



Proof of Evidence - Appendix 1

Land at The Old
Cottage, Station Road,
Lingfield

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JE 08.07.2023	

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1. Introduction

- 1.1** This Appendix presents a number of views of listed buildings in the vicinity of the appeal site, and various views into, or within, or out of, Lingfield Conservation Area. As far as possible, they are arranged in sequences along roads and footpaths, in a way that will hopefully be helpful to the Inspector for the purposes of site visits.
- 1.2** The photographs in this appendix supplement those in Figures 4 to 15 of the Heritage Impact Assessment (Appendix 3) submitted with application TA/2022/685, and add further detail.
- 1.3** There is a strong emphasis on views of the Church of St Peter and St Paul, and its tower and spire. While it is appreciated that the Inspector cannot literally begin the experience of the heritage assets in Lingfield by starting the first visit from within the Church, the first two Figures in the sequence of images (Figures 5 and 6) are of the interior of the place of worship. The following Figures then look at views of the Church from within the churchyard. This is intentional, to emphasise that a very large part of the significance of the Church is bound up in its physical fabric (archaeological, architectural and artistic) and in the immediacy of its role as a communal resource. Then, as one moves away from the Church, the experience of the building as a whole weakens in intensity, depending on the visual context.
- 1.4** The boundaries of the conservation area and the appeal site are shown in Figure 1. The approximate locations of the photographs in Figures 7 to 58 are shown on Figure 2. The locations of the relevant listed and locally listed buildings are shown on Figures 3 and 4. Individual photograph locations (approximate), and indicative directions of view, are shown in maps accompanying each photographic Figure.
- 1.5** Figures 67 to 82 were added after the third site visit on 7 July 2023.

Notes on Figures 7 to 58

1.6

The following note-form commentary, which has been laid out as systematically as reasonably possible, is intended to provide further details and observations about the external or “setting-related” photographic Figures numbered 7 to 58.

Figure 7 – The Church, looking from the churchyard gate.

Distance to tower c.35m. The Church is experienced in the context of adjacent listed buildings (Old Town House and Church Gate Cottage, out of view to either side) and within the conservation area. Looking away from the appeal site. View will not be changed.

Figure 8 – The Church, looking from the path at the south-east corner of the churchyard.

Distance to tower c.25m. The Church is experienced in the context of the Hale tomb, which is listed grade II, and within the conservation area. Looking away from the appeal site. View will not be changed.

Figure 9 - The Church, looking south-east from within the churchyard.

The Church is experienced in the context of table tombs and gravestones in the foreground, and within the conservation area. Looking towards the appeal site. The view will not be changed because of the filtering/screening effects of evergreen trees and buildings, including the Church itself.

Figure 10 – The Church, looking southward from within the churchyard.

Distance to tower c.30m. A direct view of the north wall of the Church, experienced on the context of the tower and spire, and within the conservation area. Not looking directly towards the appeal site. View will not be changed.

Figure 11 – The Church, looking south-westward from within the churchyard.

Distance to tower c.50m. Experienced in the context of the Jewell tomb, which is listed grade II, and within the conservation area. Looking away from the appeal site. View will not be changed.

Figure 12 – The Church, looking west from Church Road.

Distance to tower c.70m. A direct view of the west end of the Church, experienced in the context of the tower and spire, and within the conservation area. Looking away from the appeal site. View will not be changed.

Figure 13 – Looking towards Church Gate Cottage and Old Town House from the churchyard.

Experienced in the context of gravestones and paths in the foreground, and within the conservation area. Looking towards the appeal site. The view will not be

changed because of the filtering/screening effects of evergreen trees and buildings, including Church Gate Cottage and Old Town House.

Figure 14 – Looking towards The College from within the churchyard.

The College is seen in a gap between evergreen trees and the Church, with gravestones in the foreground, within the conservation area. Old Town House is to the left of view. Looking away from the appeal site. View will not be changed.

Figure 15 – Looking towards The College from within the churchyard.

The College is seen in a gap between evergreen trees and the Church, with gravestones in the foreground, within the conservation area. Houses in College Close are to the left of view. Looking away from the appeal site. View will not be changed.

Figure 16 – Looking towards The College from within the churchyard.

A direct view of The College, with the Church to the back of the observer, within the conservation area. The grade II listed walls define the edge of the churchyard and the garden of College House. Houses in College Close are to the left of view. Looking away from the appeal site. View will not be changed.

Figure 17 – Looking towards The Guest House (The Library) from the churchyard.

The Guest House is seen in a gap between evergreen trees, with gravestones in the foreground, including the grade II listed Shore tomb, within the conservation area. Looking away from the appeal site. View will not be changed.

Figure 18 – Looking towards The Guest House (The Library) from the churchyard.

The Guest House is seen close to, within the conservation area. Looking away from the appeal site. View will not be changed.

Figure 19 – Looking towards the Church from the churchyard extension.

Distance to tower c.140m. Although Church Road cannot be identified in the photograph, this is a view from the east side of Church Road, within the churchyard extension and within the conservation area. Looking away from the appeal site. View will not be changed.

Figure 20 – Looking towards the Church from Jenner’s Field recreation ground.

Distance to tower c.240m. A view from outside the conservation area, containing no historic structures other than the spire and upper part of the tower of the Church. Looking towards the appeal site. View will not be changed because of intervening structures and trees.

Figure 21 – Looking towards the Church from beside the primary school in Vicarage Road.

Distance to the tower c.140m. A view from outside the conservation area, containing almost no historic structures other than the spire and upper part of the tower of the Church. Looking towards the appeal site. View will not be changed because of intervening structures and trees.

Figure 22 – Looking towards the Church from near the entrance to College Close.

Distance to the tower c.110m. A view from the edge of the conservation area, containing almost no historic structures other than the spire and upper part of the tower of the Church. Looking towards the appeal site. View will not be changed because of intervening structures and trees.

Figure 23 - Looking towards the Church, past The College, in College Close.

Distance to the tower c.80m. A view from within the conservation area, in which the Church and The College are seen in juxtaposition. Looking towards the appeal site. View will not be changed because of intervening structures and trees.

Figure 24 – Looking towards the Church from College Close.

Distance to the tower c.90m. A view from within the conservation area, in which the Church spire and tower are seen in juxtaposition with 20th century houses. Looking towards the appeal site. View will not be changed because of intervening structures and trees.

Figure 25 – Looking towards the Church along the approach from Vicarage Road.

Distance to the tower c.80m. The Church is experienced in the context of The Guest House (the Library) in the foreground, and the view is from within the conservation area. Not looking directly towards the appeal site. The view will not be changed because of the filtering/screening effects of evergreen trees and buildings, including the Church itself.

Figure 26 – Looking towards the Church from the junction of Church Road and Vicarage Road.

Distance towards the tower c.110m. Guest House Cottage (not listed or locally listed) is the dominant building on the junction, but the spire of the Church can be glimpsed from here. This is a view from near the edge of the conservation area. Looking away from the appeal site. View will not be changed.

Figure 27 – Looking towards the Church from Baker's Lane.

Distance to the tower c.160m. This is a view from outside the conservation area, in the context of buildings and structures that, for the most part, are not of particular heritage interest. The spire of the Church can be glimpsed. Not looking directly towards the appeal site. View will not be changed.

Figure 28 – Looking towards the Church from near number 8 Saxby's Lane.

Distance to the tower c.160m. This is a view from outside the conservation area, in the context of buildings and structures that, for the most part, are of 19th and 20th

century origin. The spire of the Church can be seen. Not looking directly towards the appeal site. View will not be changed.

Figure 29 – Looking towards the Church from Church Road.

Distance to the tower c.70m. This is a view from within the conservation area, but the spire and tower of the Church are seen in the context of buildings and structures that are not of particular heritage interest. The spire of the Church can be seen, with part of the tower and the eastern gables. Looking away from the appeal site. View will not be changed.

Figure 30 – Looking towards the Church from Church Road.

Distance from the tower c.70m. This is a view from within the conservation area, but the spire and tower of the Church are seen in the context of the back of Church House where there is an area for bins and parking. The spire of the Church can be seen. Looking away from the appeal site. View will not be changed.

Figure 31 – Looking towards the Church from Church Road.

Distance to the tower c.80m. This is a view from within the conservation area. The spire and part of the tower of the Church are seen in the context of Pollard House, Old Town House, and Church House. Looking away from the appeal site. View will not be changed.

Figure 32 – Looking towards the Church from Church Road.

Distance towards the tower c.100m. This is a view from within the conservation area. The spire of the Church is seen in the context of Pollard House, and Church House. Looking away from the appeal site. View will not be changed.

Figure 33 – Looking towards the Church from Church Road.

Distance towards the tower c.160m. This is a view from outside the conservation area. The spire of the Church is seen in the context of a variety of buildings, but the core group (Pollard House, Old Town House and Church House) are difficult to pick out at this distance. Not looking directly towards the appeal site. View will not be changed.

Figure 34 – Looking towards the Church from Church Road.

Distance towards the tower c.200m. This is a view from outside the conservation area. The spire of the Church is seen in the context of a variety of relatively modern buildings. Not looking directly towards the appeal site. View will not be changed.

Figure 35 – Looking towards New Place from near Lingfield Station.

This is a view from outside the conservation area, looking towards the front elevation of New Place. Looking towards the appeal site. View will not be changed because of intervening structures (primarily New Place itself) and trees.

Figure 36 – Looking towards New Place from Station Road.

This is a view from just outside the conservation area, looking towards the front elevation of New Place. Looking towards the appeal site. View will not be changed because of intervening structures (primarily New Place itself) and trees.

Figure 37 – Looking towards New Place from Station Road.

This is a view from just outside the conservation area, looking towards the front elevation of New Place. Looking towards the appeal site. View will not be changed because of intervening structures (primarily New Place itself) and trees.

Figure 38 – Looking towards New Place from the footpath.

This is a view from inside the conservation area, looking eastward towards the back elevation of New Place in the context of the grade II listed stone wall that flanks the southern side of the footpath. Looking away the appeal site. View will not be changed.

Figure 39 – Looking towards New Place from the footpath.

This is a view from inside the conservation area, looking eastward towards the back elevation of New Place in the context of the red brick wall that flanks the southern side of the footpath here. Looking away the appeal site. View will not be changed.

Figure 40 – Looking west along the footpath beside lamp post number 6.

This is a view from within the conservation area, and from within the appeal site, looking westward along the footpath. The appeal proposal will bring about change to the left of view, particularly in winter months (for which see Appendix 2, Figure 8, for a representative view).

Figure 41 – Looking into the northern part of the appeal site from the footpath.

This is a view within the conservation area and within the appeal site, looking northward to the roofs of the houses in New Place Gardens, approximately at the point where the new road will cross the footpath. This view will change as a result of the new road and proposed houses in this area.

Figure 42 – Looking westward along the footpath beside lamp post number 4.

