

**APPENDIX i: TABLE OF REPRESENTATIONS, AND THE COUNCIL'S RESPONSE AND RECOMMENDATIONS FOR ANY CHANGES TO THE ASSESSMENT DOCUMENT IN RELATION TO THEM – FOR PROPOSED RODMERSHAM CHURCH ST. C.A.**

<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
1	Local resident	Support the proposed designation and impressed by the thoroughness and quality of the assessment document. Confused as to why this area had not been previously designated as it outshines Rodmersham Green in some respects. Can't really fault the assessment document except for perhaps including more detail on Glebe House – whilst it isn't listed, it's still an imposing and handsome building on the edge of the proposal. The area has largely managed to retain its rolling, glacial-formed landscape when viewed from high points. Giving the hamlet of Rodmersham some recourse against what seems like almost inevitable future development, it is of the utmost importance to grant it conservation area status.	It is not necessarily helpful to compare Rodmersham Green with the actual hamlet of Rodmersham as they have very distinct, different characters. The area in question is without doubt considered worthy of conservation area designation. The extent of information provided re Glebe House is considered to be proportionate and appropriate.	No change to the assessment document needed.
2	Local resident	In favour of the Council, working in partnership with local residents, businesses, the parish councils, the county council and other key stakeholders to manage the area sensitively to conserve its special character and appearance	Noted.	No change to the assessment document needed.
3	KCC Public Rights of Way & Access Service	Within the proposed Conservation Area boundary, a section of Public Footpath ZR208 is recorded. This path will remain on its existing alignment until such time as any formal application is submitted for diversion or extinguishment. In such an event, there is no guarantee the proposal will be successful, not least that it would be open to public objection, so the existence of this PROW	Noted. There is no intention to extinguish or divert the public footpath in question as part of the proposed management plan.	No change to the assessment document needed.

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
3 (cont')	KCC Public Rights of Way & Access Service (cont')	<p>should be regarded similarly to the continued existence of Church Street, i.e., a considerable degree of permanence. It is noted there is no suggestion within the Strategy to seek to divert or extinguish the path.</p> <p>In discussing the Public Realm (p.23), it is commented that highway signage does 'not necessarily respect the special character of the place'. PROW are public highways as with road highways such as Church Street. KCC, as the local highway authority, has a legal duty to install and maintain signage along a PROW including where a PROW leaves a metalled road (Countryside Act 1968 S27). KCC signage conforms to its agreed and approved standard, which it expects to maintain for the foreseeable future, principally as consistency is of benefit to path users.</p>	<p>The commentary contained within the assessment document is entirely appropriate. Elsewhere, it is the case that the injudicious use of highway-related signage, etc has resulted in visual harm to conservation areas in Swale Borough, though I am not aware of any situations where PROW signage results in, or materially contributes to such harm.</p>	<p>No change to the assessment document needed.</p>
4	Historic England	<p>The proposed designation and draft appraisal clearly set out the historic and architectural interest of the Rodmersham Church Conservation Area. We are pleased to see that the legislative background has been clearly stated and the character of each area has been carefully studied in line with Historic England guidance.</p> <p>We welcome the inclusion of important views within the conservation area appraisal draft, but we recommend all views identified should include a detailed description of the views and their constituent parts, alongside clear photographs, outlining the contribution the views make to the character and appearance of the conservation area.</p>	<p>Noted.</p> <p>Noted and the proposed suggestion can be largely accommodated without fundamentally altering the shape of the document</p>	<p>No change to the assessment document needed.</p> <p>The identified significant views will be indicated on the aerial photo map. The significance of each will be described where such information is</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
