

- 1 Drainage sump
- 2 Elsan toilet
- 3 Carrier receiver (see Box)
- 4 Loudspeaker telephone
- 5 Fixed survey meter (see Box)
- 6 Bomb Power Indicator (see Box)
- 7 Bunk bed
- 8 Optional additional bed

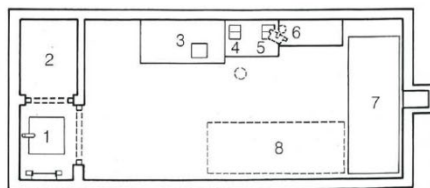


Plate 14: Plan of a of standard underground ROC monitoring post. (Source: Ccofrost, W.D. & Thomas, R.J.C., 2004, p.81)

- 5.11. Over 1,500 monitoring posts were constructed, with approximately half having been demolished since their decommissioning.
- 5.12. The use of the land within the Site was secured by the Ministry of Defence in 1960, as detailed in an agreed lease between The Master Fellows & Scholars of St John's College Cambridge (the then owners of the land) and the Secretary of State for Air dated September of that year. A copy of the lease is included at Appendix 8.
- 5.13. The monitoring post was constructed in late 1960 / early 1961, and is understood to have become operational by 1961. The 1960 aerial photograph included at Plate 7 depicts the construction of the monitoring post. The monitoring post is understood to have been 'operational' during the 1960s.
- 5.14. The Kent HER records that the monitoring post had been 'abandoned' by 1968.

- 5.15. A letter from the Secretary of State for Defence dated 1st July 1970 (see Appendix 8) provides notice of the Ministry of Defence to quit their possession of the land within the Site on 31st January 1971. Part 2e of the September 1960 lease details the responsibilities of the Secretary of State following their vacancy of the Site. These are as follows:

"e) On the Secretary of State vacating the demise premises on the determination of this lease or any extension thereof to carry out the following works that is to say:-

1) to removal any surface buildings and erections (including boundary fences and such parts of any underground structure as may project above the surface) then remaining on the demised premise and to reinstate the surface of the sites thereof as nearly as may be to its original condition prior to the erection of such buildings and erections.

2) to break down the concrete roof and walls of any underground structure then remaining below the surface of the demised premise to a depth of three feet below natural ground level or to the depth of the top soil whichever is the less and to fill in the remainder of such underground structure and to consolidate and level of surface at ground level."

- 5.16. A letter dated July 1970 from the Defence Lands Office of the Ministry of Defence to the site owners (see Appendix 8) details that liaison occurred between the Office and the tenant farmer with regard to the structure and the potential for him to utilise the underground chamber following the vacancy by the Ministry of Defence. It was confirmed that the building would be of no value to the

farmer, and the Defence Lands Office thus requested that the reinstatement works set out under Part 2e of the lease were enacted following termination of the lease on 31st January 1971.

- 5.17. Further letters from the Defence Lands Office dated 30th June 1971 and 8th July 1971 (see Appendix 8) confirm that the reinstatement works has been completed and the land reseeded.
- 5.18. No above ground evidence of the former monitoring post survives within the Site, as would be expected from the correspondence documented above.
- 5.19. Based upon the above and the sources included at Appendix 8 it is clear that the underground chamber will have suffered significant damage as part of the reinstatement works, including the removal of the roof and at least partial removal of the walls. Any partial survival of the floor and lower walls is unlikely to further our understanding of a structure understood to have been constructed to a standard design. The role and location of the feature are likewise understood.
- 5.20. There is certainly no evidence to suggest that any remains would be such that the site could be considered to be of national interest.
- 5.21. For these reasons, it is not considered that the known former location of the ROC monitoring post within the Site should represent a constraint to development. Further assessment is not considered to be necessary.

5.22. Within the 1km study area are another 16 records from this period, excluding Listed Buildings, the majority of which relate to farmsteads.

