



Heritage Impact Assessment

Land West of Station
Road, Lingfield

March 2022 | Project Ref 7677

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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Contents

1. Introduction	1
2. Relevant Planning Policy Framework	2
3. Statement of Significance.....	5
4. Heritage Impact Assessment.....	13
5. Summary and conclusion.....	18

Appendices

App. 1 Scale of Harm table

App. 2 GPA3 Assessment

Figures

Fig. 1 Site location – listed and locally listed buildings

Fig. 2 Boundary of Lingfield Conservation Area

Fig. 3 Satellite image – photograph locations

Fig. 4 New Place and The Cottage

Fig. 5 Footpath, looking west

Fig. 6 Footpath, looking west

Fig. 7 Footpath, looking east

Fig. 8 Footpath, looking west

Fig. 9 Field to north of footpath

Fig. 10 Parish church and village core

Fig. 11 The Star public house

Fig. 12 Oast house seen from the B2028

Fig. 13 Looking north in Station Road

Fig. 14 View of church spire from within application site

Fig. 15 View of the oast house from within the application site

Fig. 16 View of church spire from within conservation area

Fig. 17 Masterplan

1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by Dr Jonathan Edis, Director of HCUK Group, on behalf of Woolbro Morris. It relates to a proposed housing development of up to 99 dwellings on land west of Station Road, Lingfield. The application site is partly within Lingfield Conservation Area, and partly outside it (Figures 1, 2 and 17). As well as having an effect on the character and appearance of the conservation area, the proposed development will have an effect on the setting of the conservation area, and on listed and locally listed buildings in the vicinity.
- 1.2** HCUK Group was instructed in this matter in December 2021, and a site visit was undertaken on 19 January 2022 in conjunction with ROK Planning. The proposed site layout has been developed in response to the site visit, taking into account the observations of HCUK Group, in order to mitigate the effect of the proposal on the setting and significance of heritage assets. This assessment should be read alongside companion documents relating to archaeology, design, access, and visual impact. The detailed history and status of the draft allocation of the application site is discussed in the planning statement.
- 1.3** Photographs taken during the site visit appear in Figures 4 to 16 (see the key to locations and directions in Figure 3). They have been arranged so as to follow a sequence in an anti-clockwise spiral, starting from New Place on Station Road. It should be noted that the church spire is more apparent in real life than in the photographs.
- 1.4** The author of this assessment has forty years of continuous employment in the heritage sector, including ten years as a conservation officer advising local planning authorities on applications affecting heritage assets. A large number of those cases have involved development affecting the character and appearance of conservation areas, and the setting of highly graded heritage assets.

2. Relevant Planning Policy Framework

- 2.1** The council is required by sections 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The council must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 2.6** Historic England has published guidance on development affecting the setting of heritage assets in *The Setting of Heritage Assets* (second edition, December 2017), better known as GPA3. The guidance proposes a stepped approach to assessment

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

in which Step 1 involves the identification of the relevant heritage assets, Step 2 establishes their significance, and Step 3 describes how the change within the setting of the assets might affect their significance. In cases where there is a resultant loss in significance, amounting to harm, Step 4 is engaged, requiring the discussion of mitigation.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”

2.9 Paragraph 199 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.10 Paragraph 203 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ Bedford Borough Council v SCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

2.11 Paragraph 203 of the NPPF is relevant to the locally listed buildings identified in this assessment.

2.12 Local heritage policy has been taken into account in the preparation of this assessment, notably Tandridge Local Plan Policy DP12 (Heritage) and emerging Policy TLP43 (Historic Environment).

3. Statement of Significance

Introduction

3.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates in part to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 4 (Heritage Impact Assessment) and with the tabular methodology at Appendix 2.

Lingfield Conservation Area

3.2 There is no adopted appraisal of the character and appearance of Lingfield Conservation Area (for the boundary see Figure 2).⁶ This assessment proceeds on the basis that it is axiomatic that Lingfield is an ancient village containing a number of important historic buildings, and that it is self-evidently of special architectural and historic interest. Aspects of some of the buildings, such as the parish church, are of special archaeological and artistic interest as well. A summary of the history of the settlement, including map evidence, is contained in the archaeological desk based assessment (DBA) prepared by HCUK Group. For the purposes of the present assessment, the two key features for the purposes of understanding the setting and significance of the conservation area are Star Field, and the footpath running east-west from New Place towards the parish church.

Star Field: Star Field appears to be the modern local name for what was, at the time of the tithe map and apportionment, known as Town Field.⁷ It is within the boundary of the conservation area, south of the footpath (Figures 1 to 3, and 16). There is a hedge at the south of the larger field, south of which is another, narrower, field, backing onto the gardens of houses on the B2808. It is here

⁶ There is a Village Design Statement, and it is understood that an appraisal of the conservation area may be forthcoming.