4 (cont')	Historic England	<p>When describing views, special attention should be given to identifying heritage qualities and sensitivities, such as if any existing development breaks above the roofline silhouette of any buildings or landscape features. Priority should be given to those views that make the greatest contribution to an appreciation of the character and appearance of the conservation area or principal landmark buildings within it. This would serve as a proactive and transparent approach to their management. You may find the following published planning advice useful:  <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/</a></p> <p>Locally significant buildings which make a positive contribution to the conservation area are identified on the map on page 7, but in addition, Historic England recommends that these should be listed in a separate table and described to ensure their qualities are fully explained and transparent.</p> <p>The proposed management plan sets out practical guidance on preserving or enhancing the areas' special character or appearance. They also recommend opportunities for enhancement, which is welcomed by Historic England</p>	<p>Noted and the proposed suggestion can be largely accommodated without fundamentally altering the shape of the document</p> <p>Noted, but including them listed out within the body of the document is considered more appropriate.</p> <p>Noted and acknowledged.</p>	<p>not already included in the text. The photos already included will be cross-reference alongside the description.</p> <p>As per the above recommendation.</p> <p>List of locally significant buildings to be provided in body of document in an amendment to the assessment document.</p> <p>No change to the assessment document needed.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
4 (cont')	Historic England	<p>Historic England supports the production of this statement and the associated management plan for the Rodmersham Church Conservation Area. However, we recommend your council takes the necessary steps to address the points made above to ensure the statements will facilitate sustainable development as set out in the NPPF.</p> <p>The comments provided do not address unscheduled archaeology. Please seek comments on these matters from your Council's own Archaeology Officer.</p>	<p>Noted and welcomed. The recommended steps are being taken as far as practically possible, as per the recommendations set out in this table.</p> <p>SBC does not have its own Archaeology Officer, but the advice of KCC's Principal Archaeologist was sought at the outset and his feedback is incorporated into the public consultation draft.</p>	<p>To make changes to the assessment document in line with those referenced above.</p> <p>No change to the assessment document needed.</p>
5	Local resident	<p>The proposed designation is supported, and the appraisal makes excellent recommendations to preserve the characteristics of the area. However, it would be better for the Appraisal to be titled 'Church Street' or 'Church and hamlet of Church Street' as the Rodmersham Church title suggests only the church would be within a conservation area.</p>	<p>This is a similar point to that made by Rodmersham Parish Council (see rep. no. 10). Careful consideration was given to the naming of the proposed CA, but on further reflection and in response to the comments made on this point, a revised name might be appropriate in the event that the proposed designation is agreed.</p>	<p>That in the event of the designation being agreed, that the name of the CA be changed to 'Rodmersham Church Street Conservation Area'.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
5 (con't)	Local resident	<p>Some of the language used is particularly subjective, to the point of critical, e.g., “retention of grass verges is fundamental” - some verges cannot be retained due to the heavy amount of traffic through Church Street, particularly the large farm vehicles during harvesting.</p> <p>Re. P9, we are concerned that the farmland next to the church yard is not included in the proposed Conservation Area as this includes land that is currently used as a 'car park' for St Nicholas. Whilst the Appraisal highlights concrete kerbs as 'injudicious', the lack of protection for farmland to the left ('ancient orchard' prior to Brexit) could allow for further kerbing, signage and hard landscaping to assist vehicles and persons using the church. Also, the use of concrete kerbing has been used to prevent vehicles eroding the verge which has been planted up with spring bulbs.</p>	<p>Noted and acknowledged. However, such traditional soft verges are particularly vulnerable in farming communities and have been threatened and removed in recent years in the rural lanes around Rodmersham -to the notable detriment of rural character. It is important to avoid this type of edge treatment where possible.</p> <p>The farmland in question provides the setting to the interesting cluster of buildings and spaces in between/immediately around them, but it is of little heritage interest in its own right and the established guidance suggests drawing boundaries tightly to reflect the special interest. The practical reasons for the installation of concrete kerbing are noted but see comment on this above.</p>	<p>No change to the assessment document needed.</p> <p>No change to the assessment document needed.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