5.23. Post-medieval to modern 'monuments' recorded in the immediate vicinity of the Site (in order of proximity) can be summarised as follows:

- The former site of The White Mill, approximately 45m to the east of Site, which was demolished in 1952 (84SW255);
- The former site of a windmill, approximately 105m to the west of the Site, which was pulled down in 1910 (8246);
- A milestone at Mill Bank, c.130m to the east of the Site (84SW240); and
- Homeville/Uplands Hospital, c.145m to the east of Site (84SW249).

5.24. None of these features are indicative of associated activity or significance archaeology within the Site, which appears to have remained in agricultural use throughout the post-medieval to modern eras.

Undated

5.25. There are no undated remains identified within the proposed development site. Within the wider 1km study area are two undated findspots, namely an unidentified copper alloy object (95903) plotted c.75m south-east of Site, and an unidentified ceramic object (95811) recorded c.825m to the south-east of the Site.

Historic Landscape

- 5.26. The site lies within a landscape area identified as ‘Small Wavy Bounded Fields with Ponds’ by the Kent Historic Landscape Characterisation project. Types of enclosures within this category are noted as potentially being fairly irregular in shape with boundaries being wavy and hedged, and can be identified on OS maps by the presence of ponds. This type of enclosure is noted as being of uncertain, but probable early post-medieval date, with the ponds most likely occurring through the result of ‘marling’ pits being dug.

Statement of Archaeological Potential and Significance

- 5.27. Only a very small amount of archaeology from the earlier prehistoric periods is recorded within the vicinity of the Site, which is considered to have low potential for significant remains from these periods.
- 5.28. Despite the recording of findspots of Romano-British date within the north of the Site, the provided location of these finds is tentative. On the basis of the geophysical survey results, and recorded heritage in the wider vicinity, the Site is considered to have low potential for significant archaeological remains from the Iron Age and/or Romano-British periods.
- 5.29. The Site appears to have been in agricultural use since the medieval period. Within the south-eastern corner of the Site specifically, the reconfiguration, rebuilding and expansion of the Moat Farm complex since the mid-19th century is anticipated to have disturbed the ground in this area, such that there are not anticipated to be any significant buried remains of earlier structures or agricultural activity. Any remains of the feeder pond to

the moated site are not considered to be of high archaeological significance, although they may be considered to represent a non-designated heritage asset of low significance. The Indicative Masterplan proposes that this area be retained as undeveloped public open space, therefore any below-ground remains that do exist would not be disturbed. Elsewhere within the Site, there are likely to be buried remains of historic agricultural activity, including arable use and orchard planting; however, any such remains would be of no heritage significance.

- 5.30. Documentary evidence alongside the site visit and geophysical survey indicates that the former Royal Observer Core Monitoring Post within the north-east of the Site has been subject to at least partial demolition and infilling, with the ground being reinstated afterwards. There is no evidence to suggest that any surviving remains could be considered to be of national interest. Furthermore, due to the anticipated level of disturbance, should buried remains be present, these are not anticipated to be of sufficient quality to be considered commensurate to a non-designated heritage asset. The former location of the monitoring post is not therefore considered to be a constraint to development.

Designated Heritage Assets

- 5.31. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

Former Farm Buildings

- 5.32. There are five former farm buildings within the south-eastern part of the Site (annotated A–E on Plate 15 below).
- 5.33. There were once several additional structures within the former farm complex; however, these were recently

- dismantled because these were dilapidated, unsafe and attracting vandalism.
- 5.34. Those buildings that remain are illustrated and described below.



Plate 15: Plan of the former farm buildings associated with Moat Farm.