This is a view from within the conservation area, and from within the appeal site, looking westward along the footpath. The appeal proposal will bring about change to the left of view, particularly in winter months (for which see Appendix 2, Figure 8, for a representative view).

Figure 43 – Looking west along the footpath beside lamp post number 3.

This is a view from within the conservation area, and parallel to the edge of the appeal site, looking westward along the footpath. The built form of the appeal proposal will be behind the viewer at this point.

Figure 44 – Looking westward along the footpath beside lamp post number 2.

This is a view from within the conservation area, and parallel to the edge of the appeal site, looking westward along the footpath. The built form of the appeal proposal will be behind the viewer at this point.

Figure 45 – Looking westward along the footpath near The Star Inn (into Church Road).

This is a view from within the conservation area, looking away from the appeal site, looking westward along the footpath. The view will not be changed.

Figure 46 – Looking to the side of The Star Inn, with the entrance to the footpath to the left.

This is a view within the conservation area, looking towards the appeal site (part of which is just visible), with The Star Inn in the foreground, and to the right of view. It is possible that there will be a small change in the view of the appeal site, as a result of new housing.

Figure 47 – Looking at the north end of The Star Inn.

This is a view of The Star Inn within the conservation area. Not looking directly towards the appeal site. The view will not be changed.

Figure 48 – Looking south-eastward towards The Star Inn.

This is a view of The Star Inn within the conservation area. Looking towards the appeal site. The view will not be changed because of the intervening building.

Figure 49 – Looking towards The Star Inn from Church Road.

This is a view of The Star Inn within the conservation area. Looking towards the appeal site. The view will not be changed because of the intervening building.

Figure 50 – Looking towards The Star Inn from between Church House and Pollard House.

This is a view of The Star Inn within the conservation area, framed to the left and right by parts of Church House and Pollard House. Looking towards the appeal site. The view will not be changed because of the intervening buildings.

Figure 51 – Looking towards New Place Farm Oast House) from Town Hill B2028.

This is a view looking into the conservation area, towards New Place Farm, with the converted oast house on the horizon. It looks across the appeal site. The view will be significantly changed by the proposed development, and the oast house will no longer be visible from this point.

Figure 52 – Looking towards the Church from Station Road (near the B2028 junction).

Distance to the tower c.560m. A view westward into the conservation area, and across the appeal site, which will be significantly changed by the proposed development. The Church spire might not be visible from this point after the completion of the development.

Figure 53 – Looking towards the Church from Station Road.

Distance to the tower c.560m. A view westward into the conservation area, and across the appeal site, which will be significantly changed by the proposed development. The Church spire might not be visible from this point after the completion of the development.

Figure 54 – Looking west from Station Road.

Distance to the tower c.560m. The hedge intervenes into the view westward, which would otherwise be into the conservation area, and across the appeal site towards the Church. The proposed development will bring about significant change on the other side of the hedge, albeit set back behind a landscaped buffer.

Figure 55 – Looking west from Station Road.

Distance to the tower c.530m. Distance to the tower c.560m. The hedge intervenes into the view westward, which would otherwise be into the conservation area, and across the appeal site towards the Church. The proposed development will bring about significant change on the other side of the hedge, albeit set back behind a landscaped buffer.

Figure 56 – Looking into the track west of Station Road.

The track is the dividing line between the appeal site (to the left of view) and the conservation area (to the right of view) as seen looking west from Station Road. The proposed development will bring about significant change on the other side of the hedge to the left of the track, albeit set back behind a landscaped buffer.

Figure 57 – Looking towards Heatherwell House from Station Road.

A view of a modern house (not of heritage interest) from the edge of the conservation area. Looking towards the appeal site. View will not change because of intervening trees and buildings.

Figure 58 – Looking towards Cyder Barn from Station Road.

A view of Cyder Barn, which is locally listed, from the edge of the conservation area. Looking away from the appeal site. View will not be changed.

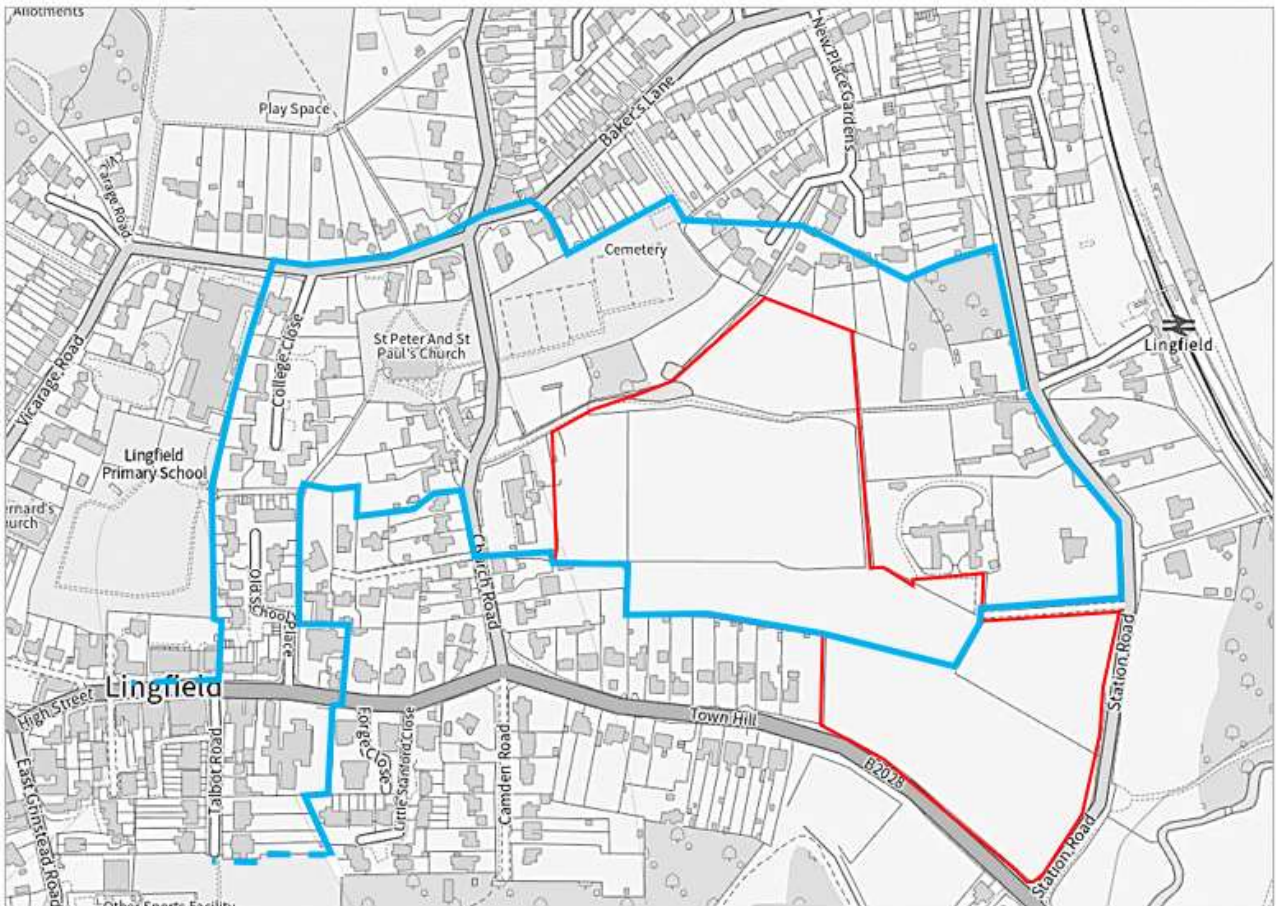


Figure 1 - The appeal site (red) in relation to Lingfield Conservation Area (blue).