5 (cont')	Local resident	<p>Re. P10, we are concerned that the proposed Conservation Area does not extend to Rodmersham Court Farm. There are a number of outbuildings dispersed around the farm, including the Grade ii Listed barn (in disrepair) that are characteristic of Rodmersham House (once called New House) such as old dog kennels and stables and these building should be preserved, unless they fall within the curtilage of Rodmersham House? Furthermore, the Conservation Area should extend to Ashgores at the other end of Church Street.</p> <p>Re. P11, we are pleased to see the description of 5 Church Cottages included, which is marked on the map as 'locally significant'. Although unfortunately not Listed, it has some history within the hamlet.</p> <p>Re. P12, the surviving stables at Church Farm House have 'graffiti' of military names and numbers on the walls left by the Royal Dublin Fusiliers in 1918. This has been logged with the Archaeology Data Service. Photographs are available of the barn walls</p>	<p>See comment on these points in relation to rep. no. 10 from the Parish Council.</p> <p>Noted and acknowledged. The building is unlikely to be suitable for statutory listing based on the current listing selection guides, but may be appropriate for inclusion on the Swale Local List, as reflected in the notation to the proposed CA map.</p> <p>The referenced graffiti adds to the special interest of the parent listed building and the curtilage listed stables in question</p>	<p>Alignment of proposed CA boundary to be altered to include Ashgores House. The pre-1948 agricultural buildings associated with Rodmersham House (formerly New House), at Rodmersham Court Farm would benefit from protection through curtilage listing, so no change needed in respect of that particularly cluster of buildings.</p> <p>No change to the assessment document needed.</p> <p>The supporting text to the listed building will be amended to reflect the special interest of the stables. With consent, a photo showing some of the graffiti may be added.</p>

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<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
5 (cont')	Local resident	<p>Re. P13, '<i>The unexpected geometry of the front brick boundary wall.....reflect the footprint of an original barn</i>'. The wall reflects where the property's boundary ended prior to 2001, as requested by the Council in relation to a planning application, to alter the entrance. The design was stipulated to show where the entrance to a farm track was previously located, for access to farmland behind. The farm track and small paddock now form the front garden of Church Farm House.</p> <p>Two supporting photographs have been provided:</p> <ol style="list-style-type: none"> <li>1. An aerial photo from 2012 which shows Church Street with its orchards.</li> <li>2. A photo taken from the church tower (towards Church Farm House) showing large barn that once ran along Church Street.</li> </ol>	<p>The text in question will be amended to reference the context of a longstanding farm access track.</p> <p>Photo 1 helps shows how much orchard land has been lost in recent years, by comparing it with the later aerial photo on page 10, as does photo 2. Photo 2 is useful in understanding visual changes to the character of the hamlet from the loss of traditional farm buildings, including the large barn on Church Street frontage</p>	<p>The text on page 13 of the document to be amended as per the officer response opposite.</p> <p>Photo 1 to be used within the assessment document in an appropriate placement. Photo 2 to be also be used, although only if a clearer version of (somewhat fuzzy) image is possible. (Note: consent has been given to use both these images and a possible related third image)</p>
6	Local resident	<p>No objection to the proposal to make Rodmersham Church and surrounding area of Church Street a Conservation Area as defined and illustrated by Peter Bell in the Public Consultation Draft document.</p>	<p>Noted and welcomed.</p>	<p>No change to the assessment document needed.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
7	Montagu Evans on behalf of Quinn Estates	<p>The Appraisal identifies the key buildings in the Conservation Area to comprise the Church of St Nicholas, and the collection of grade II buildings to the north of the church, to each side of Church Street. These comprise: Church House, Church House Cottage and Church House Farm (Matsons).</p> <p>The principal elements of the area which are identified as comprising the main reasons for designation are:</p> <p>(a) The medieval grade I listed Church of St Nicholas and its boundary wall and Lych gate;</p> <p>(b) The collection of grade II listed buildings to the northeast of the church, including Church House, Church House Farm, and Church House Cottage; and</p> <p>(c) The locally significant buildings Glebe House, Orchard Cottage and 5, Church Street.</p> <p>The setting of the Conservation Area is discussed and described in the draft Appraisal. We note the following key points are made:</p> <p>(a)The Appraisal places emphasises the relationship between the village group and its wider setting. The “sense of openness and long views” (section 2.3) and “strong” relationship between village and landscape setting (summary of significance on page 19) are described.</p>	<p>Noted and acknowledged.</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p>	<p>No change to the assessment document needed.</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p>

