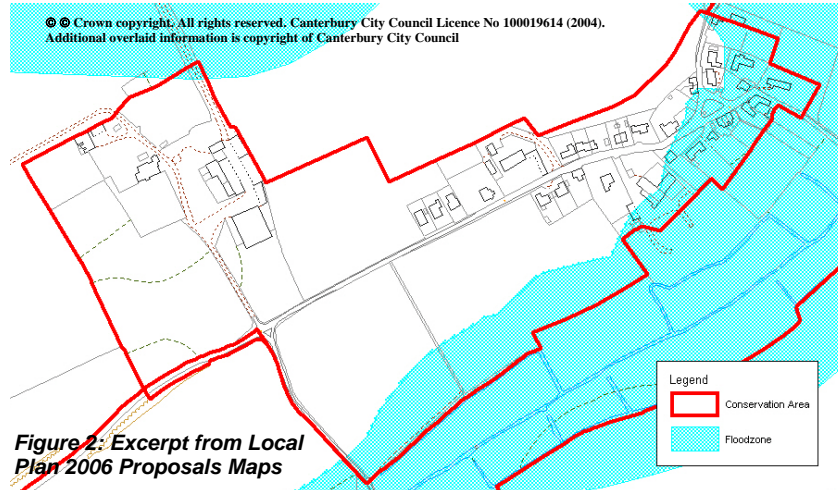
## **Canterbury City Council Local Plan**

The primary means by which the City Council ensures the preservation and enhancement of the conservation area is through the development control process and by applying the policies of the Canterbury District Local Plan (2001 – 2011). The Local Plan, adopted in July 2006, sets out the spatial strategy for the Canterbury District. It includes policies on housing, the economy, rural housing, the natural and built environment, community infrastructure and many others. A number of designations are particularly relevant to Stodmarsh, including those relating to conservation areas and listed buildings.

Paragraphs 6.83-6.93 of the Local Plan deal with conservation areas and include policies BE7, BE8, BE9 and NE5. Policy BE7 provides the primary guidance to developers about conservation areas.

The planning system has recently changed and ultimately a Local Development Framework (LDF) will

replace the Local Plan. The LDF consists of a collection of Local Development Documents, including the Core Strategy, Proposals Maps, Area Action Plans, and other development plan documents, which may deal with conservation issues as well as Supplementary Planning Documents



**Figure 2: Excerpt from Local Plan 2006 Proposals Maps**

## **Heritage, Archaeology and Conservation Supplementary Planning Document**

The Heritage, Archaeology and Conservation Supplementary Planning Document was approved in October 2007. Chapter 4 explains the features that make up a general conservation and Chapter 5 provides detailed guidance for developments in Conservation Areas.

## **2. Location and Setting**

### **2.1 Location**

The village of Stodmarsh is four miles east of Canterbury and lies in the shallow valley of the Lampen Stream, which flows into the Great Stour a mile to the north. Stodmarsh is situated at the point where the Lampen Stream flows out from a shallow valley to cross an area of marshland before joining the Great Stour. Stodmarsh Road drops gradually from the ridge to the west into the village, a compact cluster of houses in an open landscape. There is a small grass triangle, which forms the centre of the settlement with a glimpse of the Church beyond.

The amended Conservation Area includes the whole of the built-up portion of the village together with surrounding meadows, which contribute to the setting of Stodmarsh. The Conservation Area is linked through to Stodmarsh Court. Land bordering the Lampen Stream is included within the Lampen Stream Conservation Area, which wraps around the southern part of the Stodmarsh Conservation Area.

Stodmarsh was formerly a separate civil parish, with about sixteen houses, but was added to Wickhambreaux in 1934. Stodmarsh is within the ecclesiastical jurisdiction of the diocese of Canterbury, and deanery of Bridge.

## **2.1 Topography**

Stodmarsh is situated at the lowest extremity of the upland, below which the parish extends over the marshes, called Stodmarsh level, as far as the river Stour. Very near the church is a small stream, which is the boundary of the parish, on each side of which is a large marsh or swamp, overgrown with alders and willows. The court-lodge is situated in a bottom, close to the marshes, close to the village, and above it an open pasture down, over-which the road leads to Canterbury. The upland is hilly, and not very fertile.