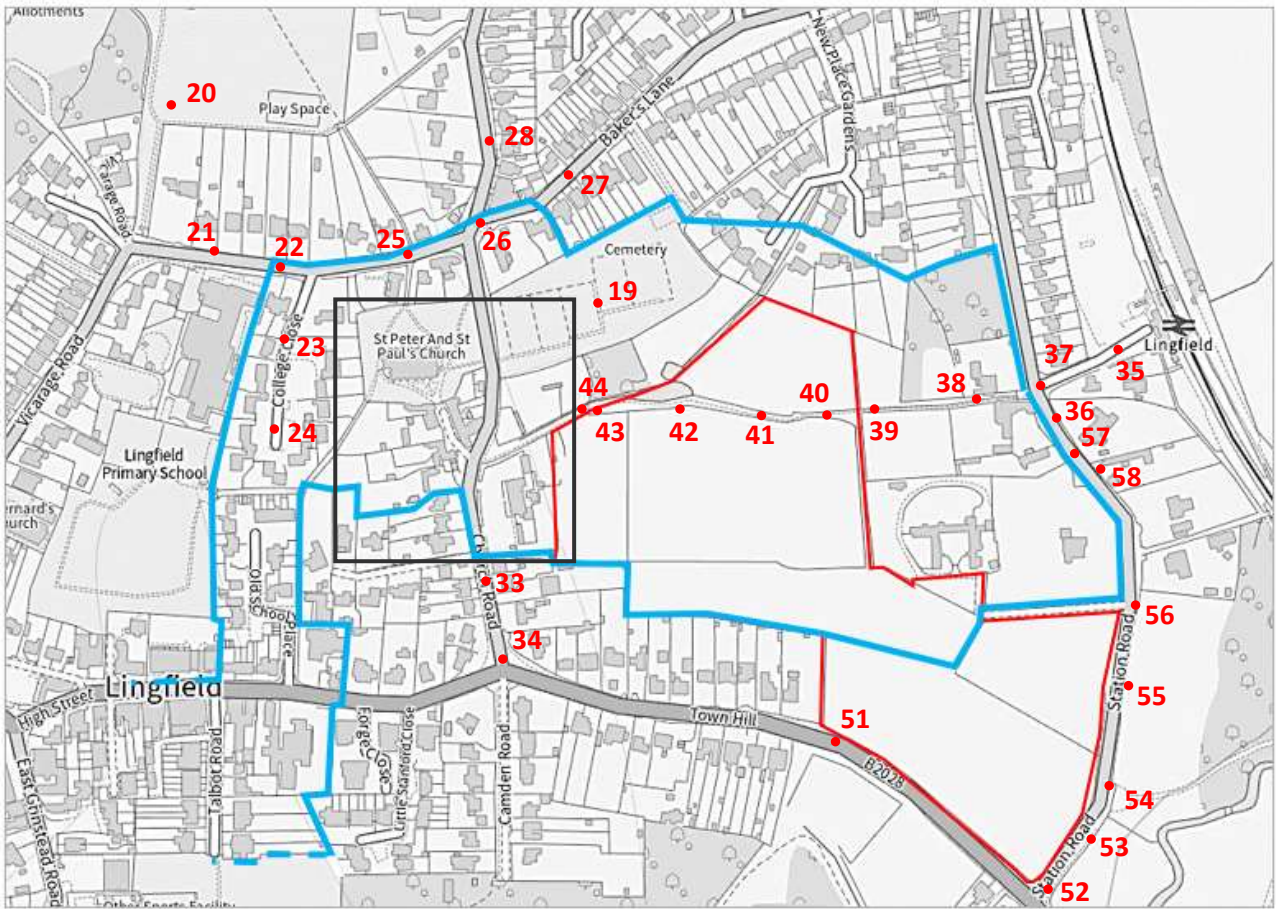


Figure 2 - Locations of photographs shown in Figures 7 to 58

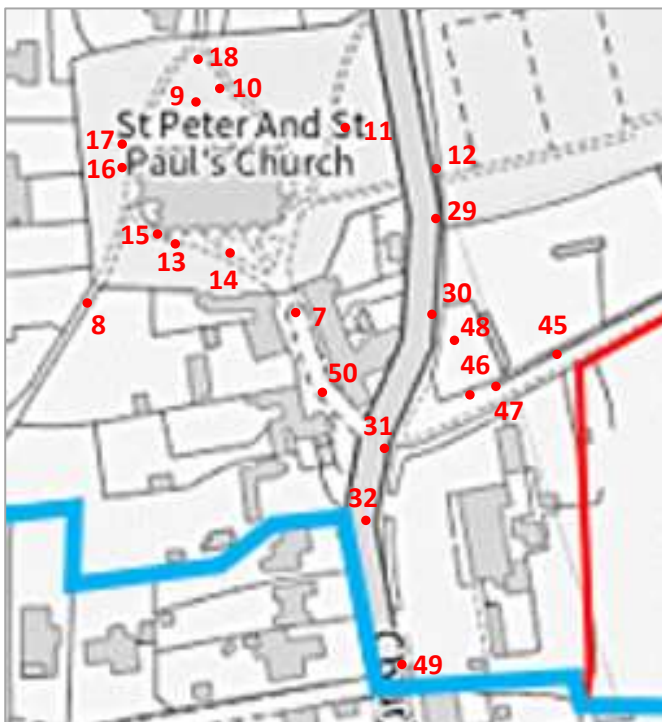




Figure 3 - Listed buildings in the vicinity of the Church.

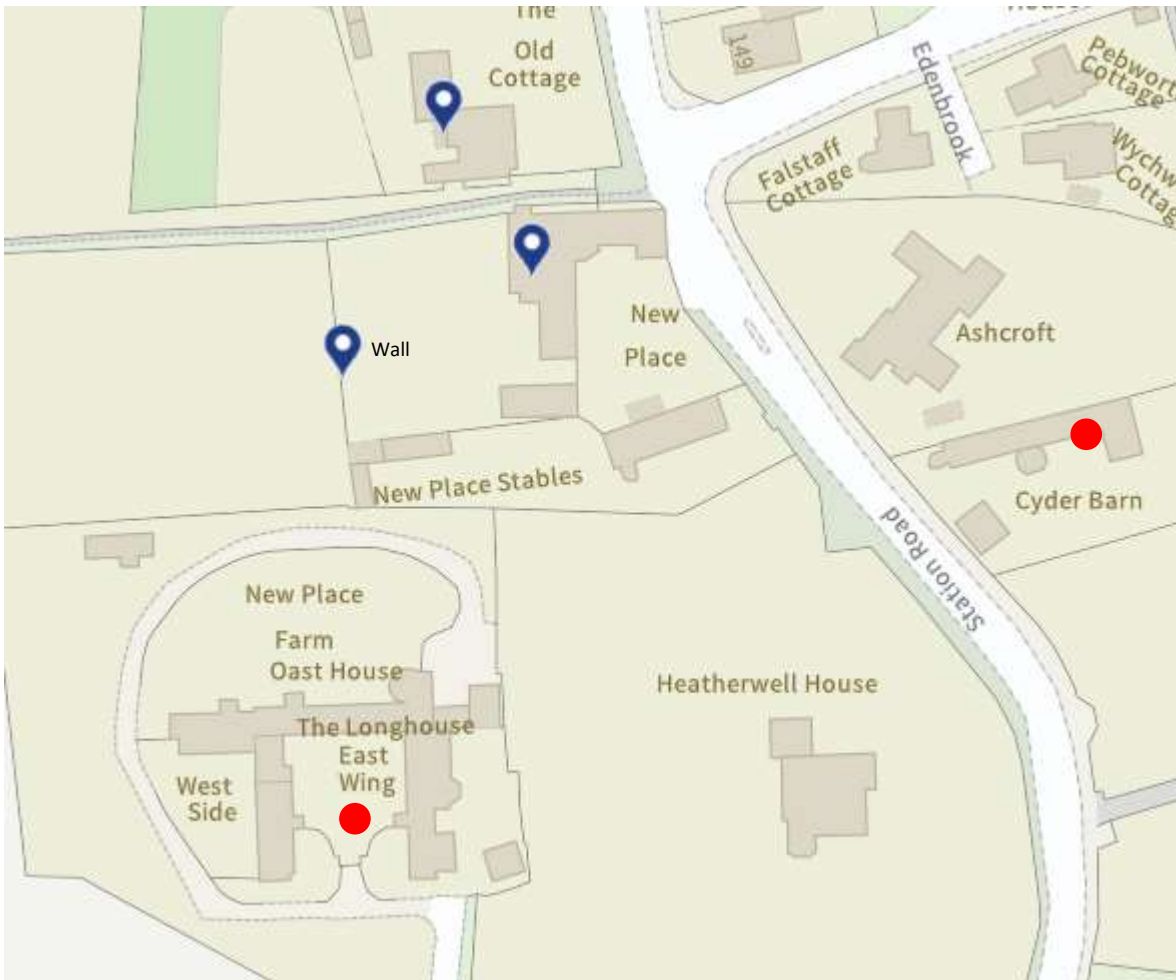


Figure 4 - Listed (blue) and locally listed buildings (red) in the vicinity of Station Road.



Figure 5 – Table tomb in the chancel of the Church.





Figure 6 – The interior of the Church, looking east.

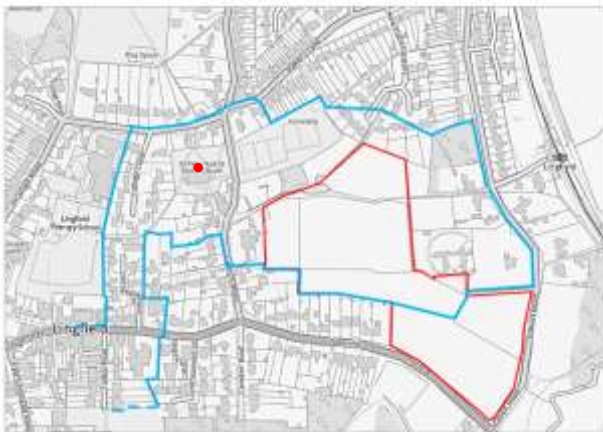




Figure 7 – The Church, looking from the main churchyard gate.

Distance to tower c.35m.

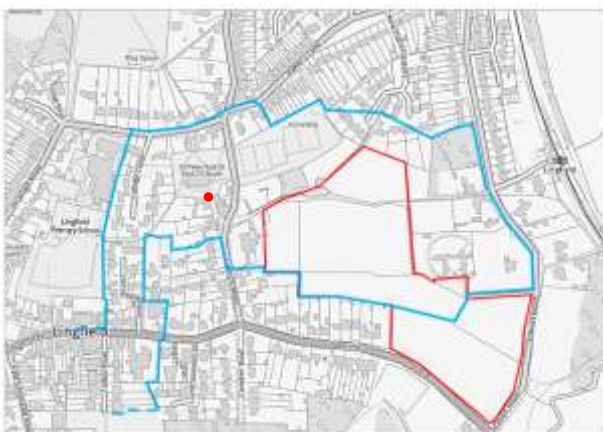




Figure 8 – The Church, looking from the path at the south-west corner of the churchyard.
Distance to tower c.25m.

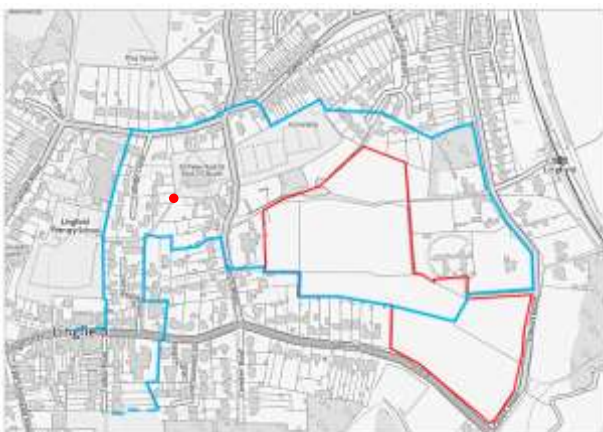




Figure 9 - The Church, looking south-east from within the churchyard.

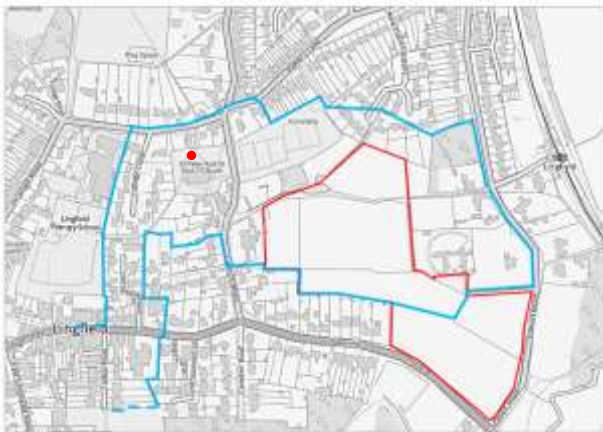




Figure 10 – The Church, looking southward from within the churchyard.

Distance to tower c.30m.

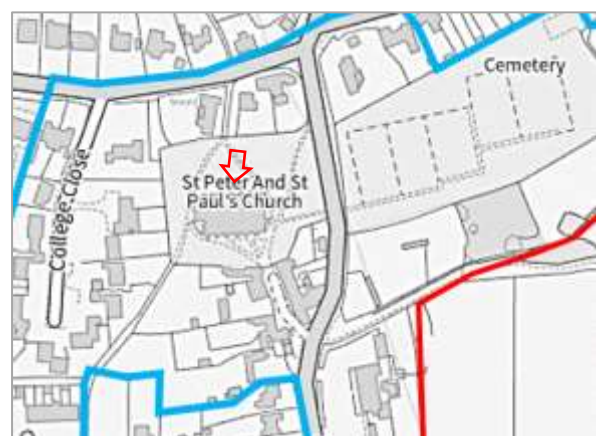




Figure 11 – The Church, looking south-westward from within the churchyard.

Distance to tower c.50m.

