

Summary Proof of Evidence on Heritage.

Evidence of Gail Stoten BA (Hons) PG Cert Res MCI(A) FSA.

Address Land at Moat Road, Headcorn

On behalf of The Master Fellows and Scholars of the College of
Saint John the Evangelist in the University of Cambridge &
Catesby Strategic Land Ltd

Date: 29 January 2025 | Pegasus Ref: P21-3568

LPA Ref: 23/504471/OUT





1. Summary

- 1.1. My name is Gail Stoten. I am a Heritage Executive Director at Pegasus Planning Group, where I lead the Heritage Team, which comprises 22 specialist consultants. I have been a heritage professional for 25 years, including 14 years working for Cotswold Archaeology and nine years at Pegasus Group. I am a Member of the Chartered Institute for Archaeologists (MCIfA). I have been elected a Fellow of the Society of Antiquaries of London. I have a First Class Honours degree in Archaeology and a Post Graduate Certificate in Research Methods. I am a Trustee of Painswick Rococo Gardens, and have been a member of the board of the charity for ten years.
- 1.2. With regards to the Granary, which the LPA consider to be curtilage Listed, this is in a vacant and derelict state. It is redundant, because of the nature of the structure which is incompatible with modern agriculture. It has also experienced vandalism. It is not considered to be capable of restoration.
- 1.3. A revised scheme of repair, renewal and reconstruction of The Granary is now proposed. This will reconstruct the structure in its current location, carefully reusing any salvageable material and matching new fabric to the historic fabric present. The works will ensure the survival of the elements of fabric of the structure which are salvageable, and the legibility of the presence of an agricultural building in this location. It is anticipated that the resultant reconstructed Granary will be used to house interpretation material on the arrangement of The Moat and buildings within the site historically. It will be made publicly accessible.
- 1.4. If consent is granted, there will be an enhancement to the structure which will weigh in favour of the consent. If consent is refused, there is no reasonable prospect such an enhancement will occur.
- 1.5. As this building is considered by the LPA to be curtilage Listed, it is part of the designated heritage asset of The Moat and its curtilage structures, as set out in Historic England's guidance on curtilage (although the Granary is now part of a separate ownership parcel). If the works to the Granary are considered in isolation, they are an enhancement to the heritage significance of The Moat as a Listed structure, including its curtilage Listed structure.



- 1.6. A full assessment has also been made of the whole of the proposed scheme, considering any changes to the heritage significance of The Moat through changes in setting. Taking into account all of the changes proposed, including the change of character of the wider site and the removal of other buildings, but also taking account of the reconstruction of the Granary, marking of the extent of another previously present farm building, marking the extent of a pond through vegetation, and on site interpretation, the harm to the heritage significance of The Moat is considered to be less than substantial and at the low end of that spectrum. Such harm was identified in the Heritage Assessment which accompanied the application, and this is not the basis of a Reason for Refusal.
- 1.7. I would not anticipate that there would be any appreciable difference in terms of heritage harm to The Moat between the proposed 115 dwellings and the approximately 110 dwellings stated in the allocation. Such harm must, in principle, be considered to be acceptable, given the allocation by the LPA for this site.
- 1.8. With regards to the Headcorn Conservation Area, it is no longer the case of the LPA that harm would be caused to the heritage significance of the asset through setting through the construction of houses. An assessment has been made of the significance and setting of the asset, taking into account the adopted Conservation Area Appraisal and Management Plan, and this has concluded that no harm would be caused.

Cirencester

Pegasus House, Querns Business Centre,
Whitworth Road, Cirencester, GL7 1RT
T 01285 641717
E Cirencester@pegasusgroup.co.uk
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