- 5.35. Structure A is predominantly of timber construction with a hipped slate roof (Plate 16). It is clad in timber boarding and sheet metal, with a corrugated metal awning off the north elevation. The entire structure is raised off the ground by staddle stones, lumps of concrete and stakes. Internally there are remnants of timber partitions and grain bins (Plate). Most timbers have modern, machine-sawn profiles. Beneath the rotten and missing floorboards there are some roughly cut timbers that may have been reused from an earlier structure; however, these are rotten and damaged and are of no special interest. The structure is severely dilapidated: the sarking boards are damaged and rotten and many of the slates are missing, thus enabling substantial water ingress (Plate 18).
- 5.36. Although a structure appears to be recorded in this location on the tithe map, the surviving fabric suggests that it was substantially or entirely rebuilt at a later date and has evidently been remodelled since. Structure A is considered to possess minimal heritage significance overall. It may be considered to be curtilage Listed, due to its association with the Grade II Listed Moat Farmhouse.



Plate 16: Structure A, general view of north elevation.



Plate 17: Structure A, detail of interior including missing and rotten floorboards and floor joists.



Plate 18: Structure A, detail of roof structure.

- 5.37. Structures B, C and D are all modern, single-storey agricultural shelters of predominantly concrete block and corrugated metal construction (Plate 19 & Plate 20). They possess no heritage significance and are not considered to be curtilage Listed.



Plate 19: General view of Structures B and C looking south-west from adjacent to the north elevation of Structure B.



Plate 20: Structure D.

- 5.38. Structure E, located at the centre of the former farm complex, is a large barn building of timber frame construction that is roofed and clad in corrugated metal sheeting (Plate 21). The general form and shallow pitched roofs are indicative of a modern structure, although it appears to integrate some earlier, hand cut timbers fixed with mortises, tenons and pegs. The latter are roughly cut, have been heavily remodelled, and are severely fire

damaged, such that they appear to be giving little to no structural integrity to the building (Plate 2). For these reasons, Structure E is considered to possess minimal heritage significance overall. There is no evidence to suggest it was constructed prior to 1948, and it is not considered to be curtilage Listed.



Plate 21: Structure E, general view of west elevation.



Plate 22: Structure E, detail of interior.

- 5.39. Elsewhere within the former farm complex, there are no extant or discernible features that better reveal the historic use or layout of Moat Farm, or otherwise imbue the former farm complex with heritage significance.
- 5.40. The illustrative masterplan for the residential development of the site proposes the removal of the remaining farm buildings, which have been shown to possess minimal to no heritage significance, and the creation of public open space within this area. An appropriate programme of photographic building recording could be undertaken before the farm buildings are dismantled.
- 5.41. A separate Listed building consent application will be made for the demolition of Structure A. However, it should be noted that the building possesses only minimal intrinsic heritage significance.

6. Built Heritage and Setting Assessment

- 6.1. The following Section provides an assessment of elements of the historic environment that have the potential to be impacted upon by the proposed development.
- 6.2. As set out in Section 1, the Site contains a small collection of dilapidated former farm buildings relating to the nearby Listed 'The Moat'.
- 6.3. With regards to other heritage assets within the surrounds of the site, Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²⁴
- 6.4. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.5. Consideration was made as to whether any of the heritage assets present within or beyond 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.6. A map of all designated heritage assets within the site and in the vicinity of the site is included at Appendix 2.

Step 1

- 6.7. One asset has been taken forward for further assessment based on its proximity, intervisibility and known historical association with the Site, namely Grade II Listed The Moat (NHLE: 1060848).
- 6.8. With regard to other heritage assets in the vicinity of the site, assessment has concluded that the site does not form any part of setting that positively contributes to overall heritage significance due the nature of the asset and a lack of important visual connections, spatial relationships or historic connections. Accordingly, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of these assets. Other heritage assets have therefore been excluded from further assessment within this Report.
- 6.9. During the site visit, it was observed that the tower of the Grade I Listed Church of SS Peter and Paul (NHLE: 1049057) is visible from select parts of the site. The rationale for excluding this asset from further assessment is set out below.

²⁴ Historic England, *GPA:3*, p. 4.