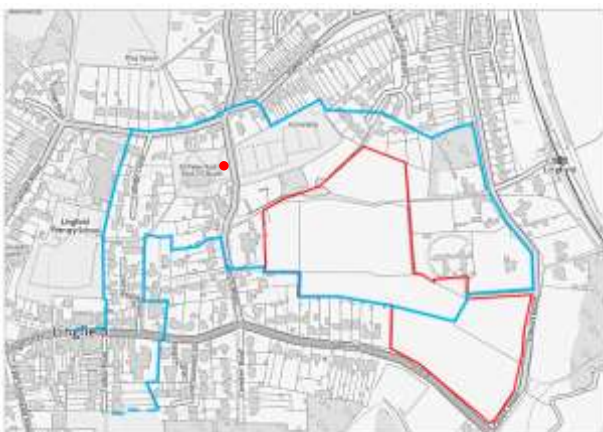




Figure 12 – The Church, looking west from Church Road.

Distance to tower c.70m.

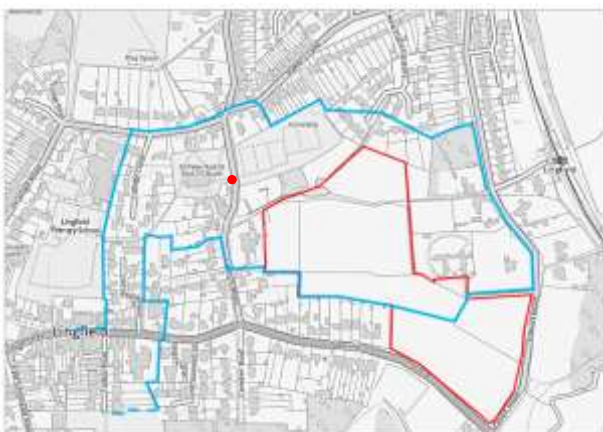




Figure 13 – Looking towards Church Gate Cottage and Old Town House from the churchyard.





Figure 14 - Looking towards The College from within the churchyard.

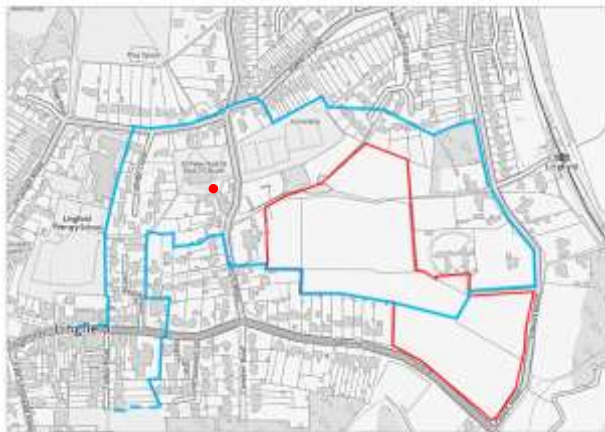




Figure 15 - Looking towards The College from within the churchyard.





Figure 16 - Looking towards The College from within the churchyard.

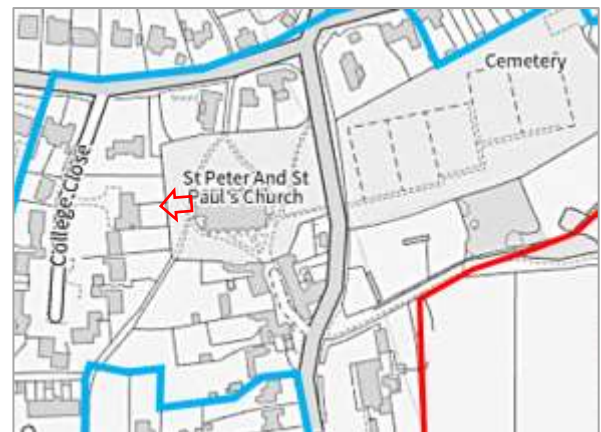
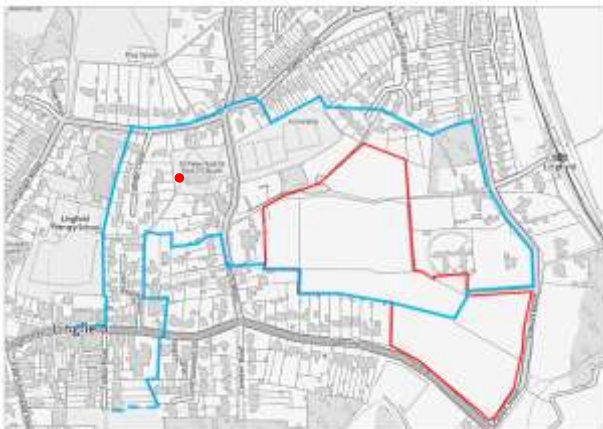




Figure 17 - Looking towards The Guest House (The Library) from the churchyard.

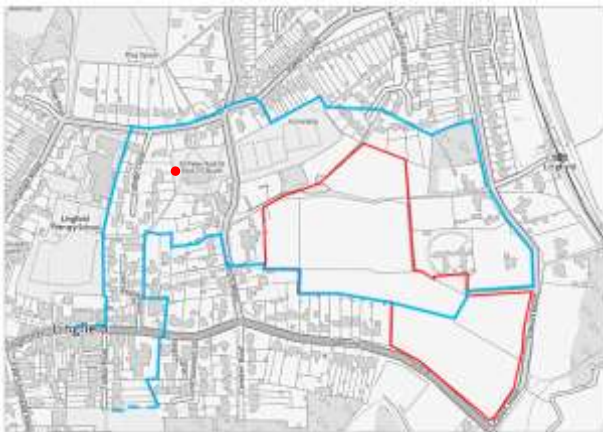




Figure 18 – Looking towards The Guest House (The Library) from the churchyard.

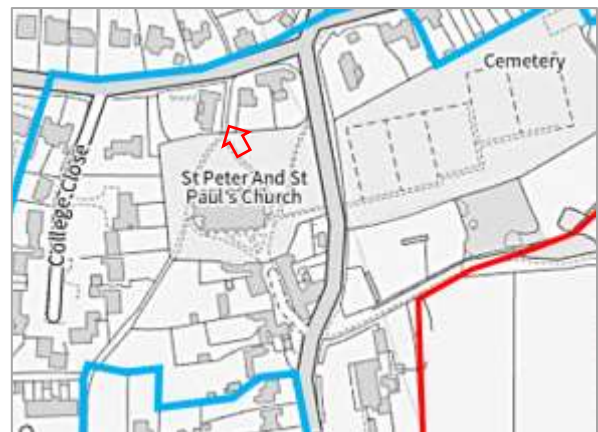
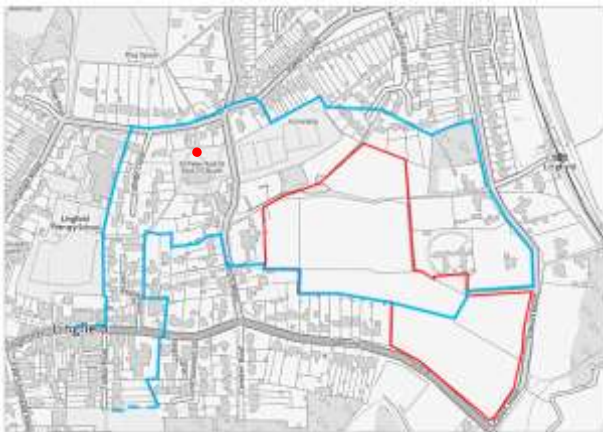




Figure 19 – Looking towards the Church from the churchyard extension.

Distance to tower c.140m.

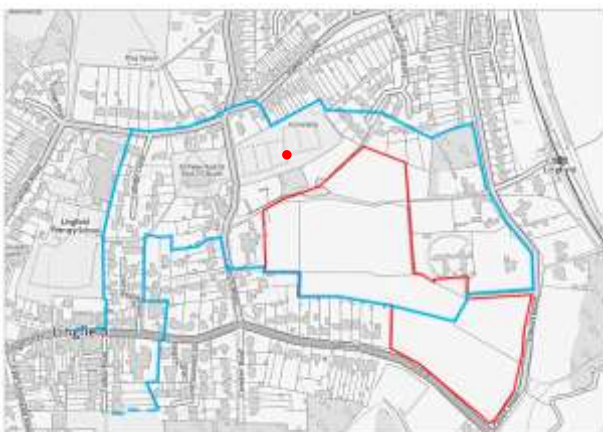




Figure 20 – Looking towards the Church from Jenner’s Field recreation ground.

Distance to tower c.240m.

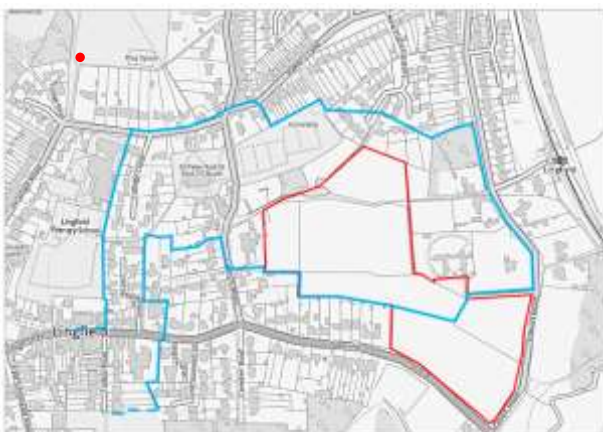




Figure 21 – Looking towards the Church from beside the primary school in Vicarage Road. Distance to the tower c.140m.

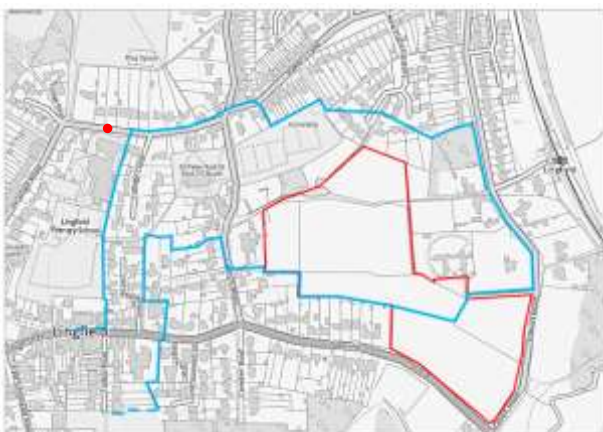




Figure 22 – Looking towards the Church from near the entrance to College Close.
Distance to the tower c.110m.