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<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
7 (cont')	Montagu Evans on behalf of Quinn Estates	<p>(b) The Appraisal states that “Views across the landscape are particularly important when approaching Rodmersham from the north or south”. It is noted that “Landscape views are frequently punctuated by dispersed and isolated buildings or groups of buildings.”</p> <p>(c) The Appraisal indicates that these can be appreciated particularly on the approach from the north, as the viewer looks eastwards (to their left), where long views are afforded across open fields and the isolated farmsteads can be appreciated.</p> <p>21/503906/EIOU and 21/503914/EIOU). The latter application should be considered in relation to the proposed designation.</p> <p>The Council will already be aware that Montagu Evans are acting on behalf of Quinn Estates, in support of the emerging proposals for Highsted Park (application refs. The proposals for the south site (21/503914/EIOU) is an application for Outline Planning Permission with all matters reserved for the phased development of up to 578.65 hectares of land comprising: up to 8,000 residential dwellings[...]”). The application seeks to deliver residential, commercial and community uses as well as open space, green infrastructure and new vehicular routes. Part of the boundary of the south site is close to the village and the boundary of the proposed Rodmersham Church Conservation Area.</p>	<p>Noted and acknowledged.</p> <p>(as above)</p> <p>(as above)</p> <p>The LPA is carrying out its statutory duty in assessing an area of the Borough considered to be of architectural or historic interest worthy of conserving through a possible conservation area designation. The proposed major development scheme can be given very limited weight, particularly given that it does not relate to an allocation in the adopted Local Plan.</p>	<p>No change to the assessment document needed</p> <p>(as above)</p> <p>(as above)</p> <p>(as above)</p>

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<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
7 (cont')	Montagu Evans on behalf of Quinn Estates	<p>The village and its existing heritage designations were taken into account in the formulation and development of the proposals and through pre-application discussions with Swale Borough Council and Historic England. The masterplan identifies some areas of land to the south of the village to be developed for residential housing. Care has been taken to ensure the historic core of the village remains intact and well defined and that the new residential areas are located to the south, southeast and northeast with a significant landscaped bund that would be approximately 20m deep, acting as a noise and visual buffer. As set out in the ES assessment submitted with the application, there will be some impacts on the long views afforded across open fields from the edges of the proposed Conservation Area, in particular to the south east. The Church will however remain the focus of the village and the Conservation Area designation.</p> <p>There is likely to be an increase in traffic movements and noise along Church Street which is the central spine of the proposed Conservation Area, however this is not expected to be significant as the Southern Relief Road is expected to take the majority of the traffic travelling north and south between the London Road and the M2.</p>	<p>Noted and acknowledged. The proposed CA would serve to simply reflect and reinforce the significant heritage interest the area already holds with many of the building in the proposed area listed. However, the carrying out of this assessment work will enable the LPA to provide Quinn Estates as the applicant with a more informed response on the nature and extent of the anticipated heritage harm/impact which would arise from the scheme, as currently submitted, or otherwise. The traffic increase information is noted and acknowledged at this point.</p>	<p>No change to the assessment document needed.</p>

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<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
7 (cont')	Montagu Evans on behalf of Quinn Estates	Following consultation with Swale Borough Council and Historic England, the proposals are being revised and adapted to protect heritage assets further in order to further safeguard and protect the setting of the church and views to the northwest. This change will also preserve the appearance and setting of the proposed Conservation Area to the west, helping to preserve the “sense of openness and long views” and “strong” relationship between village and landscape.	It is acknowledged that the proposals are being amended. Assessment will take place and a view provided in due course (in relation to the application) as to whether the heritage impacts identified to date are adequately mitigated.	No change to the assessment document needed.
