

Kemsing Conservation Area Appraisal update (2022/23) Responses

Question	Comment	Response
Does the Appraisal capture what is special about the conservation area?	Yes	Noted
	Yes	Noted
	Yes: I am a fairly recent arrival to this village and I like what has been done here in terms of conservation. Villages can get swallowed up by larger towns as has happened elsewhere and so it is good to note that activities are in place to conserve Kemsing, a village of such interesting historical importance. Keeping the surrounding areas of the village from too much development is important along with keeping the wonderful inspiring views safe.	Noted
	Yes	Noted
	Yes	Noted
What do you value most about the conservation area? For example, what is your favourite place or building? - Please write response here (optional)	I was concerned to read on page 3 final para: " <i>The extent of pos-1945 development has effectively merged the village with Otford to the west</i> ". This is incorrect. The only thing that merges Kemsing with Otford is the development of housing along the Pilgrims Way. After the Second World War development west of the end of Dynes Road was proposed. This is an area of trees etc. The Parish Council opposed the development as it would have merged Otford and Kemsing. Something they opposed and sought to prevent happening in the future. My husband and I spoke to Aydin Crouch of Alan Baxter who helped to write the consultation document. He said he would ensure this will be amended.	Amended
	Yes - High Street is special and virtually unaltered	Noted
Has the village changed since 2003 when the existing Appraisal was written? If so, please tell us about the changes. - Please write response here (optional)	The Recreation Ground and the area behind my house, in the conservation area as it is a habitat brilliant for wildlife (barn owls, newts, foxes, badgers, kestrels, buzzards, slow worms etc)	Highlighted in the Appraisal
	The historic buildings in the traditional Kent style, framed by the hills In certain view points	Highlighted in the Appraisal
	My favourite area is the one that includes my cottage, Rose Cottage, Castle Bank and The Keep. Long may these cottages live.	Highlighted in the Appraisal
	St. Edith Well area and surrounding area.	Highlighted in the Appraisal
	Common Field - glad it will be in the Conservation Area - contains roundels that were planted with trees in 1935 (King George V's Silver Jubilee).	Highlighted in the Appraisal
Are there any important views that we haven't identified (in Section 4.0 of the Appraisal)?	Yes far too many additional houses and cars - polluting the village	Traffic impact discussed in the Appraisal
	Being a recent arrival I cannot answer this one.	Noted
	More cars are being parked. As mentioned in the consultation the amount of parked vehicles is intrusive BUT acts as a traffic calming measure.	Traffic impact discussed in the Appraisal
	Yes- Different church hall	Noted
Are there any important views that we haven't identified (in Section 4.0 of the Appraisal)?	No	Noted
	Yes: Looking south west from the common ground gives an elevated view of the conservation area.	Common ground view: Map is not an exhaustive record of every important view. This view was assessed, but not judged to meet the criteria for the map. Appraisal makes clear views other than those show on the map can be valued and important
	Approaching the conservation area from the footpath to the south of view 6	Included
	No: I am not aware of any but maybe will find some as I explore!	Noted
	No	Noted
	Yes: Page 22 - shows "some contribution" from the land East of Chart View. At the site visit it was understood that this will bring a strong contribution to the Conservation Area.	Amended
	The Consultation Draft rightly refers to the important contribution of views to the character and appearance of the CA. There is reference to views looking north. It may be helpful to be explicit and emphasise that such views are provided further south and west of the CA boundaries, rather than immediately on the southern boundary of the CA (view "B" on page 21). I would therefore suggest that the scenic views are expanded as outlined on the following plan. The photograph is taken on the Public Right of Way SR94 to the south of the CA at grid reference TQ 55648 58341 and shows the importance of the field immediately south of the CA.	Amended
	No	Noted
	Views from higher ground, north of the village'	Already included
	Perhaps include the Kemsing Window viewpoint	Not a view of the conservation area
There is a view of the church from the Common Field Recreation Ground	Map is not an exhaustive record of every important view. This view was assessed, but not judged to meet the criteria for the map. Appraisal makes clear views other than those show on the map can be valued and important	

	There is a view from Pilgrim's Way towards the church	Map is not an exhaustive record of every important view. This view was assessed, but not judged to meet the criteria for the map. Appraisal makes clear views other than those shown on the map can be valued and important
	Perhaps include the Kemsing Window viewpoint	Not a view of the conservation area
Do you agree with the open space assessment (Section 5.0 of the Appraisal)?	Yes	Noted
	No: The open fields to the south do form a strong contributor, especially when approaching the conservation area from the footpath to the south. This also includes the small field north of view 6, where any development is likely to negatively impact this	Appraisal amended
	Yes	Noted
	Yes	Noted
	No: There is a proposed minor boundary change to the South of the High Street. The Parish Council noted that the new line diverges from the existing boundary and this proposed change should be resisted as it leaves a narrow strip that is outside two existing boundaries, rather than running along a fence line.	It is proposed to remove the agricultural field south of the High Street/east of Chart View from the conservation area. This does not form part of the village's historic settlement footprint. This is in accordance with Section 73 of Historic England's Advice Note 1 which states, 'Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)'. (The field remains within the Metropolitan Green Belt.)