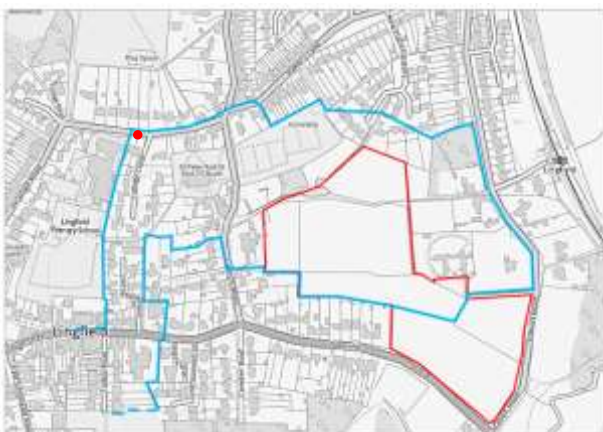




Figure 23 - Looking towards the Church, past The College, in College Close.

Distance to the tower c.80m.

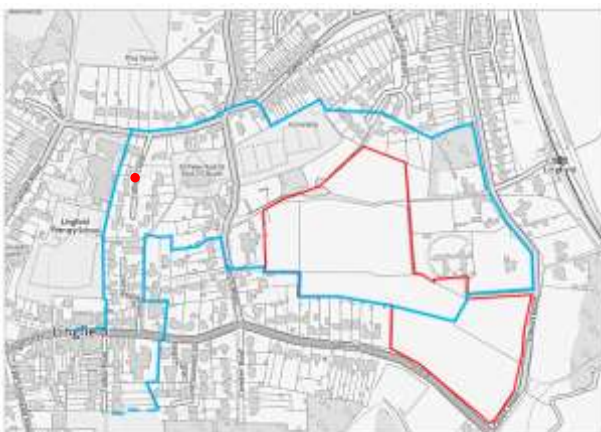




Figure 24 – Looking towards the Church from College Close.

Distance to the tower c.90m.

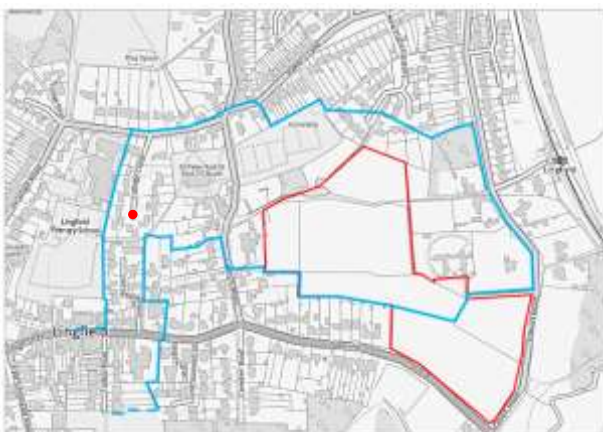




Figure 25 – Looking towards the Church along the approach from Vicarage Road.
Distance to the tower c.80m.

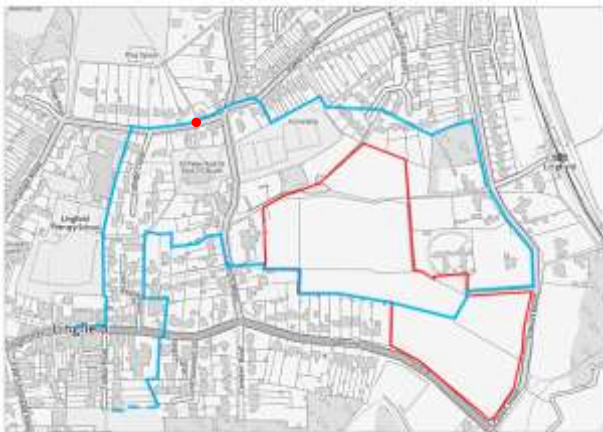




Figure 26 – Looking towards the Church from the junction of Church Road and Vicarage Road. Distance towards the tower c.110m.

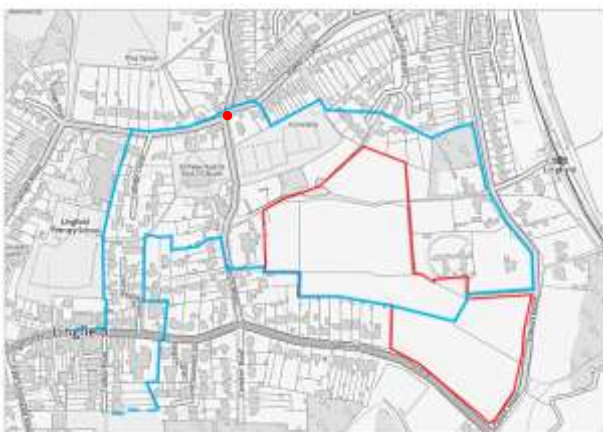




Figure 27 – Looking towards the Church from Baker's Lane.

Distance to the tower c.160m.

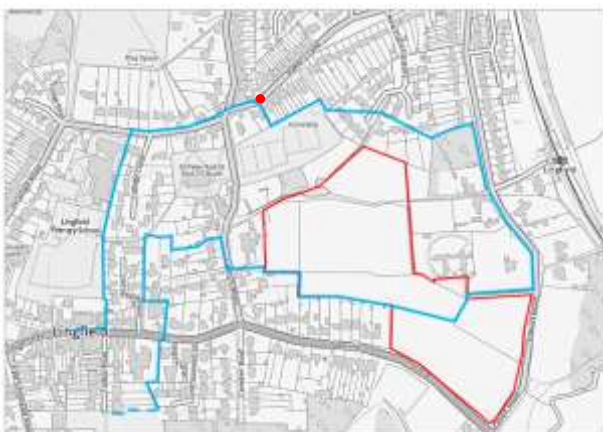




Figure 28 – Looking towards the Church from near number 8 Saxby’s Lane.
Distance to the tower c.160m.

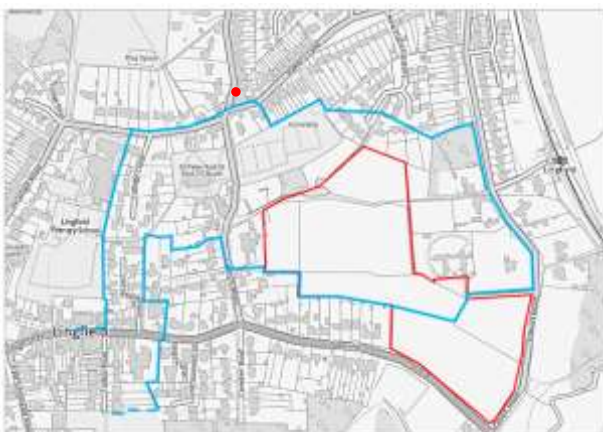




Figure 29 – Looking towards the Church from Church Road.

Distance to the tower c.70m.

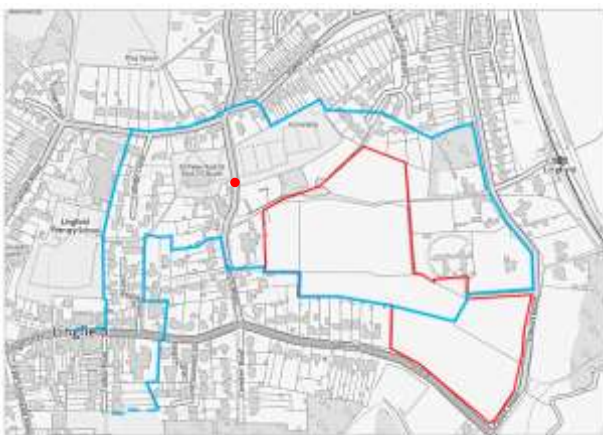




Figure 30 – Looking towards the Church from Church Road.

Distance from the tower c.70m.





Figure 31 – Looking towards the Church from Church Road.

Distance to the tower c.80m.





Figure 32 – Looking towards the Church from Church Road.

Distance towards the tower c.100m.

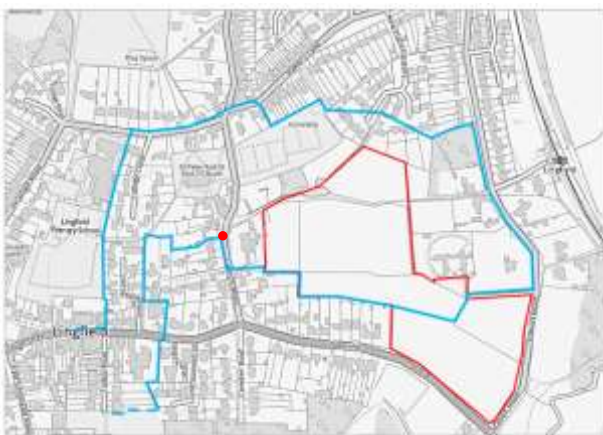




Figure 34 – Looking towards the Church from Church Road.

Distance towards the tower c.200m.

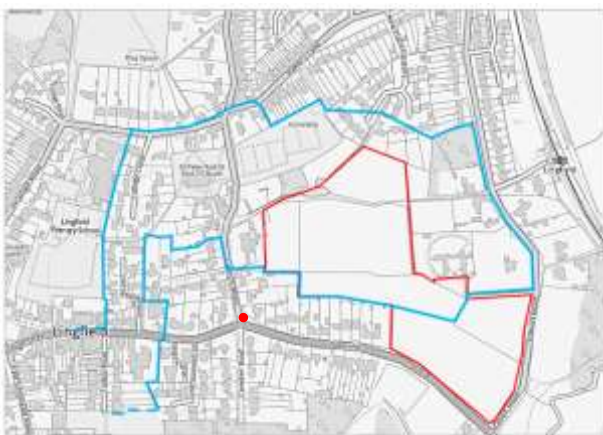




Figure 35 – Looking towards New Place from near Lingfield Station.





Figure 36 – Looking towards New Place from Station Road.





Figure 37 – Looking towards New Place from Station Road.





Figure 38 – Looking towards New Place from the footpath.





Figure 39 – Looking towards New Place from the footpath.





Figure 40 – Looking west along the footpath beside lamp post number 6.





Figure 41 - Looking into the northern part of the appeal site from the footpath.





Figure 42 - Looking westward along the footpath beside lamp post number 4.

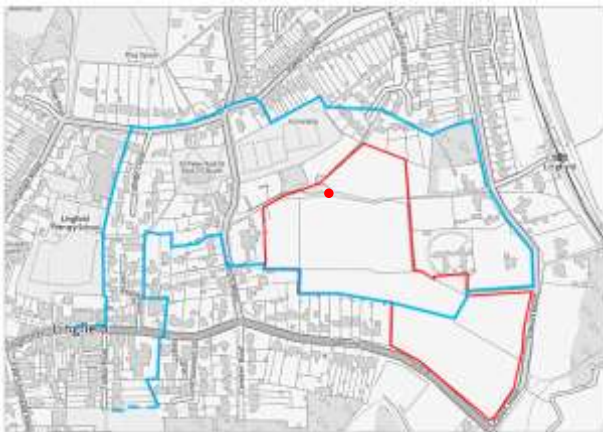




Figure 43 – Looking west along the footpath beside lamp post number 3.