⁷ Star Field appears on Google Earth as the location of a photograph with the caption "Heritage preservation" (16 February 2022). The name presumably comes from The Star public house, which backs onto the eastern side of the field.

assumed that the field was included within the conservation area because (within the definition in section 69(1) of the Act) the local planning authority regarded it as an area of special architectural or historic interest. At the time of the tithe apportionment, Town Field was pasture within New Place Ware Farm, owned by Caroline Phillips and “occupied” (that is, leased or used) by a farmer called Bowrah. Taking the evidence of the archaeological desk based assessment into account as well, it is probable that Star Field was in various types of cultivation throughout the medieval and post-medieval periods, and it may well have had historical connections with New Place and other historic buildings. However, all the surrounding development turns its back on Star Field, and there is no sense of it having been landscaped or optimised for any purpose in connection with the village, or for the enjoyment of any particular building. There is a view of the church spire from here (Figure 16), discussed further below.

Footpath from New Place towards the parish church: The age of the footpath that runs from New Place towards the parish church (Figures 5 to 8) is not known for certain. It is not shown on the tithe map (see the appendices in the archaeological desk based assessment) but the absence of a footpath on a map of this type is not conclusive evidence of absence. The path may have become more firmly established after the arrival of the railway in the 19th century, but it would be reasonable to suppose that a principal house of this kind would have had a longstanding route to the church, going back to the 17th century. Some local historical significance attaches to the footpath, which is within the conservation area.

3.3

In the absence of a positive statement from the local planning authority as to why Star Field was included within the conservation area, it is difficult to say what is of special interest here. It forms part of the edge of the designation (Figures 1 and 2), and merges into the setting in Station Road - which is discussed further below. If Star Field been excluded from the conservation area, there would still have been a strong policy requirement to give careful consideration to future development there. It would simply have been another part of the setting of the designated heritage asset. Regarded in that way, it can reasonably be said to contribute to the appreciation of the village when looking west and north-west. The role of the church spire is discussed further below.

3.4 It is a little easier to appreciate why the footpath was included within the conservation area, because it is an identifiable historical structure.

Land outside the conservation area

3.5 The fields immediately to the west of Station Road are not within the conservation area (Figures 1, 2, and 12 to 15). They form part of the setting of the conservation area, and they merge and join with Star Field (Figure 16), as described above. In effect, the two spaces within the application site meet at a narrow point, creating a shape rather like an angular hourglass (Figure 1). Again, the space contributes to the appreciation of the village when looking north and west; and again, the role of the church spire is discussed further below.

The Church of St Peter and St Paul

3.6 Listed grade I, the Church of St Peter and St Paul is central to the group of listed buildings that stand to the west of Church Road. It is the most visually prominent building in the group (Figure 10) because of its tower and spire, which can be seen from parts of Station Road and the application site. The church was designated on 11 June 1958 and is officially described as follows:

"GV I Church. C14. Tower and some C14 walling to south and west, remainder of church rebuilt in 1431 by Sir Reginald Cobham; vestry added in 1490; restored in 1846/7 and in C20. Random coursed sandstone to Tower and older walling, larger square coursed sandstone blocks to remainder. Original firestone dressings to windows and doors largely replaced with sandstone except around doors to the undercroft. Horsham slab roofs with some plain tile patching, wooden shingled broach spire to Tower. Nave with aisle to north and short aisle to south; chancel to east with north Lady Chapel, Chapel and vestry to the south; Tower to south west. Stone plinth and offset buttresses, diagonal on east and west ends. Half octagonal rood stair turret to north aisle wall at Junction of nave and chancel; mass dials survive on south wall. C15 Perpendicular style windows with stone tracery, large window to the east and west window of north aisle two centred with hood moulding ending in carved human head and grotesque stops; carved head at apex of arch. 3 stage tower with quatrefoil band to top and large angle buttresses. Trefoil head louvered, lancets to each stage, south door to ground floor stage in C19 renewed

surround. West doors under pointed arched surround.

Interior:- Four bay nave arcades on piers of quatrefoil section, pointed arches under hood mouldings to above. Similar 3 bay arcade to chancel and chapels, 3rd bay blocked to south. Four centred chancel arch resting on westernmost piers of aisle arcades and forms centre bay of 3 bay arcade running north-south. Flattened barrel vault ceilings on moulded wall plates.

Stained glass:- Some C15 glass fragments in south chancel window. Remainder C19.