## **2.2 Biodiversity Assessment**

The eastern section of the conservation area is dominated by fairly low intensity housing combined with extensive gardens, providing a potential habitat of moderate to high value for a number of species, if managed appropriately. They can provide habitats for a number of birds on the red list of conservation concern including house sparrow, starling and song thrush. Additionally they may provide a haven for stag beetles, slow worms, grass snakes, bats and even great crested newts.



Arable Land Habitat dominates the central section as defined in the Kent Habitat Survey 2003, with approximately 540metres of hedgerow growing along the field/road boundary. When properly managed, they can provide shelter and sources of food to birds, small mammals and insects.

Stodmarsh Court, to the very west of the conservation area, is predominantly intensive grassland, with a number of large mature trees within the grounds. The trees have possible ecological value for invertebrates and can provide suitable habitats for roosting bats and nesting birds.

There are also a number of agricultural hedgerows within the conservation area that provide valuable habitat for a number of species. It should be noted that countryside hedgerows (those not associated with the curtilage of a dwelling) are protected by the Hedgerow Regulations 1997. These hedgerows cannot be altered (beyond general maintenance) or removed without 6 weeks prior formal notice being given to the local planning authority. It should also be noted that the all trees are provided some degree of protection by the Conservation Area. Any tree located in the conservation area may not be removed without 6 weeks notice being given to Council.

### ***Opportunities for Enhancement***

Opportunities for enhancement are mainly at Stodmarsh Court where less intensive management of the grounds would lead to creation of neutral grassland, encouraging growth of a wide variety of flowers and grasses with the resultant habitat high in value for birds and small mammals. Ideally the retention of a buffer zone around the perimeter of the agricultural fields with the appropriate management would again lead to the creation of a neutral grassland habitat, greatly improving their value for wildlife.

### **2.3 Landscape setting and connections**

Stodmarsh is the quintessential Kentish rural farming hamlet. It has its roots in antiquity and little has visibly changed in the last 100 years. The village itself is nestled in the valley surrounded by farmland. With a single row of buildings lining either side of the road the rural hinterland can be seen at every point in the village. Glimpses of pasture and farmland and rural vistas are intrinsic to the character of the conservation area and are the basis for the setting of the village.

The village retains a quietly busy rural nature. The public house, church and farmyard provide constant activity and life in the village, there is constant movement of people, particularly ramblers, slow moving cars and tractors, birds and animals.

The village proper is set at the base of a hill just above the Lampen Stream. The main road into the village from Littlebourne Road runs down a ridge into the village, with the Jacobean style farmhouse Stodmarsh Court at the top western end of the Conservation Area and the Grade I listed church of St Mary's marking the lower eastern end of the conservation area. The road links the village to northeast to the marshes and to the east climbs back up the hill to the upland farms that are located on the ridge and in the Lampen Stream valley.

The narrow winding road that runs through the village forks at the green. The narrowness of the road with its soft edges acts to slow traffic so the few vehicles that move through the village travel at speeds far lower than the upper limit. This ensures that traffic does not dominate the village and that the road, instead of becoming a divisive feature as it is in many of the districts conservations areas, it acts as a vital link that helps to provide life and maintain the village.







There are panoramic views from the top of the conservation area in and around Stodmarsh Court northwards across the valley containing Stodmarsh and Westbere Marshes across to Hersden. Unfortunately the warehouses and sheds of the Lakesview Industrial Park together with the associated noise and lighting have an adverse affect on the rural setting and views of the conservation area.



There are two important views back into village; the one from northeast gives the full sweep of the north of the village from Church Farm to Stodmarsh Court. The other is the view back into Stodmarsh from ridge road above the Lampen Stream, which gives a panoramic view of the farmyard and the south of the village.



### **3. Archaeology and Historic Development.**

#### **3.1 Archaeology/Evolution**

Stodmarsh is first named in two charters of the late seventh century, in 675 when 3 sulungs (A sulung or ploughland was a unit of land measurement, approximating to about 120 acres) of land were granted in the marsh called *Stodmerch' iuxta Fordeuuicum*, and again in 686 when a further three sulungs of land were granted near *Stodmersch*, stated to be adjacent to that granted in 675. These royal land grants were made to the monastery of St Peter (the later medieval Abbey of St Augustine), with that in 686 made in exchange for ten pounds of silver. Another charter of 935 shows that the land granted in 675 and 686 lay between the *Lampden Stream* and the Great Stour, but included the higher ground and the ridge road (now represented by the Stodmarsh Road) and extended westwards across the low lying marshland and gravels and silty soils of the valley side and floor of the Stour, south-westwards to Fordwich.