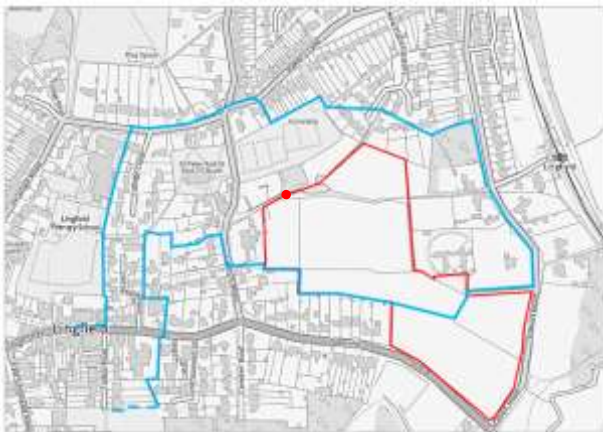




Figure 44 - Looking westward along the footpath beside lamp post number 2.

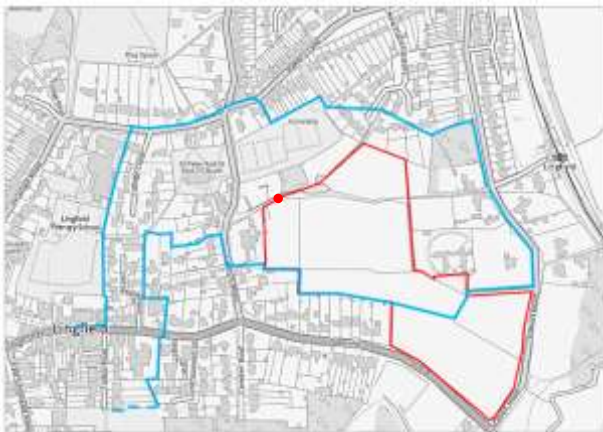




Figure 45 – Looking westward along the footpath near The Star Inn (into Church Road).





Figure 46 - Looking to the side of The Star Inn, with the entrance to the footpath to the left.





Figure 47 - Looking at the north end of The Star Inn.





Figure 48 - Looking south-eastward towards The Star Inn.





Figure 49 – Looking towards The Star Inn from Church Road.





Figure 50 – Looking towards The Star Inn from between Church House and Pollard Cottage.





Figure 51 - Looking towards New Place Farm Oast House) from Town Hill B2028.

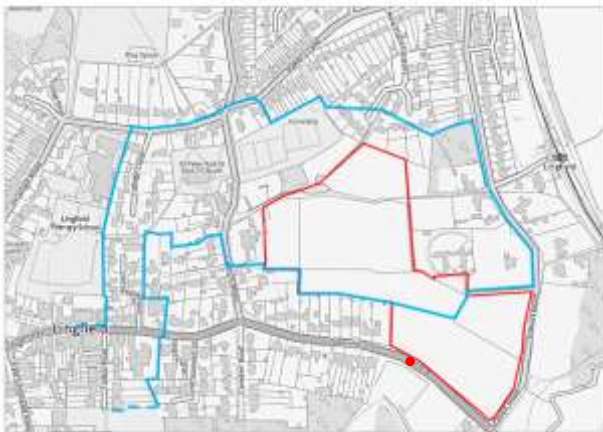




Figure 52 – Looking towards the Church from Station Road (near the B2028 junction).
Distance to the tower c.560m.

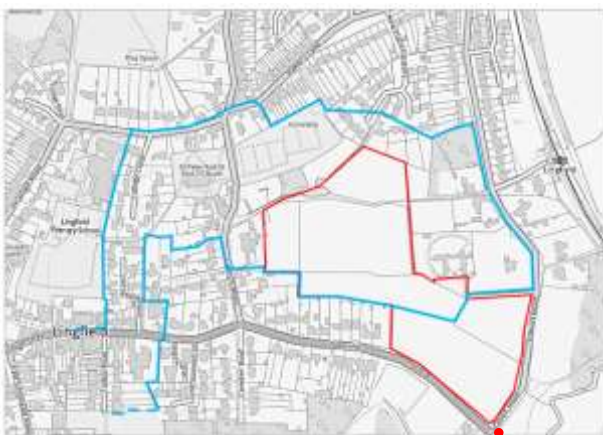




Figure 53 – Looking towards the Church from Station Road.
Distance to the tower c.560m.

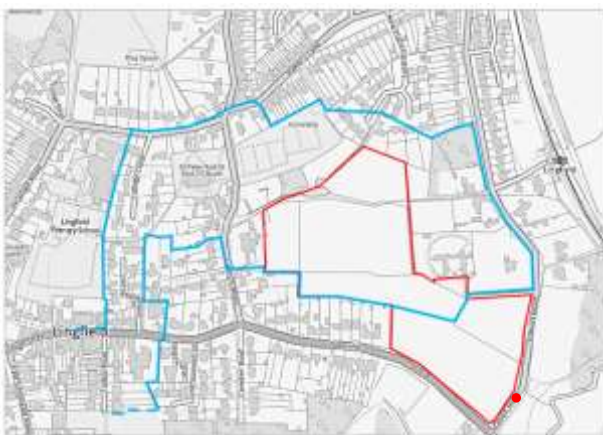




Figure 54 – Looking west from Station Road.
Distance to the tower c.560m.

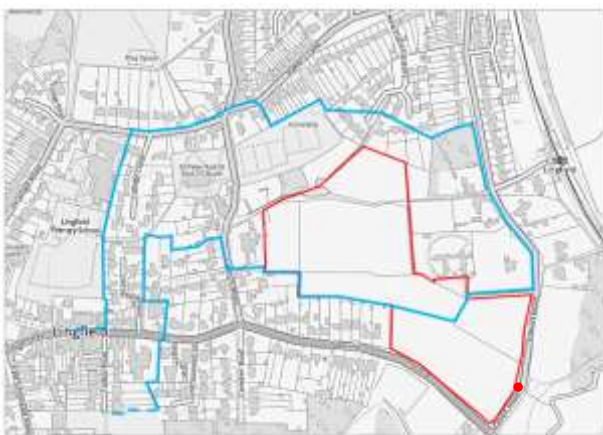




Figure 55 – Looking west from Station Road.
Distance to the tower c.530m.

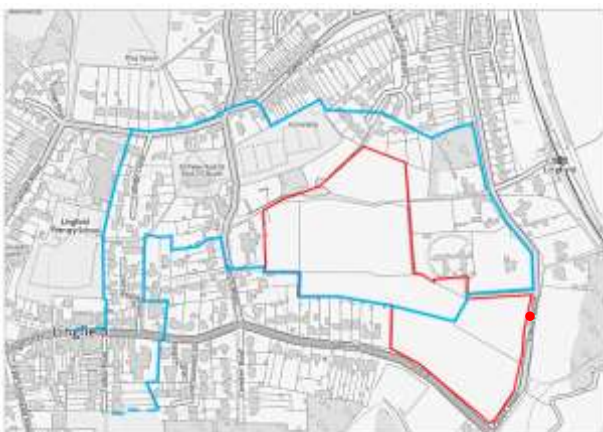




Figure 56 - Looking into the track west of Station Road.

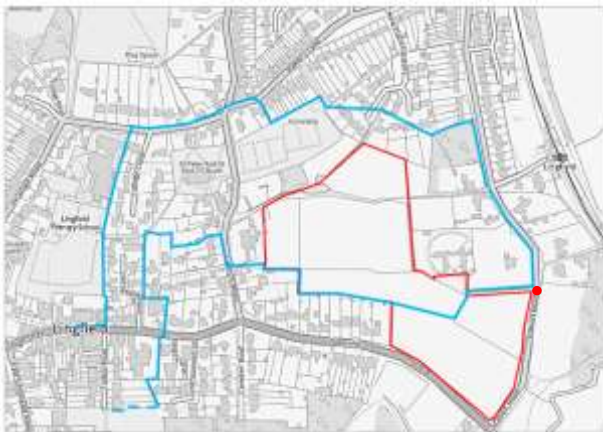




Figure 57 - Looking towards Heatherwell House from Station Road.

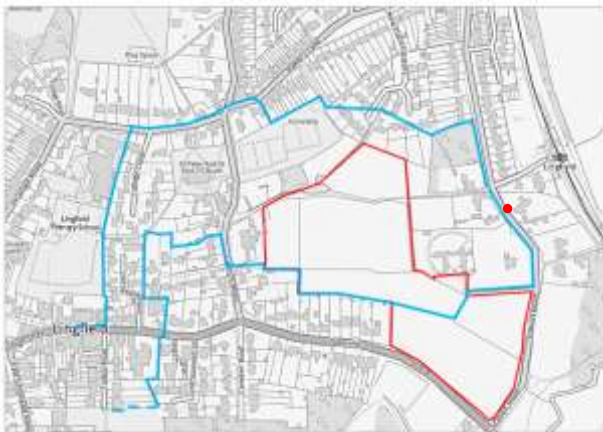




Figure 58 – Looking towards Cyder Barn from Station Road.

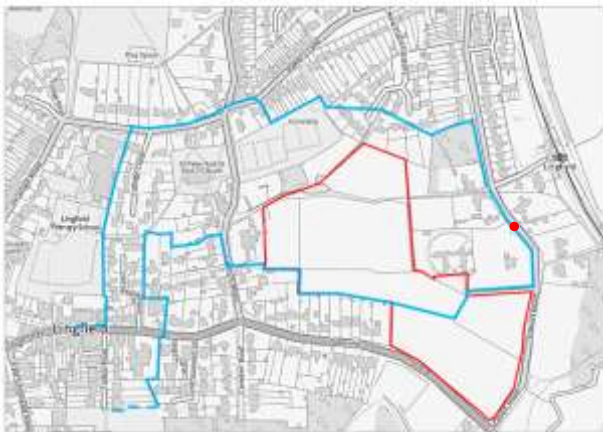




Figure 59 – The Sketch Vignette submitted with the planning application.