Fittings:- Fine set of late Medieval fittings. Font - Octagonal stone bowl on stem, panelled stem with quatrefoil and human head decorations. Crocketed ogee wooden cover. Octagonal panelled wooden pulpit, panelled with arcade decoration. C15 screens between chancel and chapels; Single light ogee head panels with crocket decoration. C15 misericords, 11 seats with 8 misereries surviving - a bishop, the Cobham rms, a rose and two heads. Monuments - North Chancel Chapel:- Table Tomb in north east corner, reputedly dedicated to Sir Thomas Cobham and Lady Anne Cobham. Grey and brown stone with panelled sides containing blank shields and flat lid. North east wall: Marble tablet to Anthony Farrington. Died 1730. Rectangular tablet with flanking scrolls, crowning urn, and floral carving in apron. Table Tomb on north wall to Harold, Second Lord Cobham, Baron of Starborough. Died 1403. Firestone with purbeck marble top, panelled sides and inlaid brass figure on lid. Wall monument above. To Elizabeth Farrington. Died 1743. Grey and white stone Aedicular tablet with flanking Doric pilasters, crowning pediment and scrolls all on gadrooned type base. North Chancel Chapel - south wall: Table Tomb to Reginald, first Baron Cobham of Starborough. 1361. Caen stone with firestone effigy. Bileted decoration over painted quatrefoil panels on moulded plinth. Painted and gilt effigy in armour with feet resting on saracen and his head resting on helmet; flanking angels and railed surround. Chancel:- Table Tomb to Sir Reginald Third Lord Cobham of Starborough and his wife Anne Bardolph. Circa 1450. Firestone with alabaster effigies. Quatrefoil panelled sides on moulded plinth with painted shields. Two effigies, Lord Cobham in plate Armour, his feet on a lion, head on a Moors head. Lady Cobham in widow's attire with Wyvern at her feet and angels to her head. South Wall of Chancel - Baroque Cartouche. Dedicated to

Francis Howard. Died 1695. Marble with fine swags and garlands; cherubs to apron. Further cartouche to Mary Howard. Died 1718. In similar style. Brasses:- Reputedly the finest set in Surrey. Two half length figures in chancel to John Swetecote. Died 1469 and James Ve1don. Died 1458. Further brasses to unknown girl. Died circa, 1440, John Wyehe. Died 1445 and John Knoyll. Died 1503. Further brasses in North Chapel to - Lady Eleanor Culpepper. Died 1420. Female figure under canopy; Lady of the Cobham Family C15. Brass to Katerina Stoket. Died 1420, and fine brass of John Hadresham, figure in armour, 1417. Now on north wall formerly on floor is incised figure circa 1530 made up of encaustic tiles.

PEVSNER:BUILDINGS OF ENGLAND, Surrey (1971) pp. 347-349. MANNING AND BRAY: HISTORY OF SURREY (1806) Vol. II. pp. 357-359."

3.7

It is self-evident that the church is of outstanding architectural, historic, artistic and archaeological interest. As has been mentioned above, it forms part of a wider group of buildings to the west of Church Road, acknowledged with a GV (group value) note in the list description itself (Figure 10). All the buildings in this group have a shared setting, discussed further below, which exists in a visual sense as well as an abstract or historical sense. The church has a more obvious visual setting than most of the other buildings in the group, because it acts as a landmark on the skyline, including views from Station Road and the application site. The ability to see and appreciate the church is an important part of its heritage significance, and the spire is a reference point that reminds onlookers that this is a place of worship that has been at the heart of the community for at least seven hundred years.

Listed buildings to the west of Church Road

3.8

The cluster of listed buildings to the west of Church Road has a shared setting at the heart of Lingfield Conservation Area, and a group relationship with the church (Figure 10). There are five highly graded buildings in this group, namely Pollard Cottage (15th century, listed grade I), Church House and Star Inn Cottages (16th century, listed grade II*), Old Town House and Old Town Cottage (16th century, listed grade II*), The College, including former kitchen to the south-west (c.1700 or earlier, listed grade II*), and The Guest House (15th century, listed grade II*). Three buildings are listed grade II (Church Gate Cottage, The Barn, and Barn 15

yards south-west of Old Town House; and four structures are listed grade II (wall to the east of The College, and three tombs in the churchyard to members of the Jewell, Hale and Shore families). Some of the buildings and structures identified above will have had close historical connections with the church and the administrative management of the village over hundreds of years.

3.9

In practice, the local topography and intervening buildings such as The Star Inn (Figure 11) result in the above group being visually distanced and separated from Star Field and the application site, and from Station Road. In an abstract sense, anyone who knows Lingfield will have a mental picture of all those buildings in their mind, together with an impression of their interwoven historical significance, even when they might be walking or standing in outlying parts of the village. It has already been noted that the church spire acts as a landmark on the skyline in some views from Station Road and the application site. To that extent, the church spire is a visual reference to the spiritual centre of the village, and to the intangible historic dimension of the group of buildings and structures that cluster around it.