8	Local resident	<p>Support the proposed new conservation area but would suggest expanding the boundary to include Rodmersham House, which seems a reasonable request, as it is a listed building, dating back to the early C17, it was listed at the same time as the church, and many of the other houses in 1967.</p> <p>This area of Rodmersham and its houses is one of the oldest in Swale, surviving from when the plague nearly wiped out its inhabitants, at which point, most of those who survived moved to Rodmersham Green.</p> <p>The role of Conservation Area status is not only to protect its listed buildings but to protect their setting, special architectural or historic character. It is a shame that The Lodge (now known as Golden Wood) is unable to have protection, as it appears on the second edition of Ordnance Survey and was the rear entrance to Rodmersham House, with such architectural features that should be protected.</p>	<p>See comment on these points in relation to rep. no. 10 from the Parish Council</p> <p>The feedback provided here is noted and acknowledged, but without referencing cannot be accepted as factually correct at this point.</p> <p>It is acknowledged that The Lodge/Golden Wood is shown on the OS mapping as referenced. This house given its age and architectural features would be a suitable candidate for the local list.</p>	<p>No change to the assessment document needed.</p> <p>Section 2.1 of the assessment document to be amended if the feedback provided on this local history matter bears scrutiny.</p> <p>No change to the assessment document needed.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
9	Local resident	We are pleased to see the character of Rodmersham Church area recognised in this review and, in particular the connection between this group of buildings and their setting with the surrounding landscape. We look forward to this CA being adopted as part of Swale’s Heritage Strategy.	Noted and welcomed.	No change to the assessment document needed.
10	Rodmersham Parish Council	<p>The Parish Council (PC) supports the proposed designation. Just to be clear, Rodmersham is a collection of hamlets and settlements; Rodmersham Green, Church Street/St Nicholas Church, Upper Rodmersham, Dungate, Pitstock and Highsted Valley are all part of ‘Rodmersham’.</p> <p>However, the PC would like the following (summarised here by officers) comments added to the assessment document:</p> <p>The farmland (with orchard) adjacent to the church is a key part of its setting. The Lord of the Manor (GH Dean) has allowed visitors and users of the church to park on the farmland next to the churchyard. Over the last few years, the boundary between the churchyard and the farmland has been removed. This has created an openness, and when standing in either the churchyard or the farmland, it is difficult to distinguish either, creating a borrowed landscape. The PC therefore considers that at the very least, part of the adjacent field should be included inside the conservation boundary. It’s feared that the car park may become more heavily landscaped which would detract from the visual appearance of the setting to the church. The setting of the church is vital to this hamlet.</p>	<p>Noted and acknowledged. This is reflected to some degree in the wording used in the history section at 2.1.</p> <p>Inclusion of the church car park is on balance appropriate so that specific CA management measures or recommendations could apply to it. The car park has a clearly definable boundary which is not the case with the wider area referenced. However, that wider area would still enjoy some protection by forming part of the setting to the proposed CA and in turn, the listed church.</p>	<p>No change to the assessment document needed.</p> <p>Alignment of proposed CA boundary to be altered to include Rodmersham Parish Church car park.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
10 (cont')	Rodmersham Parish Council	<p>The kerbing referred to on page 23 has been installed to prevent vehicles eroding the soft landscaping that has recently been planted with bulbs. If the conservation officer has any suggestions as to how this landscaping can be better protected, the PC would welcome such advice. Posts and bollards have not worked to date.</p> <p>The PC feels very strongly that Ashgores House should be included in the proposed conservation area. Whilst not listed, it is an attractive period building seen, and often commented on, as the first house in Rodmersham, and it's visually the gateway into the hamlet and Rodmersham area. This is reinforced by the village welcome sign being located adjacent to Ashgores House. Its prominence is obvious in the landscape, and the field between Ashgores House and the next property to the south (within the proposed CA) is relatively small in the wider context. Furthermore, the boundary of Ashgores House is in keeping with the rest of the Rodmersham settlement, with hedges, trees and gates.