Grade I Listed Church of SS Peter and Paul

- 6.10. The experience of the church tower from within the site during the winter months (when intervening vegetation is not fully in leaf) comprises incidental, heavily filtered glimpses of the uppermost part of the tower. Vantage points include from the public right of way that runs parallel with the western edge of the southern parcel of the site (Plate 14) and from private land elsewhere within the site (for example, Plate 15). The intervening vegetation has further matured since these photographs were taken and it is anticipated that the tower will be more heavily filtered (and even completely screened) from view during the summer months.
- 6.11. Within these glimpses, the tower is foregrounded by intervening modern development, including modern residential development along Mill Bank and Bankfields immediately east of the site. As well as being only vaguely perceived, glimpses of the tower from within the site give no experience of the relationship between the church and the historic settlement core of Headcorn; the latter lies east of the church (further away from the site) and is not perceptible from the site.
- 6.12. Historic England’s guidance with regard to church towers is as follows:
- “Being tall structures, church towers and spires are often widely visible across land- and townscapes but,***

where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.”²⁵

- 6.13. The incidental, heavily filtered glimpses from within the site do not equate to important designed or associative views.
- 6.14. A Court of Appeal judgement is also relevant in this respect since the glimpses of the tower from within the site are remote and ephemeral and they do not contribute to the significance of the asset by way of better illustrating the experience of the church within its surrounding landscape or townscape.²⁶
- 6.15. In relation to the last point, and by way of contrast with the incidental and ephemeral views experienced from within the site, there are important views of the church from the historic settlement core of Headcorn, especially the west-facing viewshed along the High Street where the church is the focal point due to the alignment of the road and the flanking historic buildings (Plate 16).

²⁵ Historic England, *The Setting of Heritage Assets*, p. 7.

²⁶ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.



Plate 14: South-east-facing view towards the tower from the public right of way at the north-west corner of the southern parcel of the site.



Plate 15: South-east-facing view towards the tower from immediately north-west of the old farm buildings.



Plate 16: 2023 Google Street View image showing the important viewshed towards the church along the High Street.

The site is not visible.

- 6.16. Consequently, whilst residential development of the site in line with the Parameter Plan would further restrict visibility of the church tower from within the site, understanding the significance of the church is not contingent on the incidental, heavily filtered glimpses observed. Therefore, the site could be residentially developed and cause no harm to the Grade I Listed Church of SS Peter and Paul in terms of change to its setting.
- 6.17. Subject to landscaping, it is anticipated that some public glimpses of the tower could be opened-up from the south-eastern part of the site, which is proposed as an area of undeveloped green space. However, it should be emphasised that this is not necessary for avoiding or mitigating any harm to the significance of the church.

Step 2 and 3

- 6.18. Step 2 is to assess whether, how and to what degree settings contribute to the significance of the heritage assets or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships, and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity, and land use.
- 6.19. Step 3 is to assess the effect of the proposed development on the significance of the asset(s).

- 6.20. The following pages consider Step 2 and Step 3 for those heritage assets identified in Step 1.

Grade II Listed The Moat



Plate 23: The Moat, Grade II Listed Building.

Description

- 6.21. The Moat was added to the National List at Grade II on 26th April 1968 (NHLE 1060848). The List Entry describes the building as follows:

" HEAD CORN MOAT ROAD TQ 8344 (North side)

**10/85 The Moat (Formerly listed as float Farm House)
26.4.68 II**

Farmhouse, now house. Early to mid C16, restored 1960's. Timber framed. Ground floor red brick in stretcher bond, first floor tile-hung. Plain tile roof.

Lobby entry plan. Probably 4 timber-framed bays including smoke, now stack, bay. 2 storeys, formerly with continuous jetty, returned to left. Hipped roof, with gablet to right. Brick ridge stack off-centre to left and truncated projecting brick stack to right gable end. Irregular fenestration of three 3 light casements. Tripartite sashes to ground floor. Panelled door with 2 top lights up 3 steps beneath stack. Open gabled timber porch. C18 or early C19 rear wing to left, ground floor red brick, first floor weatherboarded. Interior: only partly inspected. Exposed framing. Moulded beams and joists. Said to have crown post roof. Formerly a moated site."

