

Cliddesden Neighbourhood Plan

Heritage Assets Background Paper

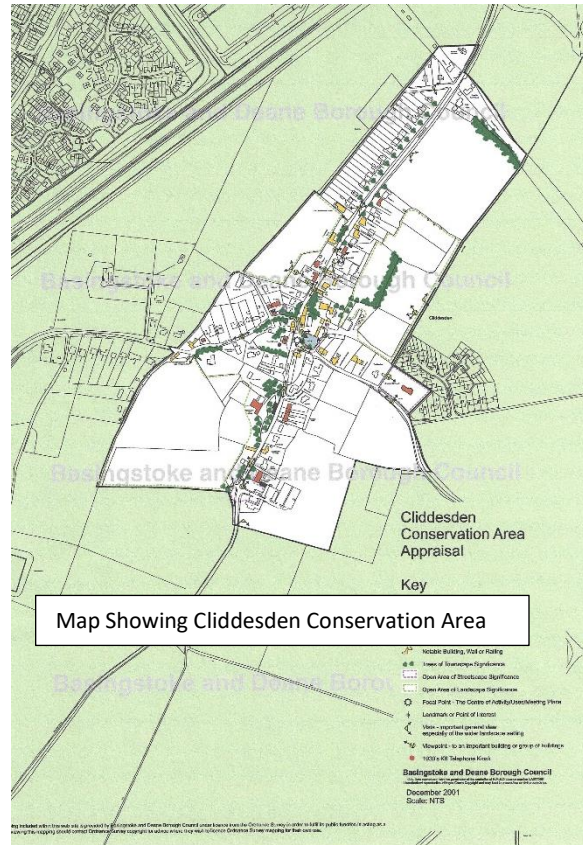
September 2023

Background

The settlement of Cliddesden has developed in an irregular pattern along the north/south road, which runs through the village. At the centre of the settlement a pond can be found located adjacent to a staggered crossroads and a small green. The 12th century church stands alone near the road to the east on the periphery of the village. As churches often form the focus for settlement, the existing settlement pattern may be a result of a shift away from the church.

The Conservation Area Appraisal plan identifies those buildings, views, and key features considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings, it also includes unlisted buildings of particular individual or group value. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the village without detracting from its special qualities.

Brick walls define and contain several historic curtilages in the Conservation Area, the most notable of which are the boundary walls fronting the roadside to Church Farmhouse, Cliddesden Down House and The Vine House. The flint and brick boundary walls to The Well House are also of significant visual and historic value. There are a number of other walls that greatly contribute to the texture and grain of the area, for example, an extensive chalk cob wall within the grounds of Church Farmhouse. Adjacent to the pond is a 1930's K6 red telephone box that helps define this important public space.



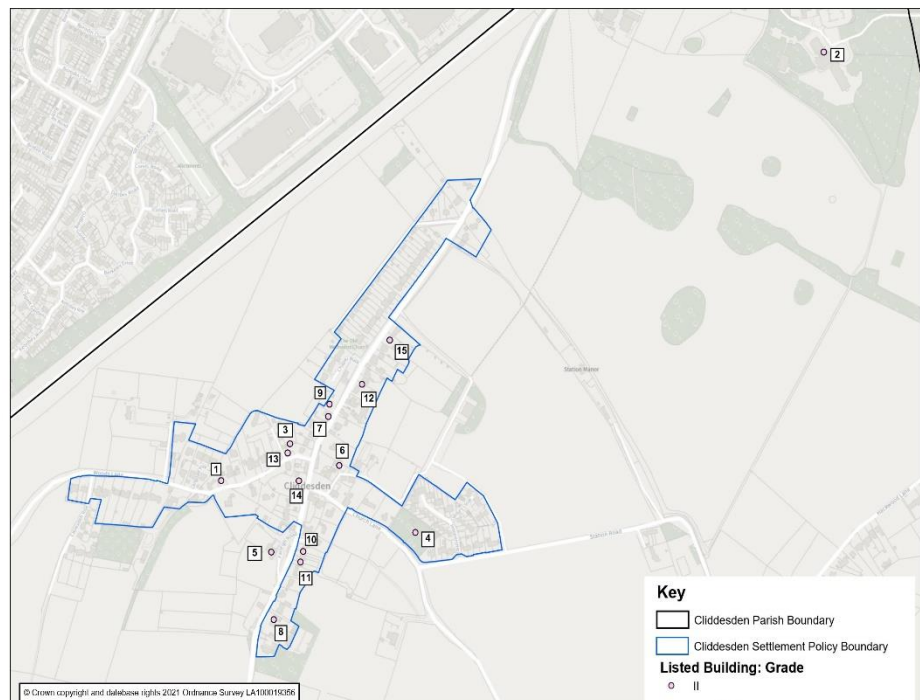
There is a consistent message from the community, throughout both consultations about the need to protect the historic setting of listed buildings and heritage assets and how developers need to demonstrate how developments are aligned with the character of the area..

Listed Buildings

Historic England keep the National Heritage List for England which schedules buildings according to their historic importance, Within the Cliddesden NP boundary there are 19 buildings listed as “Grade II listed”. These buildings and their settings are protected in accordance with borough and National Policies

Grade II Listed Buildings within Cliddesden NP Boundary are:

- 1) 10, Woods Lane
- 2) Audley's Wood
- 3) Barn at Laithe House
- 4) Church of St Leonard
- 5) Cliddesden Down House
- 6) Granary at Church Farm
- 7) Jolly Farmer Public House
- 8) Manor Farm House
- 9) Old School House
- 10) 1,2,3 Rectory Row
- 11) 4,5,6 Rectory Row
- 12) Thatches
- 13) The Laithe House
- 14) Well House
- 15) Yew Tree Cottage



Sources

Responses to Question 2 of the 2019 community engagement questionnaire showed there was strong support for “Preserving the historic heritage of the parish”.

Question 4.4C of the 2020 Issues and Options Questionnaire showed that 98.3% of respondents voted for a policy which would protect the historic setting of listed buildings and heritage assets and require developers to demonstrate how developments are aligned with the character areas as defined in the Design Code document.

It is noted at paragraph 194 of the NPPF that: ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its

setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

Policy H1: Conservation Area

Supports: BDBC Local Plan EM11
BDBC Heritage SPD
Cliddesden Conservation Area Appraisal
Design Code