

From: Sean Scott
Sent: 09 May 2023 17:50
To: Statutory
Subject: FW: Historic England advice on Application no(s) 2022/685
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-----Original Message-----

From: jana.schuster@historicengland.org.uk <jana.schuster@historicengland.org.uk>

Sent: 07 May 2023 23:56

To: Sean Scott <SScott@tandridge.gov.uk>

Subject: Historic England advice on Application no(s) 2022/685

Dear Mr Scott,

Please find attached our advice on the following site -

Land At The Old Cottage, Station Road, Lingfield, RH7 6PG Application No(s):2022/685

Yours sincerely,

Dr Jana Schuster MA (Hons) MSt
Inspector of Historic Buildings and Areas
E-mail: jana.schuster@historicengland.org.uk

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Historic England

Mr Sean Scott
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Surrey
RH8 0BT

Direct Dial: 0207 973 3686

Our ref: P01559209

7 May 2023

Dear Mr Scott

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT THE OLD COTTAGE, STATION ROAD, LINGFIELD, RH7 6PG
Application No. 2022/685**

Thank you for your letter of 17 April 2023 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

This outline application proposes the construction of 99 new homes on an open field within Lingfield Conservation Area and within the setting of a number of listed buildings. Proposals would cause harm to the significance of heritage assets. Historic England raises concerns about proposals and advises steps to mitigate harm.

Historic England Advice

Significance of heritage assets

Lingfield Conservation Area is at the centre of the rural village of Lingfield and is characterised by its quiet, rural appearance, with an outstanding 15th century church, and numerous Grade II* and Grade II listed buildings.

Many of Lingfield's listed buildings have had shared or interconnected links or purposes in the past which can still be appreciated today through historic paths and views. The Grade II* listed New Place is a 17th century house associated with a number of other listed buildings and walls, as well as with the locally listed New Place Farm. The listed buildings and the non-designated evidence of the historic farm together have integrity and coherence as a manorial site and have additional interest arising from their integrity and coherence as a group.



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The proposed site is an open field partly within Lingfield Conservation Area, known locally as 'Star Field'. The field abuts the churchyard to its north and New Place to its east. The proposed site therefore forms part of the rural character of the Conservation Area and the rural setting of its listed buildings, in particular the church, New Place, New Place Farm. Rural views of the church spire from New Place and Station Road can be appreciated across Star Field. As the rurality of the conservation area and of the listed buildings is one of its key characteristics the open field within the conservation area makes an important contribution to its significance and that of the listed buildings within it.

Impact of proposals

Proposals are an outline application to build 99 new homes on the green field within Lingfield Conservation Area.

Placing such a large number of houses within the conservation area would harm its significance by significantly eroding the rural character and open space of the conservation area, having a strong urbanising effect on the conservation area.

Proposals would furthermore harm the significance of the Grade I listed church and its churchyard, as our ability to view the church spire from a distance from Station Road, New Place and from outside the conservation area across Star Field would be compromised. The tranquil character of the churchyard would also be altered by building dwellings with associated access road directly to its south.

The setting of the group of designated and locally listed buildings associated with New Place would also be compromised by proposals to build a cluster of dwellings with associated access road and car parking spaces just meters away from New Farm.

While a buffer zone of open space has been provided this is not large enough to maintain a meaningful sense of rurality, particularly in proximity to the churchyard and New Farm. Though proposals include some landscaping strategies to reduce this impact to some extent, views towards the church spire from the west side of Station Road and New Place across the proposed site would still be compromised.

Due to the nature of an outline application, proposals contain few details showing what the design, character and appearance of the proposed new dwellings would be. We therefore refrain from assessing their impact on designated heritage assets until further details about the design emerge, should the applicant proceed to a full planning application.





The extent of harm caused on the setting and significance of designated heritage assets would vary in each case. As the rurality of the conservation area would be markedly eroded, we assess the level of harm to its significance to be in the middling range of less than substantial harm as defined by the National Planning Policy Framework.

Proposals would also cause harm to the setting of the Grade I listed church and to the setting of the group of Grade II* and Grade II listed buildings associated with New Place. We categorise this to be in the lower range of less than substantial harm, within the terms of the Framework.

Policies and legislation to consider

The application needs to be determined in accordance with policies of the National Planning Policy Framework (NPPF). Paragraph 199 states great weight should be given to the conservation of designated heritage assets, which includes listed buildings and conservation areas. Paragraph 195 stresses the need to avoid or minimise any conflict between a heritage asset's conservation and any aspect of a proposal. Paragraph 200 states any harm to the significance of a designated heritage asset should be clearly and convincingly justified, and paragraph 202 of the Framework requires harm to be weighed against public benefits. Clear public benefits which outweigh the degree of harm must be demonstrated.

Historic England's position

Historic England considers that this outline application would cause harm to the significance and setting of Lingfield Conservation Area by markedly eroding its green space. It would cause harm to key views towards the Grade I listed church, and to the setting of listed buildings within the conservation area. Given the importance of open rural space, the loss of the majority of rural open space within the conservation area would cause a middling range of less than substantial harm. We consider that the harm to the Conservation Area has not been minimised (NPPF 195) and we question whether it is both justified and outweighed by public benefits (as required by paragraphs 200 and 202 of the NPPF).

We advise that the degree of harm caused by proposals should be mitigated further by substantially reducing the density of proposed housing and by expanding proposed buffer zones, particularly between the proposed site adjacent to New Place Farm and the churchyard.





Due to the nature of an outline application, we appreciate that many details of the proposal remain to be resolved. We would welcome the opportunity to engage with the applicant on further discussions about the design and layout of proposals.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 195, 199, 200 and 202 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely,

Dr Jana Schuster MA (Hons) MSt
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