The New Place group

3.10

New Place (Figure 4) stands to the west of Station Road, about 400m to the east of the parish church. Listed grade II*, it was first designated on 11 June 1958 and is officially described as follows:

"House. Dated 1617 in gable over entrance, restored in 1920's by John Hopkins. Horsham stone ashlar with Horsham slab roofs. Red and blue brick stacks, placed diagonally to left of centre and on right hand wing. L shaped plan with gabled Lower wing projecting to right; courtyard formed in the re-entrant angle. 2 storeys and attics in gables with spherical finials on apex and sides of gables. 2 gabled bays to left with flat one bay extension to left, entrance bay in re-entrant angle with wing, parapet to roofs. 3-light stone mullioned attic windows under label mouldings, 4-light mullion and transomed window to first floor left, 5-light to right and one 2-light window in re-entrant angle. One 3-light and one 4-light window on ground floor of wing to right. Arched ribbed and studded door on diagonal across the angle in an elaborate stone surround with guilloche and egg and dart mouldings. Foliage decoration in spandrels frieze with dentilled cornice hood over supported by fluted pseudo-boric pilasters; crowning spherical finials. Garden front:- 2 gabled bays with

stone mullion and transomed windows under flat label hoods. 3-light windows to attic, 4-light on first floor left, 5-light to first floor right. End pier to right with scroll moulded top. Gabled bay set back to right and flat roof. Late C19 early C20 single storey extension to right."

3.11 The stone garden wall to New Place is listed grade II, and is clearly part of the curtilage of the main building, and forms a group with it.

3.12 The Old Cottage (Figure 4) stands to the north of New Place, in Station Road. It dates from the 18th century and was restored by E.G. Dawber in the early 20th century. It is listed grade II. The building forms a spatial group with New Place, but the two buildings are different in age, style and character.

Locally listed buildings

3.13 Two nearby buildings are understood to be locally listed, namely (1) Cyder Barn, which is on the east side of Station Road, and (2) East Wing, Oast House and West Wing, New Place Farm (Figures 1, 12 and 15). They are non-designated heritage assets for the purposes of paragraph 203 of the NPPF, and effects on their settings are material to the determination of the planning application.

Summary of significance

3.14 The centre of Lingfield, around the medieval Church of St Peter and Paul, is of outstanding architectural and historic interest. It contains a group of ancient buildings, most of which have had shared or interconnected links or purposes at various times in the past, which is acknowledged to be of considerable heritage significance. Those buildings are at the spatial and spiritual heart of a wider conservation area that is both visually attractive and culturally important. They have a shared setting, and the church spire acts as a visual reference point on the skyline, drawing attention to the abstract or historical dimension of those assets.

3.15 New Place is a 17th century house on Station Road, about 400m east of the parish church. It is connected to the church by a path that appears to be of some age.

3.16 The application site consists of grassed fields and hedges, partly within the conservation area (locally known as Star Field) and partly outside the conservation

area, on the west side of Station Road. Although part of the application site is included within the conservation area, no evidence has been found to suggest that any part of it is intrinsically of special heritage interest, although it does contribute to the ability to see and appreciate the church spire - and, by extension, to understand the location of the less visible but equally important historic core of the village.

4. Heritage Impact Assessment

Introduction

- 4.1** This chapter of the assessment describes how the proposed development will affect the setting and significance of the heritage assets identified in the preceding chapter. It equates in part to Step 3 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 3 (Statement of Significance) and with the tabular methodology at Appendix 2.

The proposed development

- 4.2** The proposed development consists of the construction of up to 99 dwellings on the application site, which is shaped like an angular hourglass. The north-western part of the site is within Lingfield Conservation Area. The south-eastern part of the site is outside the conservation area (Figures 1 and 2).
- 4.3** As noted in the Introduction, the site visit drew attention to the significant effect that this proposal will have on the setting of heritage assets. Since that time, the emphasis has been on the mitigation of effects through the adaptation of the masterplan (Figure 17), discussed further below.
- 4.4** It should be noted that the majority of the heritage assets, including the core group of listed buildings around the parish church, and most of the New Place group, and the old east-west footpath connecting them, are distinctly north of the main part of the proposed development. A grey pecked line has been drawn on Figure 1 to demonstrate this north-south distinction.

Effect on the church and the core group of buildings

- 4.5** The GPA3 assessment in Appendix 2 acknowledges that there will be significant effects on the setting of the parish church, in that views of the spire on the skyline will be reduced when looking from Station Road and from the south-eastern part of the application site (Figures 14 and 17). However there will be no direct visual impact on other listed buildings on the core group to the west of Church Road (Figure 10). People who are familiar with Lingfield may feel that there will be some

effect on the abstract appreciation of the group, insofar as the spire acts as its geographical marker. That is not the same as an actual reduction in the significance of individual buildings or structures within the group. For example, it would be difficult to suggest that the grade II listed Jewell, Hale and Shore tombs in the churchyard would become less significant as a result of the significant change in the view of the church spire when seen from Station Road and the south-eastern part of the application site. Therefore, it is important not to exaggerate the harm to the significance of the group as a whole.