	I would like to suggest that the farmland immediately to the south of the CA be designated as providing a 'Strong contribution' to its character and appearance (shaded dark blue on the diagram below). Importantly, the benefits are just as important from the North Downs looking south (eg Scenic view "C" on page 21) as from the south and east of the CA. The next photograph shows the view looking south and the importance of the farmland to the south of the CA.	Appraisal amended
	Yes	Noted
	Field south of High Street and east of Chart View: Should be 'blue: strong contribution'	Amended
	Field south of High Street and east of Chart View: Should be 'blue: strong contribution'	Amended
	Field south of High Street and east of Chart View: Should be 'some contribution'	Amended
	Field south of High Street and east of Chart View: Should be 'blue: strong contribution'	Amended
	Field south of High Street and east of Chart View: Should be 'blue: strong contribution'	Amended
	Field immediately south of High Street (currently proposed to be some contribution): 'Should be strong contribution'	Amended
	Open space in the south part of the Church Lane development: 'Can you build for villagers only'	Noted
Are there areas of the countryside surrounding the village that you think are important to the conservation area?	Yes	Noted
	Yes: Land north and south of Heaverham road approach to the village	Highlighted in the Appraisal
	Yes: I need a 'dont know' box. I would like to think that all the countryside surrounding the village is important enough to conserve. As said i need to explore!	Thank you for the feedback regarding the online consultation form
	Yes: All of them. It would be of advantage in promoting biodiversity if less grass cutting of public spaces were to happen.	Noted
	Yes - North Downs and Hafferden Field (bought by Parish Council). Noah's Ark (fields between Cockneys Wood and Kemsing High Street)	Highlighted in the Appraisal
Do you feel that the Appraisal identifies the issues affecting the conservation area and how they should be addressed? (Section 6.0 of the Appraisal) - Do you feel that the Appraisal identifies the issues affecting the conservation area and how they should be addressed?	Yes	Noted
	No: The conservation area should be extended further to protect the two of the key approaches in my view, both the heaverham road approach from the east. And the southern approach from the footpath through the fields to the south. Not sure why dynamic views should be reserved for cars?	The existing boundary already includes the village approach on Heaverham Road. The approach from the south is not part of the conservation area: Historic England's Advice Note 1 (Section 73) states that agricultural land should not normally be designated as a Conservation Area. This land however remains within the Metropolitan Green Belt.
	Development on and destruction of the open space to the east and south east is the biggest threat to the conservation area	Dynamic views are not limited to cars
	Yes: These are all important issues - I think the parking on the roads around the Well is particularly intrusive but I cannot think of a solution to this one.	Noted
	Yes	Noted
	Yes	Noted
Do you agree with the proposed changes to the Conservation Area boundary (Section 7.0 of the Appraisal)? -	Yes	Noted
	No: I agree with the extensions, however further agricultural land to the south of Heaverham road, opposite the common is essential to the characteristic and enjoyment of the conservation area. As are the fields to the south when taking into account the footpath approach.	Historic England's Advice Note 1 (Section 73) states that agricultural land should not normally be designated in conservation areas. However, these fields are assessed as 'strong contributors' in the Open Space Assessment and remain part of the Metropolitan Green Belt.

Yes: They all make sense to me especially the inclusion of the Common Field.	Noted
No: Cant see what it gains	See Section 7.0 of the Kemsing Conservation Area Appraisal
No: The Parish Council's view is that there is no merit in including the Common Field Recreation Ground as part of the Conservation Area. The land is held in a trust with the Parish Council as a whole being the sole trustee, and as such, this offers more protection to the land than a simple inclusion in the Conservation Area. This will simply add a further level of bureaucracy without achieving any benefit. Following adverse comments from residents, the Parish Council agreed that the land North of West End should not be included in the Conservation Area.	<p>The Common Field has historic interest due to its role over the last century in village life and its association with prominent local landowner, Sir Mark Collet, who gifted the field to the village in 1923. As the village's recreational green space, has strong communal value. It also provides a green setting to the church and plays a significant role in preserving the historic boundary between the landscape and the church/churchyard.</p> <p>The boundary to the Common Field and the woodland, verges and green corridor on the north side of Heaverham Road conserve the characterful approach to the High Street from the east, where the relationship between the historic settlement and its landscape setting can be understood and enjoyed as the road dips and winds into the village.</p> <p>For these reasons, the Common Field and verges on the north side of Heaverham Road is proposed for incorporation with the conservation area, in accordance with the following sections of Historic England's Advice Note 1:</p> <p>Section 34: 'Key elements in defining the special interest are likely to be ... the design, planting or past use of open spaces, green areas, parks and gardens, and trees'.</p> <p>Section 56: 'Trees, hedges, boundaries and street greenery are important elements of many conservation areas, not only in public places, but on private land as well'</p> <p>Section 73: 'Conservation area designation ... can protect open areas particularly where the character and appearance concerns historic fabric'.</p>
Could the Kemsing School Playing field be included in a Conservation area.	Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. This field does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion.