By 675 the place-name was evidently already being applied to an extensive area of marshland, the first element *stod* implying that it was being put to use for horse-rearing. Originally this area fell within the early Bourne river estate. The estate centre was focused on Ickham and Wickhambreaux with the territory extending between the Great and Little Stour rivers, southwards to Barham and the upland at Walderchain. Stodmarsh probably represents the final phase in the sub-division and development of this estate. Some form of settlement, even if only seasonal, may have occurred in connection with horse rearing (a stud farm is implied) in the eighth and ninth centuries when the resources available to the Abbey of St Augustine would have enabled the land to be drained and converted to meadow. Stodmarsh however was not separately assessed in the Domesday Book in 1080, suggesting its value was either nominal, or hidden in another assessment, perhaps with that for Littlebourne, another possession of the Abbey of St Augustine.

Nor is a church listed at Stodmarsh in the Domesday Monachorum of Christ Church Priory, compiled in 1100, suggesting that the small single-cell chapel or church was erected in the early twelfth century which, along with an adjacent small farm, formed the focus of settlement by that date. By the thirteenth century a chancel with simple lancet windows had been added to the nave of the church, which had become parochial. The church remained appendant to the manor of Stodmarsh until 1243 when it was granted, along with 4 acres of the demesne, to the Poor Priests Hospital in Canterbury.

Only one other farm, at Puckston, is recorded in Stodmarsh parish in the medieval period. First mentioned in 1198 it is recorded again, along with Stodmarsh, in the thirteenth century Black Book of St Augustine. Even at this date however it is unclear where the principal grange and manorial centre at Stodmarsh was situated. The location of the present Stodmarsh Court is some distance from the church. This, and the existing buildings dating to no earlier than the late sixteenth century, suggests the manorial centre may have been moved at this time. By the late fourteenth century the demesne of the manor extended to 488 acres and was valued at £5 4s 9d. A royal grant of free-warren made to the Abbey of St Augustine in their demesne lands in Stodmarsh in 1270 indicates woodland was then more extensive across the parish. By 1800 this had been reduced to just one small copse.

The 'village' of Stodmarsh developed from the early eighteenth century, the earliest building, other than Stodmarsh Court, dating from 1710. The green has been created as a result of isolating land, by the cutting through of a shorter route, at the junction of the Stodmarsh Road and a track leading north-east to the Stodmarsh Levels. Edward Hasted, writing in the late 1790s, described Stodmarsh as in 'an obscure situation, neither pleasant nor healthy' and recognized that 'the village, which is very neat and pretty, stands on a kind of green.' In 1801 the parish, which contained only sixteen houses,

extended to 700 acres, about the same size as that recorded in the original grant to the Abbey of St Augustine in 675, and the population was 110. This rose gradually to 145 in 1841 but thereafter has decreased consistently to the present day.

### **3.2 Recent History**

Some of Sidney Thomas Cooper's paintings of cattle and sheep are said to be in the Stodmarsh Meadows.

Stodmarsh Court Farmhouse is a large house, parts of which date from the 16th century. The rest dates from 19th century rebuilt in Jacobean style. Some wall paintings removed from this house in 1914 are now in the Victoria and Albert Museum. The house is listed Grade II. The house is currently being restored and renovated and during archaeological investigation in April 2009 the remains of a small brick and mortar outbuilding dating from the Tudor period was found.



1: St Mary's 1807 from <http://www.kentarchaeology.org.uk/Research/Libr/VisRec/S/STD/01.htm>

2: St Mary's 1867 <http://www.kentarchaeology.org.uk/Research/Libr/VisRec/S/STD/02.htm>

3: St Mary's as it is today April 2009

The Parish Church of St Mary is of 13th century date, the Nave was restored in 1888 and the Chancel in 1891, by Cowell & Bromley of Canterbury. It is Listed Grade I. The church, which is dedicated to St. Mary, is small, consisting of one aisle and a chancel, having a low pointed turret at the west end, in which are two bells; This building is remarkably long and narrow, and seems very ancient, especially the chancel. In the aisle is a stone, coffin-shaped, having on it a cross with four pommels; near it a stone with an inscription in brass, the figure lost, for William Barnevyle, obt. 1464. In the chancel are several memorials for the family of Courthope, and a monument for William Courthope, Esq. of Stodmarsh-court, obt. 1727.