Effect on the conservation area

- 4.6** There will be a reduction in private open space within the conservation area, resulting from the development of part of Star Field (Figures 1 to 3, and 16). However, there will be an increase in public access to that land, discussed further under public benefit below
- 4.7** A new road will connect with the smaller field to the north of the old footpath. This is visually self-contained by hedges and existing development (Figure 9).
- 4.8** The GPA3 assessment in Appendix 2 further acknowledges that there will be a significant effect on the setting of the conservation area, with specific reference to the reduction in view of the church spire, noted above, and the consequential effect on the abstract appreciation of the core group of buildings in the historic core of the village.

Effect on the New Place group

- 4.9** The New Place Group of listed buildings (Figure 4) is self-contained, and faces Station Road, looking away from the application site. It is not visually prominent in views in relation to the application site (there is no spire, for example), and there is something of a buffer separating it from the application site. The effect of the proposal on the setting of New Place is less than the effect on the setting of the parish church and the conservation area.

Effect on locally listed buildings

4.10 There will be an effect on the setting of the locally listed buildings. The former oast house is currently visible from the B2028 and from the south-eastern part of the application site. The proposed development will have a noticeable effect on the surroundings here. Paragraph 203 of the NPPF requires that a balanced decision is made in respect of these assets, which are not as significant as the listed buildings.

Effect on the footpath

4.11 There would be some physical and visual effect on the old footpath between New Place and the parish church, which would require mitigation through appropriate engineering and design. The impact would be to the west of the stone wall, which is listed grade II.

Mitigation

4.12 Various adaptations have been made to the masterplan in order to try to mitigate the effects of the proposed development, based on the following principles:

- Seeking to preserve as much of the view of the church spire as possible, by way of the orientation of the spine road.
- Seeking to preserve as much of the open space within the conservation area as possible, particularly on the northern side of Star Field, and to maximise public access to that space. The objective is partly to keep the old footpath relatively free from development, and to retain some open views of the church spire.
- Seeking to reduce the density of development within that part of the application site within the conservation area, and to make the new development relate more actively and positively to the remaining open space than earlier development, which turned its back on that space.

4.13 The mitigation process has been guided by two underlying themes. One of these is that the principle of allocating the site infers that there would, in any event, be a significant effect on the setting of the conservation area and its constituent heritage assets. The other is that there is no rationale for the preservation of all the open

space within the conservation area (that is, within Star Field) for its own sake; making that space available to the public is a benefit of the proposal. It is more a question of finding an acceptable balance in which sufficient space is preserved for the key characteristics of the conservation area to continue to be appreciated.

Heritage-specific public benefit

- 4.14** There will be some heritage-specific public benefits, notably, the provision of public access to open space within the conservation area, for the better enjoyment of views towards the church spire and the historic core.

Residual effects

- 4.15** The residual (post-mitigation) effect of the proposal would, on current evidence, be significant. Even though the application site itself is not demonstrably of intrinsic architectural or historic interest, the effect on open space within the conservation area, and on the setting of the conservation area, would be noticeable in terms of character and appearance. In overall terms, the effect of the proposal on the special interest of the designated heritage assets would be to erode their significance, causing less than substantial harm to that significance, within the category in paragraph 202 of the NPPF. The extent of harm would vary in each case. Using the tabular approach in Appendix 1, it would be medium in terms of the effect on the significance of the conservation area, through the reduction of private open space in Star Field, and the effect of new development within the setting of the conservation area on the west side of Station Road. It would be low in terms of the effect on views of the spire of the parish church, bearing in mind that many views would remain, and public access to Star Field would, in fact, be increased. It would be low, tending strongly towards negligible, in terms of the abstract effect on other listed buildings in the core group to the west of Church Road. It would also be low, tending strongly towards negligible, in terms of the largely abstract effect on the group of listed buildings at New Place. Insofar as there would be medium effects in respect of the conservation area, they would tend towards the lower end of that band rather than the higher end - which is to say that they would not be so serious as to be incapable of being outweighed by public benefit. The balance, in terms of national policy, is reflected in the balance to be struck within Policy DP20 (Heritage) in the Local Plan. Effects on the non-

designated heritage assets would be a further consideration in the balancing exercise. There would be no material effect on the significance of Cyder Barn. The effect on the locally listed group at New Place Farm would not be determinative in itself, given that the principal effects and issues relate to the statutory considerations relating the conservation area and the grade I listed church.

