

## **Summary Proof of Evidence on Heritage.**

### **Evidence of Gail Stoten BA (Hons) PG Cert Res MCI fA FSA.**

Land East of Froghall Road, Cheadle, Staffordshire.

**On behalf of Bloor Homes.**

Date: 07 January 2025 | Pegasus Ref: P22-0010

LPA Ref: SMD/2021/0610

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# 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. The Reason for Refusal cites harm to the Grade II Listed Broad Haye Farmhouse and Grade I Listed Church of St Giles. However, the LPA has now confirmed that they are not defending the part of the Reason for Refusal which relates to the Church of St Giles.
- 1.3. With regards to the Grade II Listed Broad Haye Farmhouse, the design of the proposed development has been very sensitive to the heritage significance of the asset. Whilst the proposed development will change the intrinsic character of the site, built form will be significantly set back from the heritage asset with a substantial landscaped buffer retaining an open setting to the west of the Listed Building. This will be open grassland to reflect the pasture currently and historically present.
- 1.4. The buffer on the eastern and south-eastern sides of the site will also allow views to be maintained from Hammersley Hayes Road to the Listed building, again allowing a sense of separation when travelling along this approach. New built form will be co-visible in north-east-facing views of the farmhouse from Hammersley Hayes Road, although this will be largely screened and softened by new planting along the eastern edge of the development parcels. It should also be noted that it is largely the side rather than primary elevation of the farmhouse that is visible in these views. Modern residential development is already part of the peripheral experience of the farmhouse when approaching via Hammersley Hayes Road as a result of the post-war expansion of Cheadle, which currently has a hard, suburban edge. Whilst the proposed development will bring residential development closer to the farmhouse, the eastern edge of this development can be appropriately designed to soften the modern settlement edge, thereby resolving the current 'hard edge'.
- 1.5. This sense of separation will also remain in views from the south and south-east, although there will be some reduction in this. It should also be noted that some of these views will be blocked and others changed when houses are constructed in the areas allocated for housing to the south-west of the appeal site.
- 1.6. Although some of the site forms part of the historic landholding associated with Broad Haye Farm and will be altered by the proposed development, the bulk of the likely historic agricultural landholding, which lies to the south of the asset, will remain following development, as will the farm buildings which give legibility to the agricultural origins of the asset, and also the farmyard and gardens. It should also be noted that the principal façade of the asset faces south-east, with the south-western face being a side elevation, and the north-west façade the rear.
- 1.7. Overall, the appeal scheme is considered to result in very minor harm at the lowermost end of the less than substantial harm spectrum to the heritage significance of Grade II Listed Broad Haye Farmhouse through change to its setting. In accordance with paragraph 215 of



the NPPF, this very low level of less than substantial harm should be weighed against the public benefits of the scheme. It is accepted by the LPA that the harm to Broad Haye Farmhouse is outweighed by the public benefits of the proposed scheme.

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