Other listed buildings within the village include Cornerways, Old Post Office Stores, Ivy House, Sawkinge Farm Cottage and the 17th century barn at Sawkinge Farm. Poplar Farm House, Poplar Farm barn and stables are also Grade II listed. As well there are several locally listed buildings within the conservation area.

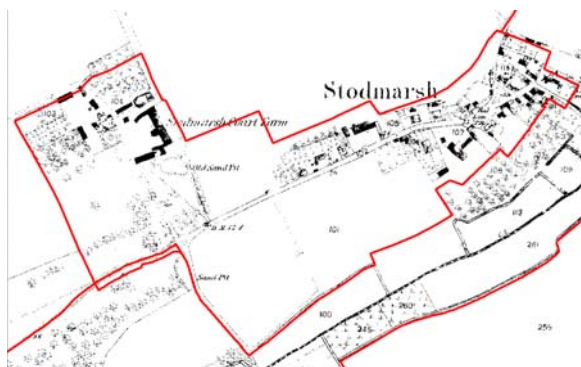


Figure 4: Historic map 1843-



Figure 5: Aerial photo 2003

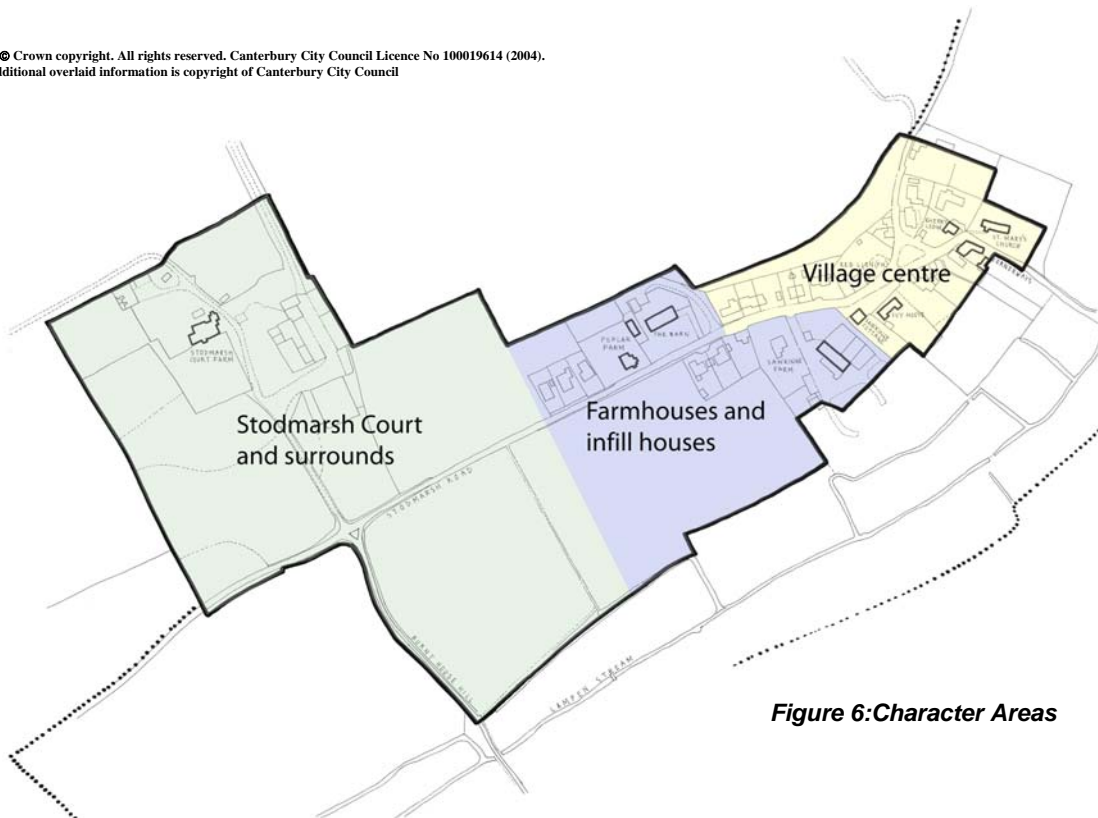
Apart from a few in fill buildings and the loss of some community facilities such as the post office there has been little change in Stodmarsh in the last 100 years.