5. Summary and conclusion

- 5.1** The centre of Lingfield, around the medieval Church of St Peter and Paul, is of outstanding architectural and historic interest. It contains a group of ancient buildings, most of which have had shared or interconnected links or purposes at various times in the past, which is acknowledged to be of considerable heritage significance. Those buildings are at the spatial and spiritual heart of a wider conservation area that is both visually attractive and culturally important. They have a shared setting, and the church spire acts as a visual reference point on the skyline, drawing attention to the abstract or historical dimension of those assets.
- 5.2** New Place is a 17th century house on Station Road, about 400m east of the parish church. It is connected to the church by a path that appears to be of some age.
- 5.3** The application site consists of grassed fields and hedges, partly within the conservation area (locally known as Star Field) and partly outside the conservation area, on the west side of Station Road. Although part of the application site is included within the conservation area, no evidence has been found to suggest that any part of it is intrinsically of special heritage interest, although it does contribute to the ability to see and appreciate the church spire - and, by extension, to understand the location of the less visible but equally important historic core of the village.
- 5.4** The proposed development consists of the construction of c.98 dwellings on the application site, which is shaped like an angular hourglass. The north-western part of the site is within Lingfield Conservation Area. The south-eastern part of the site is outside the conservation area.
- 5.5** It should be noted that the majority of the heritage assets, including the core group of listed buildings around the parish church, and most of the New Place group, and the old east-west footpath connecting them, are distinctly north of the main part of the proposed development.
- 5.6** The residual (post-mitigation) effect of the proposal would, on current evidence, be significant. Even though the application site itself is not demonstrably of intrinsic architectural or historic interest, the effect on open space within the conservation

area, and on the setting of the conservation area, would be noticeable in terms of character and appearance. In overall terms, the effect of the proposal on the special interest of the designated heritage assets would be to erode their significance, causing less than substantial harm to that significance, within the category in paragraph 202 of the NPPF. The extent of harm would vary in each case. Using the tabular approach in Appendix 1, it would be medium in terms of the effect on the significance of the conservation area, through the reduction of private open space in Star Field, and the effect of new development within the setting of the conservation area on the west side of Station Road. It would be low in terms of the effect on views of the spire of the parish church, bearing in mind that many views would remain, and public access to Star Field would, in fact, be increased. It would be low, tending strongly towards negligible, in terms of the abstract effect on other listed buildings in the core group to the west of Church Road. It would also be low, tending strongly towards negligible, in terms of the largely abstract effect on the group of listed buildings at New Place. Insofar as there would be medium effects in respect of the conservation area, they would tend towards the lower end of that band rather than the higher end - which is to say that they would not be so serious as to be incapable of being outweighed by public benefit. The effects on the non-designated heritage assets would be a further consideration in the balancing exercise. There would be no material effect on the significance of Cyder Barn. The effect on the locally listed group at New Place Farm would not be determinative in itself, given that the principal effects and issues relate to the statutory considerations relating the conservation area and the grade I listed church.

Appendix 1

Scale of Harm

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

Appendix 2

GPA3 Assessment

In assessing the effect of the proposed development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations. Three main heritage assets have been considered here, (1) Lingfield Conservation Area, (2) the Church of St Peter and St Paul, and (3) Lingfield Conservation Area.

Relevant Considerations

<p><i>Proximity of the development to the asset</i></p>	<p>Conservation Area: The proposed development is partly within Lingfield Conservation area, and will extend up to 140m to the south-east of it (at the junction of Station Road and the B2028).</p> <p>Church: The proposed development will be between 200m and 540m of the church.</p> <p>New Place: The proposed development will be between 130m and 300m of New Place.</p>
<p><i>Proximity in relation to topography and watercourses</i></p>	<p>The application site rises to the north-west. There are no obvious watercourses to consider.</p>
<p><i>Position of development in relation to key views</i></p>	<p>Conservation Area: Views towards the historic core of Lingfield will be affected, from Station Road and from the fields that form the application site, inside and outside the conservation area.</p> <p>Church: Views towards the church will be affected, from Station Road and from the fields that form the application site, inside and outside the conservation area.</p> <p>New Place: No key views of New Place will be affected.</p>
<p><i>Orientation of the development</i></p>	<p>The proposed development does not have an orientation, as such, but the layout responds to the available spaces.</p>
<p><i>Prominence, dominance and conspicuousness</i></p>	<p>The new development will be prominent, dominant and conspicuous in relation to views of the conservation area and</p>

	the church spire, but no in relation to views of New Place. In effect, there will be a buffer around New Place.
<i>Competition with or distraction from the asset</i>	The proposed development will compete with and distract from the heritage asset.
<i>Dimensions, scale, massing, proportions</i>	Individually, the dimensions, scale, massing and proportions of the individual dwellings within the development can be controlled by detailed design. Taken as a whole, the scale of the development in relation to Lingfield Conservation Area is significant.
<i>Visual permeability</i>	There will be visual permeability between individual dwellings, but, as a general rule of thumb, visual permeability looking into and out of the conservation area will be reduced. This is partly addressed under the heading of mitigation.
<i>Materials and design</i>	Materials and design will be the subject of later detailed approval, but at this stage a traditional palette is envisaged, with houses of traditional appearance, and with pitched roofs.
<i>Diurnal or seasonal change</i>	<p><u>Diurnal change</u>: There will clearly be diurnal change throughout most of the application site, as a result of the new development.</p> <p><u>Seasonal change</u>: There will be some seasonal changes in the extent to which the development is visible from the conservation area.</p>
<i>Change to built surroundings and spaces</i>	There will be significant change in the built surroundings and spaces of the conservation area, and the church. The effect on New Place will be much less, as noted above.
<i>Change to skyline, silhouette</i>	There will be changes to the appreciation of the church spire on the skyline, to varying degrees.
<i>Change to general character</i>	There will be significant change to the general character of the setting of the conservation area, on the south-east side.