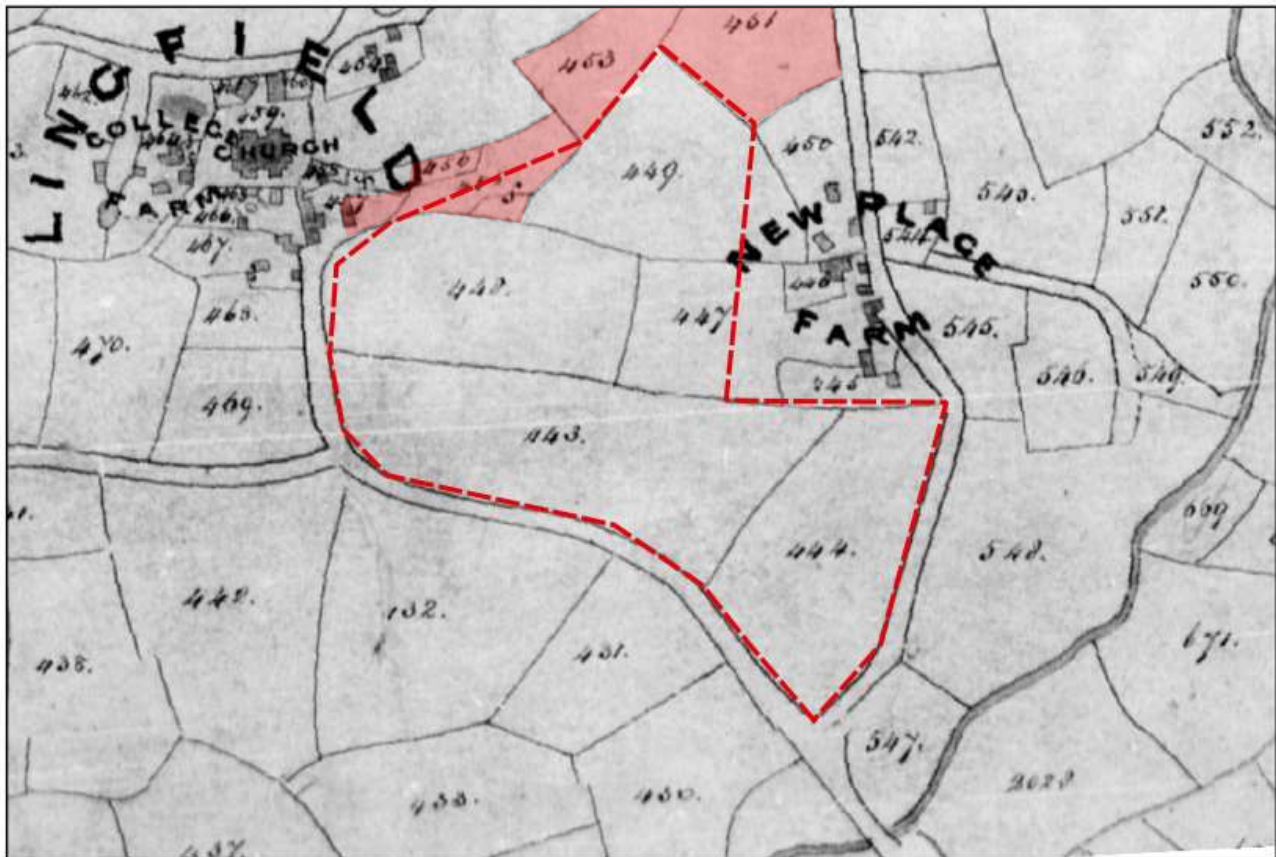


Figure 60 – Extract from the tithe map of Lingfield, c.1845.

Parcel 443: Bescots Field

Parcel 444: Kiln Field

Parcel 447: Orchard

Parcel 448: Town Field & Hop Garden

Parcel 449: Stoney Ham

The fields shown with the pink wash were part of Star Farm, which appeared on the tithe apportionment as owned by Caroline Phillips and occupied by Charles Head.

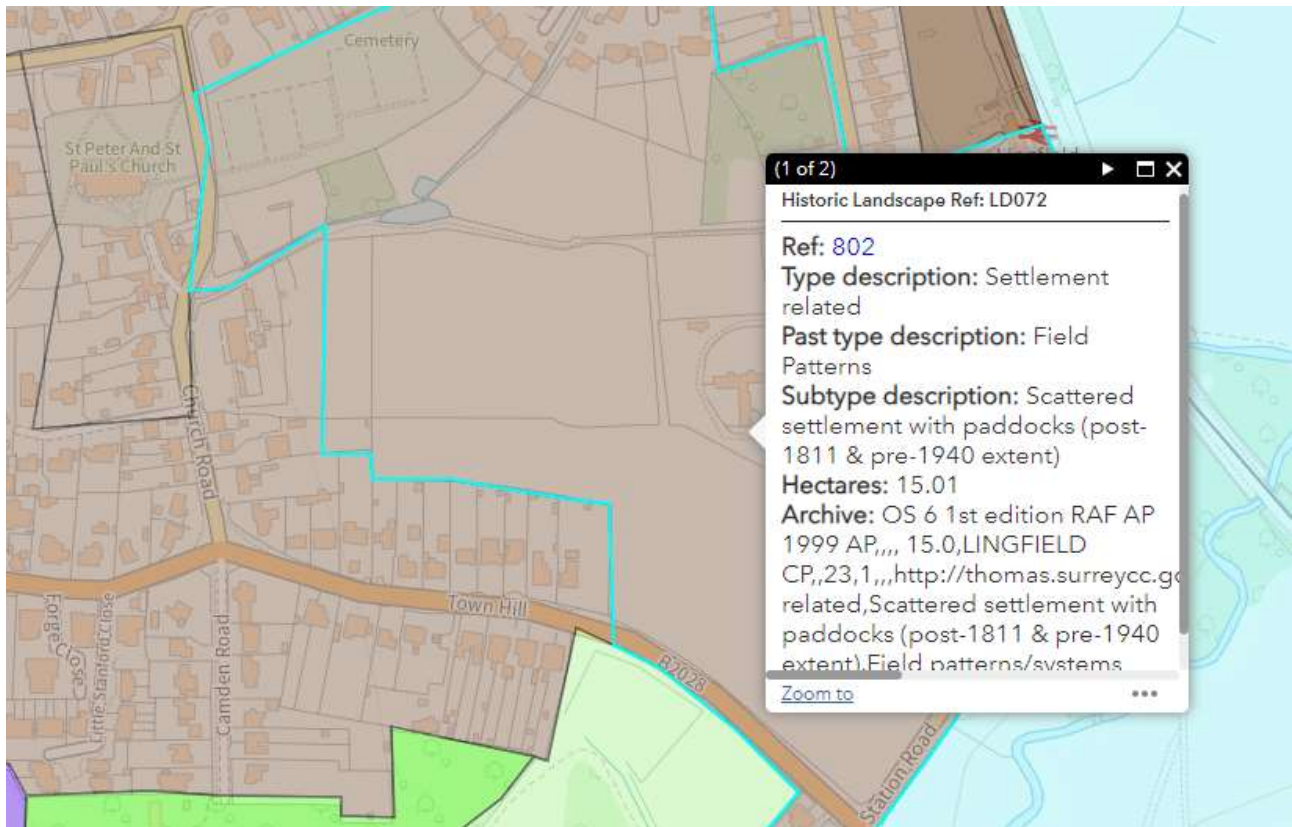


Figure 61 – Extract from The Surrey Interactive Map showing historic land use on Star Fields and the land to the north.

What Happens Next?

A survey of the Conservation Area and audit of buildings will be carried out over the next few weeks, after which a draft version of the Conservation Area Appraisal will be produced.

As part of this work, we are keen to hear your views on the following:

- **What features positively contribute to the Conservation Area?**
- **Are there features or areas which detract from the Conservation Area?**
- **What opportunities might exist to enhance the Conservation Area?**
- **Are the boundaries in the right place?**
- **Are there any other comments?**

Send your views to: CAA@lingfieldparishcouncil.gov.uk

The draft appraisal will be shared with members of the public and consulted on. Comments will be reviewed and taken on board as part of the final document.

If you have any comments or queries, please get in touch before 6th April 2023.

Email: CAA@lingfieldparishcouncil.gov.uk

Telephone: **01342 835557**

Lingfield Parish Council, Lingfield and Dormansland Community Centre, High Street, Lingfield RH7 6AB



Figure 62 – Extract from the leaflet issued by Lingfield Parish Council advertising the forthcoming appraisal of Lingfield Conservation Area.

20 Heritage Assets

20.1 Tandridge has a valuable historic environment containing many significant heritage assets including buildings and places which all make a positive contribution to the local character, culture, environment, communities and economy. The Council recognises that all heritage assets are an irreplaceable resource and therefore seeks to positively plan for their conservation to ensure they are enjoyed both now and by future generations.

20.2 In recognition of the importance of the built and historic environment, the District already contains 19 Conservation Areas and almost 600 listed buildings, alongside locally recognised buildings of character, historic parks and gardens and numerous identified areas of archaeological importance or potential. The Council will, as resources permit, undertake additional Conservation Area appraisals and management plans/reviews and will assist in seeking appropriate uses for historic buildings. The Council will also seek to promote the enjoyment of the historic environment and its contribution to the local economy.

Designated Heritage Assets

20.3 Within Tandridge, the following are identified at a national and local level as types of designated heritage asset that contribute to the historic environment:

- Statutory Listed Buildings
- Conservation Areas
- Scheduled Monuments
- Historic Parks and gardens

Non-designated Heritage Assets

20.4 Outside of the nationally recognised designation categories, the Council recognises the importance of the local level historic environment and the value of the heritage assets contained within it. This type of local 'non-designated' heritage asset as listed below will also merit careful consideration in planning decisions:

- Buildings of Character (sometimes known as Local Heritage Listings)
- County Sites of Archaeological Importance
- Areas of High Archaeological Potential

20.5 There may be instances where it is discovered that a building, monument, site, place, or area has significance as a heritage asset. The Council may identify new heritage assets at any stage of the planning process and their identification would be a material consideration in any planning decision. From time to time other assets will be brought to the Council's attention by Parish Councils and others. The Policies Map shows the location of the District's Conservation Areas, Scheduled Monuments, Historic Parks and Gardens and known archaeological sites.

20.6 There may be occasions where heritage assets of archaeological interest are not, for various reasons, designated as scheduled ancient monuments, although they are of demonstrably equivalent significance. The absence of a designation for such heritage assets does not indicate a lower significance and they should therefore be considered subject to the policies for designated heritage assets.

Figure 63 – Explanatory text supporting Policy DP20.

20.7 Development proposals must be accompanied by a description of the significance of the heritage asset including any contribution made by their setting. Applicants should consult the Historic Environment Record (HER)⁽²⁸⁾ and the heritage asset should be assessed using appropriate expertise where necessary. The HER should be consulted for most planning applications, even those not directly involving a heritage asset to ensure that any potential impacts on the significance of nearby assets are identified. In addition, the Council may require that an approved programme of recording the asset is in place prior to the commencement of any development.

DP20: Heritage Assets

A. There will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. Accordingly:

1. Only where the public benefits of a proposal significantly outweigh the harm to, or loss of a designated heritage asset or its setting, will exceptional planning consent be granted. These benefits will be proportional to the significance of the asset and to the level of harm or loss proposed.
2. Where a proposal is likely to result in substantial harm to, or loss of, a designated heritage asset of the highest significance (i.e. scheduled monuments, grade I and grade II* listed buildings, and grade I and grade II* registered parks and gardens), granting of permission or consent will be wholly exceptional.

B. In all cases the applicant will be expected to demonstrate that:

1. All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and
2. Where relevant the works are the minimum necessary to meet other legislative requirements.