## **4. Main Character Areas**

To allow analysis of the character of Stodmarsh Conservation Area Conservation Area it has been divided into 3 zones, each with some distinct characteristics. This is defined by the historic form of development (plot layout, roads and boundaries); the relationship of buildings to spaces; the type and age and use of buildings; the contribution of landscape, land uses, trees and hedges, views and vistas, see figure 3. In some respect this is a slightly artificial division with respect to Stodmarsh Conservation Area, which has a gradual change in building density from the open farmland to the closely packed buildings of the village centre.

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**Figure 6: Character Areas**

### **4.1 Character Area 1 – Village centre**

Around the parish church the houses are grouped fairly closely together and the gaps, which do exist, are of considerable significance, some containing important trees and views. Around the periphery of the village core and along the valley bottom there is little development.

The road that runs down the ridge divides to the northeast and southeast around a very small green that contains two small trees, a sundial and bench,. This creates the centre of the village and the sense of having arrived in a place. The public house sits opposite the green and the first view of the church can be seen from here.

The Parish Church of St Mary, 13th century, is Listed Grade I. Other listed buildings within the village include Cherry Lodge, Cornerways/Old Post Office Stores and Ivy House. There are also several locally listed buildings within the conservation area. The Church is a very important feature in the village both visually and for its historic value. Its location on the edge of the village means that it has a very peaceful setting.

The Red Lion Public House sits on the western edge of the green. It has a nice mix of materials. However, the large asphalt area used as a car park is a discordant element in



the conservation area and could be improved with some landscaping, the fence around the beer garden is not in keeping and again some plantings to soften it would help.



Other buildings of particular note in the area are:

- To the south is Sawkinge Cottage built of red brick and Kent peg tiles.
- Ivy House is a well-maintained cottage typical of its era.
- The roofscape of Cherry Cottage and the Oast House is interesting and visually attractive.
- Cornerways/Old Post Office is built up to the road and still includes a post box and the adjacent phone box. It has a Kent peg tile roof, casement windows, is finished in white painted render with black detailing.
- The locally listed Stable is the last thatched building in the village but is in a very poor repair behind a poorly maintained hedge.
- Church farmhouse.

There are a few modern buildings, some of which make little contribute to the character of Stodmarsh. The village has not escaped the "improvers" hand and several of the cottages which were formerly attractive have recently been spoilt by the introduction of poorly designed replacement joinery in non-traditional styles and materials. The incorporation of wide driveways and large areas of hardstand also detract from the character of the area.

***key characteristics.***

- Closely packed buildings
- Range of styles reflecting varying ages and previous uses of the buildings
- Quiet rural atmosphere with sounds from farmyard and birds
- Glimpses of farmland between buildings
- Pub, church and small green at the centre of village
- Glimpses of the church and churchyard on a slight rise

## **4.2 Character Area 2 – Farmhouses, farmyards and infill housing**

The northern boundary follows historic field boundaries along the land bordering Stodmarsh Road between Stodmarsh Court and Poplar Farm is included in this character area.

The older buildings in this area result from farming predominately being farmhouses and associated farm buildings and barns. There are much larger spaces between buildings giving this edge of the village a more rural farmyard feel. There are views of farmland between houses, soft verges to road, with the predominant boundary treatments being wood paling fences and hedges.



Once again there are a few modern infill buildings and modern changes and extensions most of which add little to the character of Stodmarsh. However, garden and boundary planting do help to soften and tie in many of these buildings.

The working farmyard at Sawkinge Farm is a key feature of Stodmarsh and this character area. The traditional use of the black painted weatherboard corrugated iron roofed Grade II listed barn for the sheltering of cows and farm equipment is important both historically and for the life that it brings to the hamlet. The views of the farmyard and rural hinterland at this point in the conservation area are quite special and unique in Canterbury District.



Sawkinge Farmhouse is a mid 19th century replacement of an earlier building and is locally listed. With its original details, connection with the farmyard, setback and lightly landscaped grounds it makes a valuable contribution to the character of the area.

Jasmine Cottage to the west of Sawkinge Farm is an attractive red brick building whose front details mimic to some extent those of the Grade II listed Poplar Farmhouse.



The collection of Grade II buildings at Poplar Farm (including the farmhouse, barn and stables) have been predominately converted for residential use. The conversions as a whole have been relatively sympathetic although the landscaping has yet to develop to soften the development.