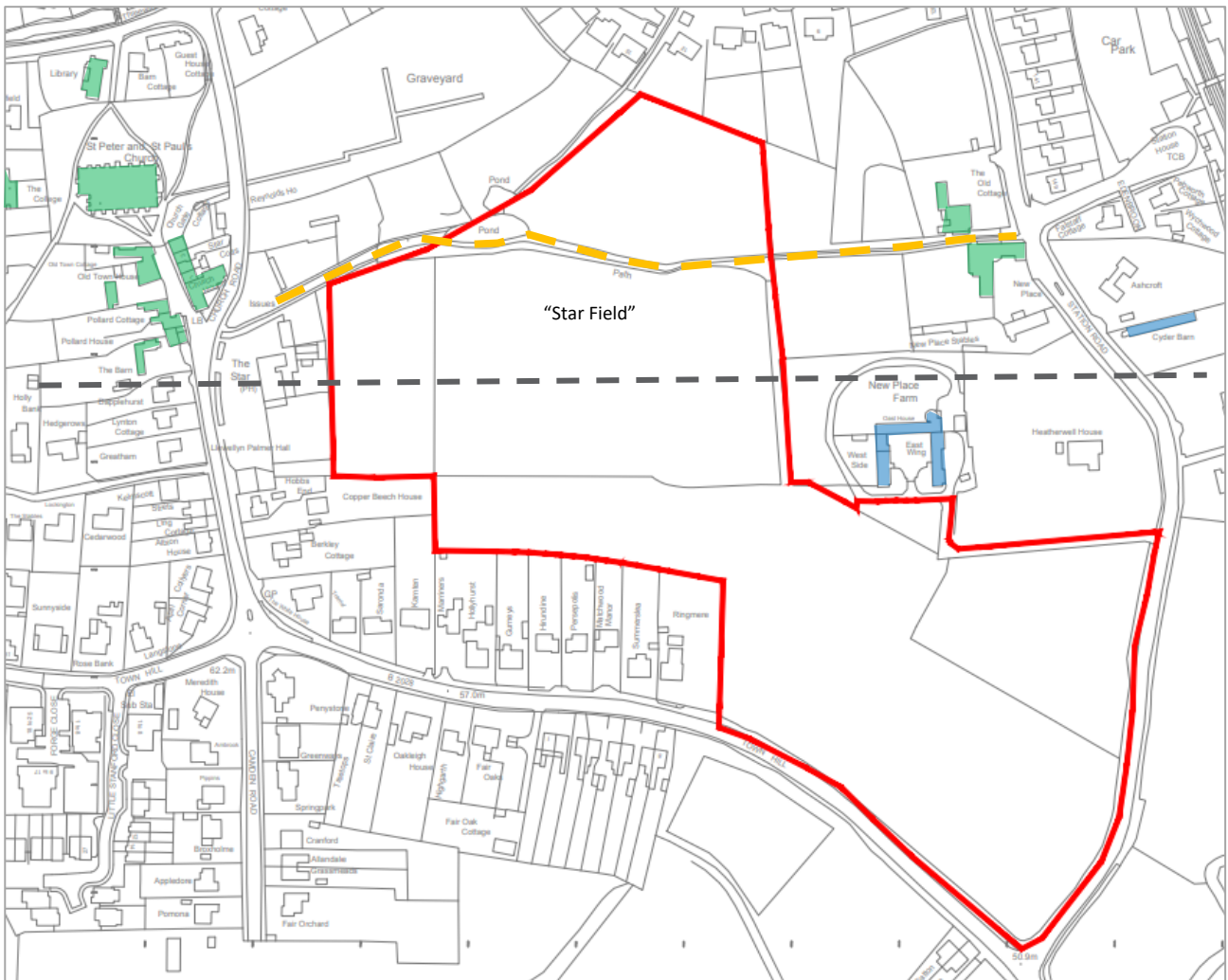


Figure 1 – Listed (green) and locally listed (blue) buildings in relation to the application site. Only roofed buildings have been shown, indicatively. Monuments and walls have not been shown. The old footpath connecting New Place with the parish church is shown with a yellow pecked line.

Note that almost all the historic buildings, with the exception of New Place Farm (locally listed), are north of the grey pecked line.