</p>	<p>The section of raised concrete kerbing is small and is provided on the highway verge side of a rainwater drain to the highway. The functionality of the kerbing is questionable and planting of the verge area with low level hedging (so as not to obscure the fire hydrant signage might represent a more appropriate visual treatment of this area, which is also practical and relatively low maintenance. It is noted that there is quite a lot of concrete kerbing in the hamlet, and this should be removed where possible.</p> <p>Following the feedback from the Parish Council and other parties on this particular matter, it is considered that there is adequate justification to include Ashgores House within the boundary of the proposed conservation area. The more elevated views from here are noted.</p>	<p>The summary of opportunities text box at Section 4.5 to be amended slightly to reference the possible use of hedged verges as well as grassy verges.</p> <p>Ashgores House to be included within a revision to the boundary for the proposed conservation area. The elevated view over the shallow dry valley to the east and downhill, south, in the core of the proposed conservation area to be noted in the assessment document.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
10 (con't)	Rodmersham Parish Council	<p>The PC also feels very strongly that Rodmersham Court Farm should be mentioned. The large, listed house (Rodmersham House) with adjacent listed farm complex (including stables, dog kennels and barns) was home to the Lord of the Manor. The house and estate have taken responsibility for the surrounding farmland and for the church. The relationship between the estate and the church can be evidenced with the presence of the Mercers Grand Memorial in the churchyard. Most recently, the occupants have contributed significant sums towards the church repairs. The estate fencing (i.e. the iron railing, page 23, plate 11) can be seen all around the Rodmersham settlement in both directions along Church Street, including up to the front wall of the church.</p> <p>Until recently, there was an ancient cherry orchard beside the churchyard, but unfortunately this has been removed and replanted with modern dwarf apple stocks.</p> <p>The PC considers the estate complex should (also) be part of the conservation area. It's acknowledged there's an intervening gap, but together they still form the (isolated) settlement. The estate still owns the majority of the properties in the Church Street hamlet – farm workers cottages, etc. It's also pointed out that Church Farmhouse (previously Eagle Lodge and Matsons) is all that remains of Church Farm – a significant fruit farm for over a century,</p>	<p>It is agreed that it would be appropriate make reference to the Rodmersham Court Farm as an important element of the landscape forming the setting to the proposed conservation area.</p> <p>Noted and acknowledged. This is outside the remit of the LPA's control.</p> <p>The cluster of buildings around grade II listed Rodmersham House derives some protection from the setting considerations that have to be considered in relation to development affecting a listed building. There's a large gap between the Rodmersham House cluster and the parish church cluster of buildings with the majority</p>	<p>Reference to be made to Rodmersham House and the Rodmersham Court Farm buildings in section 2.2 of the assessment document, which considers setting. The reference will note the continuity of estate railing design and usage between the two distinct areas.</p> <p>No change to the assessment document needed.</p> <p>Boundary of proposed conservation area not to be altered to include Rodmersham House and the associated agricultural buildings and cottages, but the name of the proposed conservation area, if designated, to be known as the Rodmersham Church Street Conservation Area.</p>

**PROPOSED RODMERSHAM CHURCH ST. C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE (Continued)**

<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
10 (cont')	Rodmersham Parish Council	The PC agrees with other commentators, that the area should be called Rodmersham Church Street Conservation Area due to the many listed/graded buildings in the vicinity.	of the intervening space being of limited heritage significance. Not including the Rodmersham House cluster does not diminish the significance of the listed building or its historic and ongoing connection with the church-centred hamlet. The approach taken in this respect is considered to be in line with the Historic England guidance, and consistent with the approach adopted per Tunstall CA, where a similar situation applies.	(see above)