***key characteristics***

- Less dense development with larger gaps between buildings with views over farmland
- Larger houses generally detached 2-2.5 storey
- Modern infill development
- Farmhouses, barns (some converted) and farmyards show the roots of the village
- Mature trees and hedgerows

**4.3 Character Area 3 – Stodmarsh Court and setting**

Running down into Stodmarsh, from the south and the A257 Littlebourne Road, Stodmarsh Road stretches along the ridge, it is narrow and steep with soft edges. From the road there are glimpses of the water bodies of the marshes, Hersden and the roofline and first floor of Stodmarsh Court.

Stodmarsh Court sits in a hollow on the edge of the ridge to the west of Stodmarsh village and is surrounded by many fine mature specimen trees. Stodmarsh Court is an imposing Jacobean style grand home set back from the road. It is a large house, parts of which date from the 16th century, the rest dating from 19th century was rebuilt in Jacobean style. Some wall paintings removed from this house in 1914 are now in the Victoria and Albert Museum. The house is listed Grade II. There are a number of modern farm buildings tucked between the trees below the brow of the ridge reducing their visibility from the road.



The farmland between Lampen Stream and Stodmarsh Road to the west of the village is part of the setting of the village and forms a link to Stodmarsh Court. This character area includes Stodmarsh Court, the farm buildings and fields around the building and over the road. The farmland surrounding Stodmarsh Court is predominately used for grazing cattle as such boundaries are defined by hedgerows and post and wire fences with some mature trees in the hedgerows. Public footpaths also run across the fields. The panoramic views across farmland and the marshes give a sense of space and rural hinterland, although views of Lakesview Industrial Estate and Business Park does affect the setting of the conservation area.

### ***key characteristics***

- The manor house
- Large stretches of farmland and pasture
- Mature specimen trees
- Post and wire fences and hedgerows mark field and property boundaries.
- Panoramic views over farmland to the south and the marshes to the north

## **5. Recommendations**

### **5.1 Materials**

The predominant building material for houses is red brick often covered in render. Kent peg tiles are the main roofing material with some slate. Older farm buildings are black stained weatherboard and newer ones are corrugated iron.

Boundary treatments are generally hedgerows, trees and post and wire fences with some low brick walls.

### **5.2 Primary Issues**

For a seemingly sleepy rural area there are a number of potential issues facing the Stodmarsh conservation area.

#### ***Watering down of the historic fabric***

Many of the recent buildings and additions do not follow local building styles and forms nor use local materials or techniques characteristic of the area. The impact of these buildings and alterations could be reduced by the use of additional planting and more traditional boundary treatments.



#### ***Pressure for expansion and modernisation***

The scope for new buildings or extensions is limited. Where there is a nominal potential for new buildings or extensions that comply with other local plan policies it will be critical to ensure that the character of the area is left unharmed. This applies equally to development within the conservation area boundary as to that outside of it. Large-scale modern development in the conservation area would compromise the character and appearance of this area. The use of inappropriate materials and building methods would also impact substantially. The scope for new buildings or extensions is limited due to the impact they would have on the setting of the current buildings and within wider landscape.



Around the church and village green the houses are grouped fairly closely together and the gaps, which do exist, are of considerable significance, some containing important trees. Around the periphery of the village core and along the valley bottom there has been little development. Even if there are instances where the effect of a

single development might be held to be minimal the cumulative effect would be much greater and the Council will where appropriate ensure that one development does not set a precedent for further infilling.



### ***Loss of trees and hedgerows and rural views***

The most visible features of the conservation area are the specimen trees, mature trees, hedgerows and views across the adjacent countryside. Retention of the trees especially the single standards and boundary hedgerows is important. The panoramic and glimpses of views between the buildings are also important to the character of the Conservation Area. These views can be adversely affected by unsympathetic developments outside of the conservation area.

### **5.3 Boundary assessment**

The Stodmarsh Conservation Area is unusual in that it includes a working farm in the centre of the village and is drawn extensively to include the areas around Stodmarsh Court. The current boundary takes in most of the area necessary to protect the setting of the village and Stodmarsh Court. Should a boundary review be undertaken it would be worth considering the inclusion of the field to the northwest of the village to protect this important view into and out of the village.

## **6. Management and Improvement**

There is a need to ensure that all future developments in the conservation area respect the local distinctiveness of Stodmarsh Conservation Area, hence some guidance has been provided below. The key issue is maintenance and improvement of those aspects that contribute to the character and quality of the street scene.