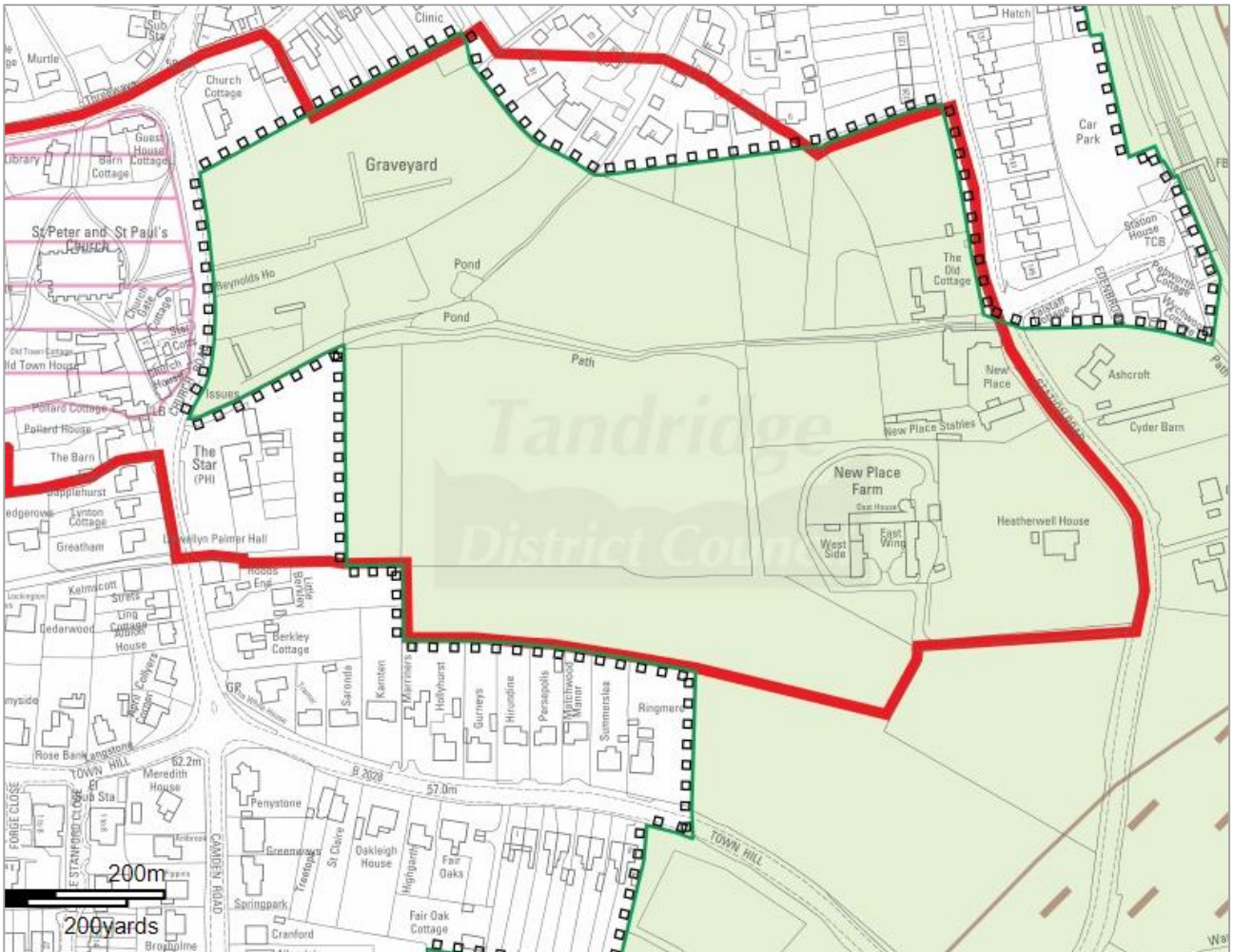


Figure 2 – Boundary of Lingfield Conservation Area.



Figure 3 – Satellite image with the approximate locations of the photographs in Figures 3 to 15, with an indication of the direction in which they were taken.



Figure 4 – New Place, east elevation, with The Cottage to the right of the footpath that leads to the parish church.



Figure 5 – The footpath, looking west, with the listed garden wall of New Place to the left.



Figure 6 – The footpath, looking west, with the brick garden wall on the left.



Figure 7 – Looking east, towards the back of New Place, along the footpath.



Figure 8 – The western part of the footpath, looking west.



Figure 9 – Looking into the northern field from the footpath.



Figure 10 – General view of the core group of listed buildings in the core of the village.



Figure 11 – The Star public house, which creates a significant visual barrier between the core part of the village (behind the observer) and Star Field (on the other side of the pub).



Figure 12 – The oast house at New Place Farm, seen from the B2028.



Figure 13 – Looking north in Station Road towards New Place.



Figure 14 – View of the church spire from the south-eastern part of the application site (from outside the conservation area). See detail below.





Figure 15 – The oast house at New Place Farm seen from within the application site.



Figure 16 – Looking towards the church spire (marked, because it is behind a tree) across Star Field, from the hedge line within the conservation area.



Figure 17 - Masterplan