

Heritage Note

Land at Moat Road, Headcorn

On behalf of Catesby Estates

Date: 18/01/2024

Pegasus Ref: P21-3568

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1. Introduction

- 1.1. This note provides further information on the Conservation Area at Headcorn, to inform a response to the review of the LVIA by JFA Environmental Planning, which included the following statements:

The Heritage Statement does consider the CA and Heritage Assets. Its evaluation is not part of the analysis within this report. However, the LVIA makes no reference to Heritage Matters at all, and this, as part of the landscape "time-depth", is a deficiency. At the very least, the LVIA should allude to the heritage findings, and illustrate how any mitigations have been incorporated that relate to heritage matters,

For example, there is now a set back and open space directly north of Moat Road. This is a change from the previous application, and presumably takes into account CA Guidelines. Likewise, The Moat (Grade II listed) is adjacent to open space, presumably to minimise setting effects. This is not explicitly stated and can only be inferred.

2. Headcorn Conservation Area

- 2.1. Headcorn Conservation Area was considered as part of the Step 1 Setting Analysis in the Heritage Statement. It was excluded from detailed assessment following initial review.
- 2.2. The Headcorn Conservation Area lies approximately 120m to the south-east of the site, separated from it by agricultural land and vegetation (See Figure 1b of the Heritage Statement).
- 2.3. Intervisibility between the site and the Conservation Area appears to be limited to visibility of the church tower from within the site. As set out in 6.10 to 6.17 of the Heritage Statement, views to the church tower are incidental, and are not considered to contribute to the heritage significance of the asset through setting (See plates 1 and 2, below), and no harm would be caused to the church through changes in setting.
- 2.4. There is no additional clear visibility of other parts of the Conservation Area from within the site, with the closest edge screened by vegetation (See plates 1 and 2, below). There are no notable historic associations between the site and the Conservation Area. Considering this and the physical separation, the site is not considered to contribute to the heritage significance of the Conservation Area through setting, and no harm would be caused to it through the proposed development.



Plate 1 Looking south-east from within the site towards the church



Plate 2 Looking south-east from within the site towards the church

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