- Any new development should have a visual understanding of the historic roots of the conservation area as a rural farming community and all that that entails.
- Protection of the built environment in particular the Grade I and II listed buildings.
- Retention and protection of the working farmyard at Sawkinge Farm where possible.
- Protection of the rural views into, across and out of all parts of this conservation area.
- The hedgerows and individual trees within the Conservation Area should be retained and protected as they make up an important part of the setting.
- Any new development should have close regard to the traditional building styles, forms, materials and techniques characteristic of this area. The height, size, design, roofscape, plot width and visual appearance of new development and the design of any new vehicle access should respect the character of the conservation area.



- Ensuring that the scale of extensions and new buildings are in keeping. It is important that any change or enlargement does not swamp the existing buildings and does not make presently unsympathetic buildings more visible. Where an extension to an existing building is proposed the details on the extension shall match closely the details on the main building where these are of a traditional nature.
- New development in the Conservation Areas will normally be required to retain or reinstate the historic street pattern, traditional building lines, boundary treatments, open spaces (including private gardens and yards), kerb lines and carriage entrances which contribute to their character.
- Restore traditional details to buildings in the conservation area where these have been lost prior to development.
- Use of in keeping construction materials especially bricks and handmade Kent peg tiles.

- There is a need to maintain soft verges and access ways/driveways that are 'soft' and not overly engineered to retain the rural feel.
- Retain and protect; the soft road edges, eclectic collection of front boundary treatments, spaces between buildings and the views over the adjacent countryside.
- Where buildings are set back from the road the retention or creation of front gardens are important and hardsurfacing should be minimised and screened.
- It is important to the character of Stodmarsh to retain and protect the openness and the vistas from infill development. The views into and out of the Conservation Area provide its setting. These aspects need to be safeguarded with the character remaining essentially rural.
- Boundary treatments should be traditional such as hedges or wire and chestnut post fences where these are appropriate. Repair, maintain or reinstate traditional boundary treatments such as hedges where these are appropriate.
- The Grade I listed church and its setting are very important and must be protected.

When considering new development this need not necessarily mean exact copying of earlier styles in new work though on occasion this may be the only way. But it does require developer and designer to come to an understanding of, and a respect for, the character of the area when drawing up their proposals. Every new proposal within the conservation area should be backed up by a thorough analysis of the site and its historic context. This exercise should 'inform' the design process and be part of a design statement submitted with a planning application.

There will therefore be a presumption against any further development within the central village core of Stodmarsh Conservation Area and in future applicants will have to demonstrate that not only have they complied with the general conservation area policies but that the proposal does not involve the loss of trees or hedgerows or the widening of roadways or junctions.



## **7. Statement of Consultation**

A copy of the draft Conservation Area Appraisal has been sent to the Parish Council, all residents, interest groups, local councillors and service providers. The formal period for consultation is 29 May 2009 to 26 June 2009 and responses were received up until 28 July 2009. Six responses were received.

The draft Conservation Area Appraisal was reported to the Canterbury City Council Rural Area Members Panel on 16 June 2009 for their comment. The Conservation Area Appraisal was then amended in light of the consultation and presented to the Development Control Committee along with a summary of the responses received on 15 September 2009. One speaker was heard at the meeting. The Development Control Committee formally adopted the document as a 'material consideration'.

All persons who responded to the consultation were informed of their right to attend and speak at the committee meetings.

## Appendix 1

### 1. Listed Buildings details

|                                   |          |                 |
|-----------------------------------|----------|-----------------|
| Church of St Mary                 | Grade I  | 13 January 1967 |
| Cherry Lodge Cottage              | Grade II |                 |
| Stodmarsh Court Farmhouse         | Grade II | 14 March 1980   |
| Poplar Farmhouse                  | Grade II | 14 March 1980   |
| Poplar Farm Barn                  | Grade II | 14 March 1980   |
| Stable at Poplar Farm             | Grade II |                 |
| Sawkinge Farm Cottage             | Grade II | 14 March 1980   |
| Barn at Sawkinge Farmhouse        | Grade II | 14 March 1980   |
| Ivyhouse                          | Grade II |                 |
| Cornerways/Old Post Office Stores | Grade II | 14 March 1980   |
| K6 Telephone Box                  | Grade II | August 2009     |

### 2. Locally listed

The Oast  
Court Cottage  
Former Stable to rear of Ivy House  
Sawkinge Farmhouse  
Granary at Sawkinge Farm  
Church Farmhouse  
1 and 2 Ivy Cottages