C. With the granting of permission or consent the Council will require that:

1. The works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials (colour and texture); and
2. In the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate.

D. Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment. Where the assessment indicates the possibility of significant archaeological remains on the site, or where archaeological deposits are evident below ground or on the surface, further archaeological work will be required. Evidence should be recorded to enhance understanding and where possible material should be preserved in-situ. In cases where the preservation of remains in-situ is not possible, a full archaeological investigation in accordance with a Council approved scheme of work will be required; the results of which should be made available for display at the East Surrey Museum or other suitable agreed location.

28 Surrey Historic Environment Record:

<http://www.surreycc.gov.uk/recreation-heritage-and-culture/archaeology/historic-environment-record/>

Figure 64 – Policy DP20.

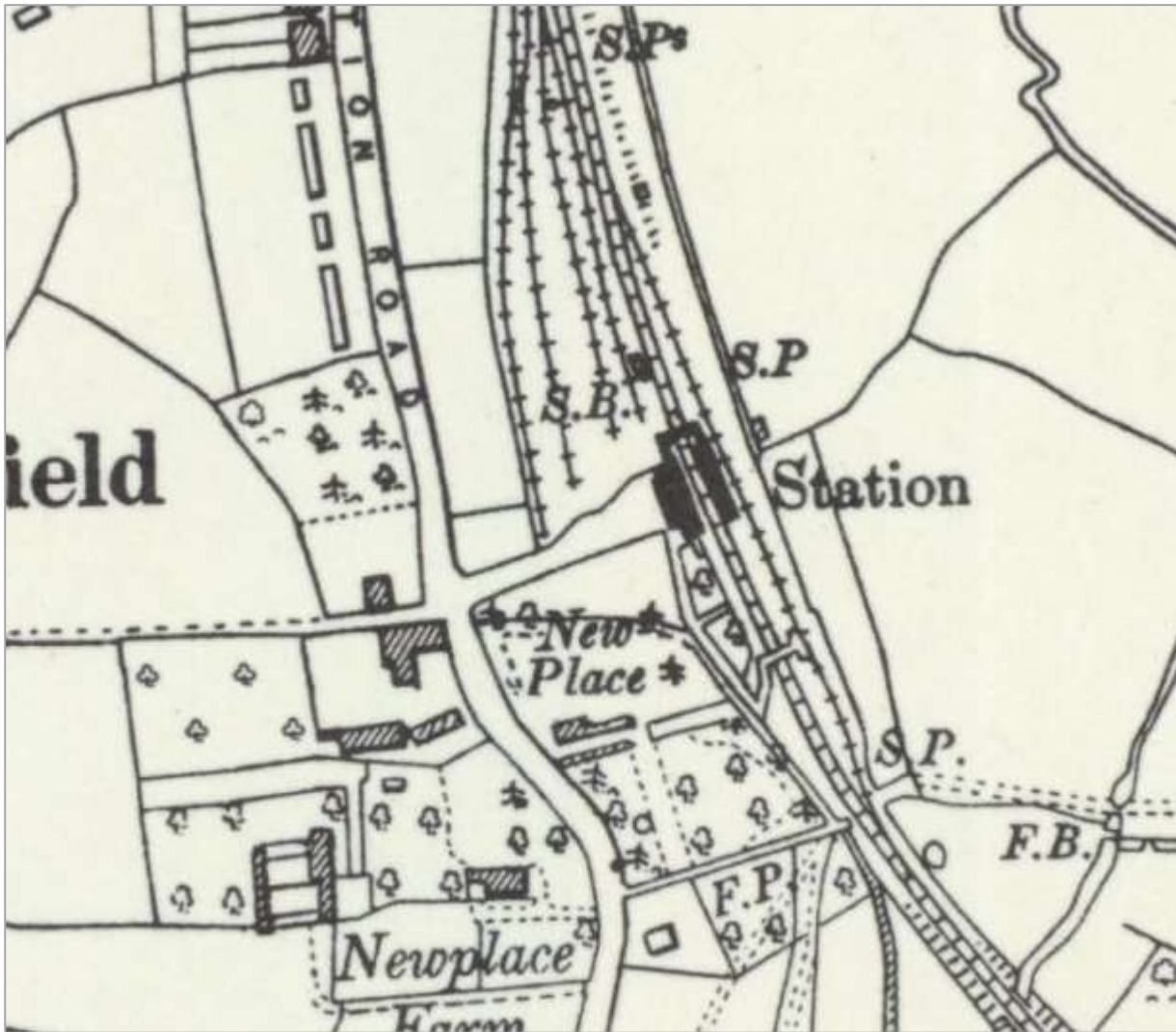


Figure 65 - Extract from the O.S. map of 1961, revised pre-1930 to 1959, showing the extent of goods sidings to the west of the main railway line, just to the north-east of New Place.



Figure 66 – The Masterplan. That part of the proposed development within the conservation area has been greyed over, making it clear as to which element is external to the boundary.



Figure 67 – Satellite image of New Place and New Farm, annotated.



Figure 68 – Sight lines from New Place westward to The Star Inn and to the Church tower and spire (off the left side of the image), to aid in the understanding of the photographs taken from the windows of New Place. The base is the Masterplan as illustrated in Figure 66.

The line to The Star Inn is to the northern flank wall of the main building.



Figure 69 – New Place and The Old Cottage seen from the south-west. The five windows from which views have been illustrated are annotated A to E.





Figure 70 – View from New Place, Window A. The Star Inn can be seen through the left (southernmost) light, beyond the avenue of lime trees in the Outer Garden of New Place. Part of the footpath can be seen through the central light. Part of the garden of The Old Cottage can be seen through the right hand light. The Church tower and spire are not visible from this window in summer.





Figure 71 – View from New Place, Window A, annotated.



Figure 72 – View from New Place, Window B. The top of the Church spire is just visible through the central light. The Star Inn can be seen through the left hand (southernmost) light.

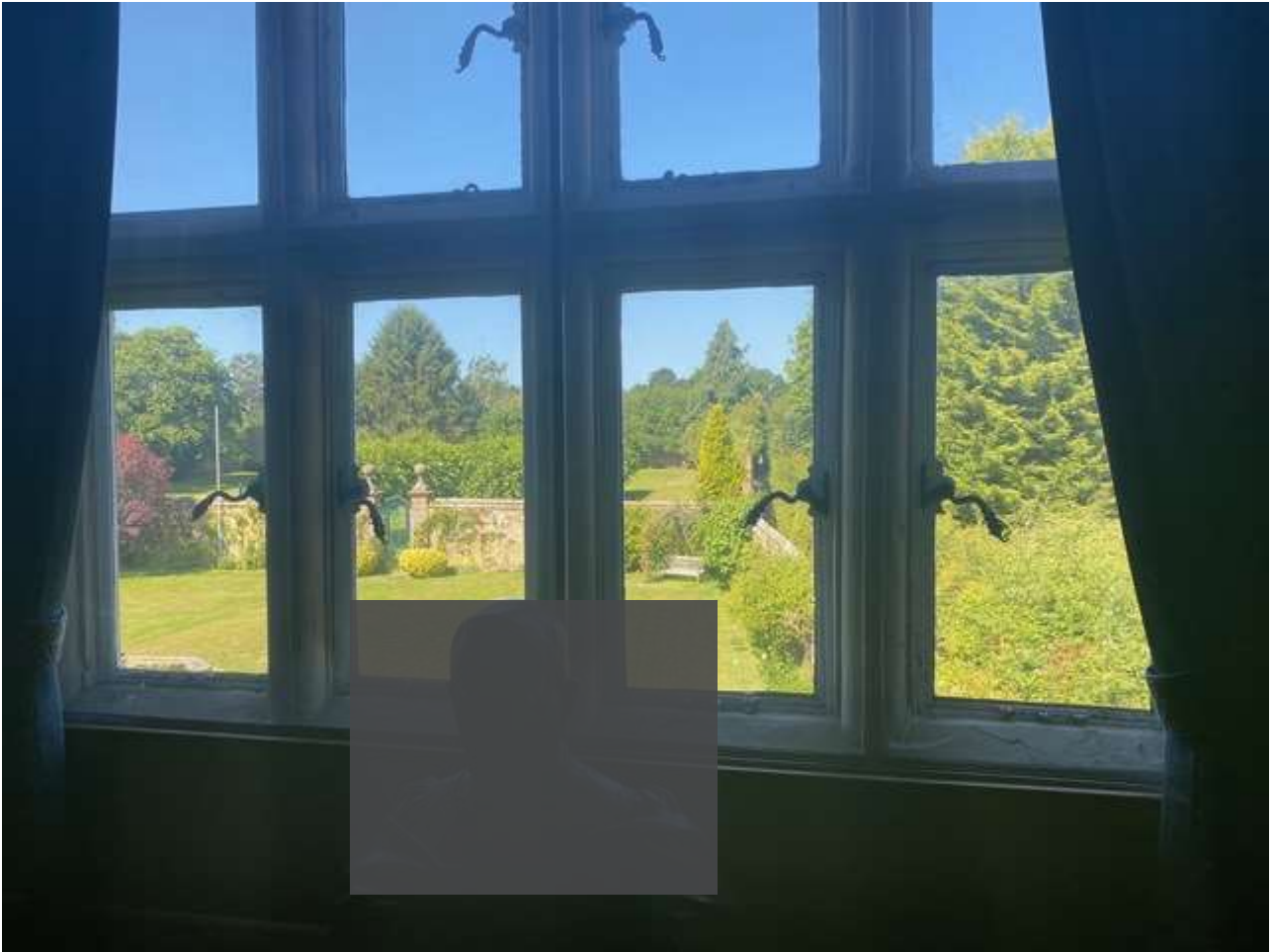


Figure 73 – View from New Place, Window C. The Star Inn and the Church spire are not visible from here, at least during the summer. View through one of the lights below.





Figure 74 – View from New Place, Window D. The top of the Church spire can just be seen, as can the top of The Star Inn – see insets below.





Figure 75 – View from New Place, Window E. This is a view south-westwards from an ensuite bathroom looking over the flat roof of a single storey extension to New Place. The greenhouse is in the neighbouring garden to the south. The cowl of The Oast House at New Place Farm can be seen centre-left.



Figure 76 – Ground level view from the Inner Garden of New Place, looking south-west.





Figure 77 – Ground level view from the Inner Garden of New Place, looking west.





Figure 78 – Looking south from the Inner Garden of New Place, looking south.





Figure 79 – The avenue of lime trees in the Outer Garden of New Place, looking west.





Figure 80 – New Place seen from near the south-western corner of the Outer Garden.





Figure 81 – The view from the upper window of Pollard Cottage, looking in the direction of the appeal site, with The Star Inn on the right hand side.





Figure 82 – View towards the Church spire from the bridge over Eden Brook, within Lingfield Park Resort.