- 6.22. A full copy of the List Entry is included at **Appendix 7**.
- 6.23. The building is a former farmhouse which is thought to date from the early or mid-16th century. It has a timber frame core which has since been concealed externally by brickwork and hung tiles.
- 6.24. The 1841 tithe map for the parish of Headcorn illustrates that the farmhouse was formerly located at the centre of a moated complex which lay beyond the Site. The wider farm complex included a collection of unspecified buildings, yards, a saw pit, and a pond (these extended into the south-east corner of the Site). All were in common ownership and functional use with The Moat, being owned and occupied by the master and fellows of St John's College, Cambridge (Plate 24).

- 6.25. The late 19th-century First Edition Ordnance Survey map records the moated farmhouse and structures to the north-west as 'Moat Farm' (Plate 25). The moat surrounding the farmhouse had been substantially eroded or drained, especially on the south and west sides. The earlier buildings located within the south-east corner of the site (as recorded on the tithe map) had apparently been remodelled or replaced, especially as the two largest structures illustrated on the 1841 map are recorded with much reduced footprints on the late 19th-century map. These buildings were presumably in agricultural use.
- 6.26. Since the 19th century, the moat surrounding the farmhouse has been further eroded and the farm complex to the north-west has been substantially reconfigured and expanded. These changes are clearly perceptible when comparing the First Edition and 1970-71 Ordnance Survey maps (Plate 26). In addition, residential development has taken place to the north and east of The Moat.
- 6.27. Today, The Moat is a private residence and there is no longer a functional association with the farm complex. The latter (located within the Site and described in detail within Section 5) is disused and dilapidated, and separated from the garden curtilage of the house by a post and rail fence and barbed wire.



Plate 24: Extract of the 1841 tithe map for the parish of Headcorn.

The Site (partially shown) is outlined in red. The Moat is marked with a blue arrow.



Plate 25: First Edition (1897–98) Ordnance Survey map.

The Site (partially shown) is outlined in red. The Moat is marked with a blue arrow.