I live opposite West End garage at No. 18 West End, Kemsing, The houses being outlined in pink are nearly 100 years old, cottage style in appearance, with drop tile elevations with lovely views of the North Downs.	Noted
Protection from further development in the village and surrounding areas should also be considered to protect the stunning beautiful views from the top of Green Hill on the North Downs over Kemsing and surrounds. I notice houses are being built larger and with much wider roofs making them not in keeping with a village, unlike Otford that retains its village character.	Historic England's Advice Note 1 (Section 73) advises that agricultural land should not normally be designated in conservation areas. (The field remains within the Metropolitan Green Belt.)
Vehicles are left on the road before servicing and afterwards awaiting collection, sometimes left overnight and several nights and at weekends when the garage is closed. Trying to get out of my drive is very dangerous particularly when vans are parked and the smaller cars now being replaced by large four wheel drive cars making it even more difficult for me to drive out, I often have to blast the horn as I cannot see. Of the 14 houses outlined in pink 7/8 have their own drive. This congestion is not caused by the residents it is the garage and school.	Noted

<p>Particular attention is drawn to the proposed inclusion of the Common Field Recreation Ground, which is managed by the Parish Council, but held in a Trust (of which the Parish Council is the sole Trustee). The Members felt that this field is already protected against development and were not able to see a reason for including it in the Conservation Area. Members are concerned this will cause unnecessary work, delays and costs, for example, to our tree management of the Recreation Ground.</p> <p>The Members are interested to find out your view on how the inclusion of the Common Field Recreation Ground will benefit the village.</p>	<p>The Common Field has historic interest due to its role over the last century in village life and its association with prominent local landowner, Sir Mark Collet, who gifted the field to the village in 1923. As the village's recreational green space, has strong communal value. It also provides a green setting to the church and plays a significant role in preserving the historic boundary between the landscape and the church/churchyard.</p> <p>The boundary to the Common Field and the woodland, verges and green corridor on the north side of Heaverham Road conserve the characterful approach to the High Street from the east, where the relationship between the historic settlement and its landscape setting can be understood and enjoyed as the road dips and winds into the village.</p> <p>For these reasons, the Common Field and verges on the north side of Heaverham Road is proposed for incorporation with the conservation area, in accordance with the following sections of Historic England's Advice Note 1:</p> <p>Section 34: 'Key elements in defining the special interest are likely to be ... the design, planting or past use of open spaces, green areas, parks and gardens, and trees'.</p> <p>Section 56: 'Trees, hedges, boundaries and street greenery are important elements of many conservation areas, not only in public places, but on private land as well'</p> <p>Section 73: 'Conservation area designation ... can protect open areas particularly where the character and appearance concerns historic fabric'.</p>
<p>Yes</p>	<p>Noted</p>
<p>The Character Zones set out in this section capture the key elements of the CA. I support its proposed extension to include the boundary on the north side of West End. I am unsure that there is need to include the Common Field Recreation Ground given the ownership and management by the Parish Council and the fact that it is regarded as making a 'Positive contribution' in Section 5.0.</p>	<p>The Common Field has historic interest due to its role over the last century in village life and its association with prominent local landowner, Sir Mark Collet, who gifted the field to the village in 1923. As the village's recreational green space, has strong communal value. It also provides a green setting to the church and plays a significant role in preserving the historic boundary between the landscape and the church/churchyard.</p> <p>The boundary to the Common Field and the woodland, verges and green corridor on the north side of Heaverham Road conserve the characterful approach to the High Street from the east, where the relationship between the historic settlement and its landscape setting can be understood and enjoyed as the road dips and winds into the village.</p> <p>For these reasons, the Common Field and verges on the north side of Heaverham Road is proposed for incorporation with the conservation area, in accordance with the following sections of Historic England's Advice Note 1:</p> <p>Section 34: 'Key elements in defining the special interest are likely to be ... the design, planting or past use of open spaces, green areas, parks and gardens, and trees'.</p> <p>Section 56: 'Trees, hedges, boundaries and street greenery are important elements of many conservation areas, not only in public places, but on private land as well'</p> <p>Section 73: 'Conservation area designation ... can protect open areas particularly where the character and appearance concerns historic fabric'.</p>
<p>Comment on element of southern boundary, east of Chart View: 'Existing = line of fence, Proposed = edge of track'</p>	<p>Noted</p>
<p>Church Lane post-war development: 'In or out?'</p>	<p>Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. These houses do not contribute to the special historical or architectural interest of the conservation area and have therefore not been considered for inclusion.</p>
<p>Green space in Church Lane post-war development: 'for villagers'</p>	<p>Noted</p>
<p>Pilgrim's Way Cottages: 'Old or new'</p>	<p>These houses date from the inter-war period (1918-1939)</p>
<p>Events held at school green, could be brought into the conservation area</p>	<p>Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. This field does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion.</p>

	School green: 'Extend?'	Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. This field does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion.