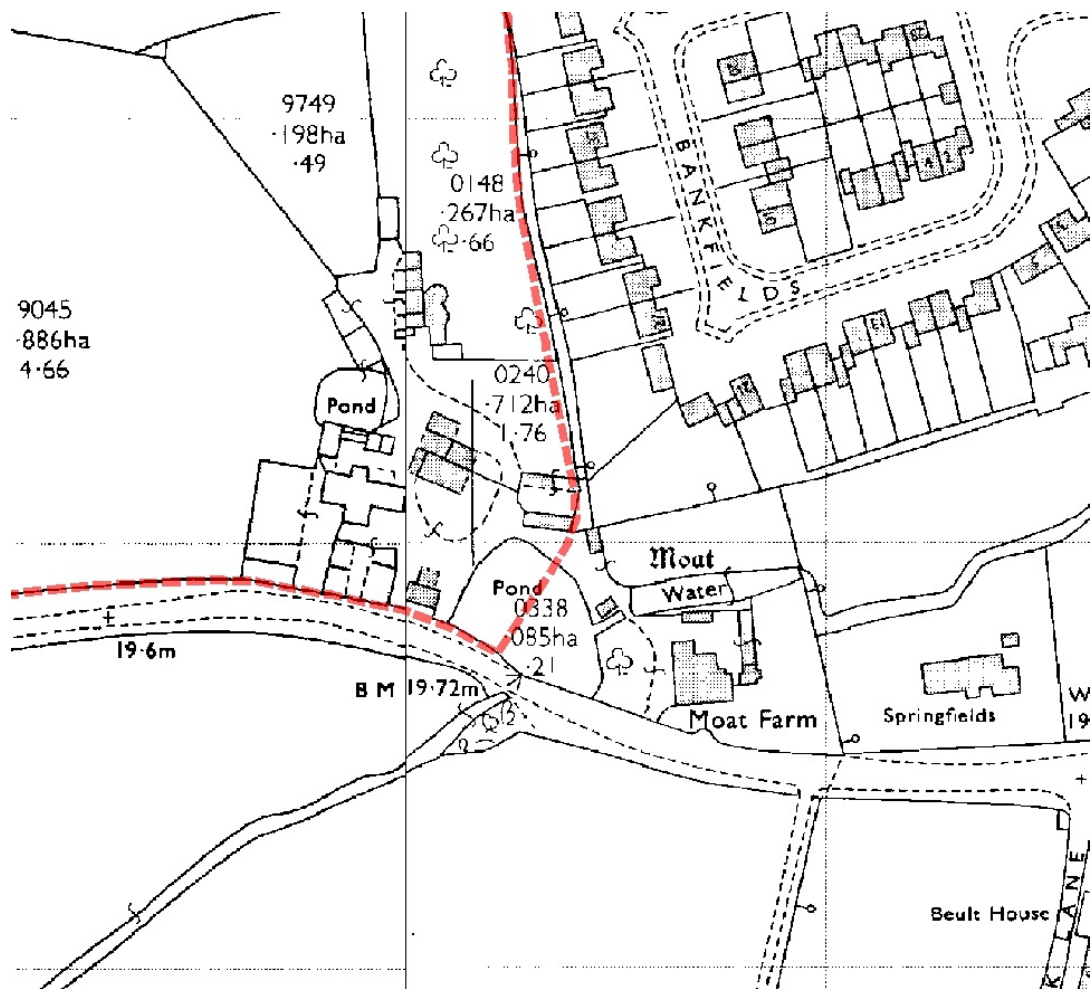


Plate 26: 1970–71 Ordnance Survey map.

The Site (partially shown) is outlined in red. The Moat is marked with a blue arrow.

- 6.29. The historic pond (located at the south-eastern edge of the Site) which formerly separated the farm complex from The Moat is legible as a slight depression; however, this has largely drained away (Plate 27).



Plate 27: South-east-facing view to the location of the former pond from the south-east edge of the site.

6.30. Intervisibility between the land to the west and the Listed building is very largely screened by intervening vegetation (Plate 28), although the land and building can be experienced in dynamic views travelling along Moat Road.

6.31. As discussed above, formerly associated farm buildings lie within the site. However, these are spatially and visually separated from The Moat.

Statement of Significance

6.32. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the *NPPF*.²⁷

6.33. The heritage significance of The Moat is principally embodied in its physical fabric. It derives historic interest from its age and general form, being legible as a timber frame dwelling of probable 16th-century origins. Internally, there may be elements of layout as well as fixtures and fittings which augment this historic interest by illustrating the past circulation and use of the building. Meanwhile, the architectural interest of the building is largely embodied in its earliest timber frame core, historic additions in brick and tile, and historic elements of its joinery and fenestration.

6.34. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting")

which are considered to contribute to its heritage significance comprise:

- Its domestic curtilage, which illustrates the historic and ongoing residential use of the building, and which appears to include at least one historic ancillary outbuilding to the north;
- The remnants of its historic moat;
- Moat Road to the south which represents the main historic approach to the building and from which the asset can be publicly glimpsed.
- Wider elements of the historic farm complex to the north-west, including the pond and former farm buildings; however, as set out above, the farm buildings are severely dilapidated and possess minimal to no intrinsic heritage significance, and are spatially and visually separated from The Moat.
- Wider agricultural land where this is known to have been historically associated with the farmhouse although this is no longer readily experienced from The Moat, but rather has heavily filtered intervisibility and is experienced as part of the dynamic view moving along Moat Road.

Intervisibility and Co-Visibility

6.35. The Moat is visually separated from the remaining farm buildings within the site by intervening vegetation (Plate 28). There is some limited visibility from the grounds of

²⁷ DLUHC, *NPPF*, para. 200.

the asset of Buildings D and E (Plate 29) from within the western area of the grounds, and visibility of the group as a whole from the boundary (Plate 30).



Plate 28: Views South Towards the Farm Buildings from the Site.



Plate 29: View from The Moat Grounds towards Farm Buildings.



Plate 30: Views from The Moat Boundary towards Farm Building.

- 6.36. The dilapidated farm buildings detract from the visual approach to The Moat from the west and are not the focus of any intentional or important historic illustrative views for The Moat outwards.
- 6.37. The buildings and farmland within the site are considered to make only a minor contribution to the heritage significance of The Moat through setting, through historic illustrative values.

Summary of Impacts

- 6.38. Due to the condition of the outbuildings within the Site and a lack of significance, they possess minimal intrinsic

heritage value and do not warrant retention within the scheme. The loss of their minimal historic illustrative value and that of the wider farmland within the site will result in the loss of the small amount of historic illustrative value that they contribute to the heritage significance of The Moat through setting. It should be noted that further farmland will remain to the south of the asset, including formerly historically associated land to the south-west.

- 6.39. The proposed development will resolve the visually unattractive farm buildings to the west of the asset.
- 6.40. The proposed development respects the setting of the Grade II Listed, setting development back from the frontage of Moat Road, behind landscaping, maintaining the open approach to the asset from the west to some degree, and the open character of land to the north-west of the asset.
- 6.41. Any below ground remains of the formerly associated moat feeder pond within the site will be retained *in situ*.
- 6.42. Overall, the proposed development will cause less than substantial harm at the low end of the spectrum to the heritage significance of The Moat through changes in setting. The harm has been minimised through sympathetic design.

7. Conclusions

Archaeology

- 7.1. The geophysical survey of the site did not identify any anomalies potentially indicative of significant archaeological remains.
- 7.2. On the basis of the survey results and recorded heritage in the vicinity, the Site is considered to have low potential for significant archaeological remains from the prehistoric and Romano-British periods.
- 7.3. The Site is likely to have formed part of the agricultural hinterland to nearby settlements from at least the medieval period.
- 7.4. Within the south-eastern corner of the Site specifically, the reconfiguration, rebuilding and expansion of the Moat Farm complex since the mid-19th century is anticipated to have disturbed the ground in this area, such that there are not anticipated to be any significant buried remains of earlier structures or agricultural activity. Any remains of the feeder pond to the moated site are not considered to be of high archaeological significance, although they may be considered to represent a non-designated heritage asset of low significance. The Indicative Masterplan proposes that this area be retained as undeveloped public open space, therefore any below-ground remains that do exist would not be disturbed. Elsewhere within the Site, there are likely to be buried remains of historic agricultural activity, including arable use and orchard planting; however, any such remains would be of no heritage significance.

Built Heritage

- 7.5. Documentary evidence alongside the site visit and geophysical survey indicates that the former Royal Observer Core Monitoring Post within the Site has been subject to at least partial demolition and infilling, with the ground being reinstated afterwards. There is no evidence to suggest that any surviving remains could be considered to be of national interest. Should any buried remains be present, due to the assumed level of disturbance, these are not anticipated to be of sufficient quality to be considered commensurate to a non-designated heritage asset. It is not considered that the known former location of the ROC monitoring post within the Site should represent a constraint to development. Further assessment is not considered to be warranted.
- 7.6. Some farm buildings relating to Moat Farm lie within the south-eastern area of the site. These have been assessed through a site visit, and are considered to possess minimal intrinsic heritage significance, although one may be considered to be curtilage Listed. They are now in a very dilapidated state, and do not warrant retention within the proposed scheme.
- 7.7. The proposed development respects the setting of the Grade II Listed The Moat, setting development back from the frontage of Moat Road, behind landscaping, and preserving any remains of the moat feeder pond in situ. The associated buildings and farmland within the site are visually separated from the Listed building by intervening vegetation. The loss of the small level of historic illustrative interest that they contribute to the heritage



significance of The Moat will cause less than substantial harm at the low end of the spectrum. Further farmland will remain to the south and south-west of the asset.

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