Do you agree with the management recommendations in the Appraisal (Section 7.0)?	Yes	Noted
	No: I agree with most of the recommendations, but think they should go further on extending the conservation area	Recommendations for boundary extensions will be considered before the final appraisal is submitted
	Yes	Noted
	Yes	Noted
	No: Please see comments above (question 8).	Noted
	Conservation Area boundary Page 25 shows a slight variation in the southern boundary of the CA. The existing boundary runs along the farmland fence and does not cut across any plot of land (see next photograph). I therefore suggest there is no reason to change the southern boundary. In fact, to do so would be contrary to the principles outlined under "Corrections and clarifications" described on page 24 of the Consultation document.	It is proposed to remove the agricultural field south of the High Street/east of Chart View from the conservation area. This does not form part of the village's historic settlement footprint. This is in accordance with Section 73 of Historic England's Advice Note 1 which states, 'Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)'. (The field remains within the Metropolitan Green Belt.)
	Yes	Noted
	Comment on element of southern boundary, east of Chart View: 'Correct boundary'	It is proposed to remove the agricultural field south of the High Street/east of Chart View from the conservation area. This does not form part of the village's historic settlement footprint. This is in accordance with Section 73 of Historic England's Advice Note 1 which states, 'Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)'. (The field remains within the Metropolitan Green Belt.)
	Extension to Common Field Recreation Ground: 'Given to prevent development'	Noted
	Extension to Common Field Recreation Ground: 'Deed of trust limits the number of buildings that can be built, possibly 5	Noted
Is the Appraisal easy to use and understand? - Is the Appraisal easy to use and understand?	Yes	Noted
	Yes	Noted
	Yes	Noted
	Yes	Noted
	Yes: Section 3 - the charter zones. Also, Section 4 - the views (pages 19 and 20) was particularly helpful.	Thank you for your feedback
	Yes - photos very good	Noted
Are there any other comments you would like to make? - Please write any other comments here (optional)	Ask me again in a year's time when I have had time to settle in and explore!	Noted
	If steps are taken to provide alternative parking for the vehicles choking most of the conservation zone, then a 20mph speed limit should be imposed with chicanes to calm traffic. The 40 MPH entrance to the village from Heaverham is useless and the 30 limit needs to be extended approx 100 metres in the direction of Heaverham.	Noted
	Page 3 - the last paragraph refers to the connection between Otford and Kemsing, but there is no reference to the Oxenhill Shaw open space. The only place where the two villages have "merged", is along Pilgrims Way.	Amended
	As a resident of Kemsing, I would like to say that I support wholeheartedly the proposals which were displayed today in the village, in particular the area to the north of West End.	Thank you for your feedback
	Anything which protects the look of this lovely village and its approaches is most welcome. Parking proposals/comments - Kemsing has a free car park in the middle of Conservation Area	See p26 for parking recommendations
	Pilgrim's Way Cottages: 'There have been some changes since 2013: extensions; proposals'	Noted
	Garage and West End: 'Parking is a nightmare', 'jamming the road. 'Digging the banks is necessary to create more space'	Text amended
	From open space south-west of the village: 'Maintain the gap so one can appreciate the separation between the buildings	Noted
	The wheatsheaf pub was built in 2012/13	Noted
	Article in Archeological Kent r.e. the dig at the keep	Noted
	Deeds for houses north of West End, 1920	This information will be included in the final draft
	At least four still West Kent Housing Association	Noted
	Common Field - implications for tree management	Noted
	Sheer number of cars is the biggest problem	Noted