



## Proof of Evidence – Appendix 4

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Land at The Old  
Cottage, Station Road,  
Lingfield

Dr Jonathan Edis

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LPA REF: TA/2022/685

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# HERITAGE STATEMENT

## STATION ROAD, LINGFIELD

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# Quality Assurance

|                        |   |
|------------------------|---|
| <b>Site name:</b>      | Land to the rear of Station Road,<br>Lingfield,<br>RH7 6PG                          |
| <b>Client name:</b>    | Woolbro Homes   |
| <b>Type of report:</b> | Heritage Statement  |
| <b>Prepared by:</b>    | Daniele Haynes BA(Hons) MSc   |
| <b>Signed</b>          |    |
| <b>Date</b>            | 05.09.2019  |
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| <b>Signed</b>          |  |
| <b>Date</b>            | 06.09.2019  |



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## 1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Woolbro Homes to assess the soundness of the allocation of land to the rear of Station Road, Lingfield regarding its contribution to the historic environment as directed by the National Planning Policy Framework. The Site is allocated as a preferred development site reference 'HSG12: Land at The Old Cottage, Station Road, Lingfield' within the Tandridge District Our Local Plan 2033 (Regulation 22) Submission Draft (January 2019). The site has an estimated development capacity of 60 dwellings. The site is located between the Old village centre in the north west and the junction of Station Road and Town Hill in the south-east. Lingfield Racecourse is located directly south.



Figure 1 Aerial of Lingfield, the approximate boundary of the site is shown in red

- 1.2 The document provides a collection of information about the significance of each of the built assets which may be affected by the allocation of the site. This information will then be used to inform the suitability of the site for allocation, with the aim to acknowledge the significance of heritage assets throughout, to minimise harms and to identify benefits wherever possible. The information can also be used as a baseline for assessing impacts arising from the proposed development as the detail evolves.
- 1.3 This document has been prepared by Daniele Haynes BA(Hons) MSc (Heritage Consultant) and reviewed by Steven Handforth BA(Hons) MSc (Partner, Heritage).

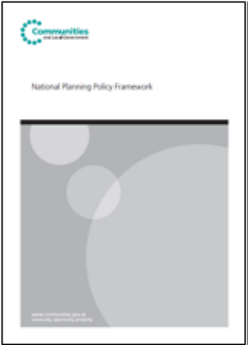
## 2.0 Heritage Legislation, Policy and Guidance Summary

### National Policy

#### Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
  - In relation to Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

#### National Planning Policy Framework

- 2.2 The revised National Planning Policy Framework (NPPF) was published on 19<sup>th</sup> February 2019, replacing the previously-published 2012 and 2018 frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 
- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 184).
- 2.4 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 189).
- 2.5 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 Paragraph 193 requires that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”

- 2.7 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “clear and convincing justification” (Paragraph 194). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II\* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*a) the nature of the heritage asset prevents all reasonable uses of the site; and*

*b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

- 2.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 196 provides the following:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”*

- 2.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.11 In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.12 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 2.13 With regards to conservation areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*

### **Planning Practice Guidance (PPG)**

- 2.14 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary

guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.

2.15 In relation to non-designated heritage assets, the PPG explains the following:

*“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”* (Paragraph: 039 Reference ID: 18a-039-20190723)

2.16 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

2.17 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

### Historic England ‘Conservation Principles: Policies and Guidance’ 2008



2.18 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:

- *“The historic environment is a shared resource*
- *Everyone should be able to participate in sustaining the historic environment*
- *Understanding the significance of places is vital*
- *Significant places should be managed to sustain their values*
- *Decisions about change must be reasonable, transparent and consistent*
- *Documenting and learning from decisions is essential”*

2.19 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:

- **“Evidential value:** *the potential of a place to yield evidence about past human activity*
- **Historic value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*
- **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place*



- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.*

2.20 It states that:

*“New work or alteration to a significant place should normally be acceptable if:*

- a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d; the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (Page 58)”.*

### **Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ (February 2016)**

2.21 This document provides advice in relation to aspects of addition and alteration to heritage assets:

*“The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting” (paragraph 41).*

### **Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (March 2015)**

2.22 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: *“assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness” (para 1).*

2.23 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: *“Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.*

### **Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (second Edition) Note 3 (December 2017)**

2.24 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute

to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

- 2.25 Page 2, states that *“the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*
- 2.26 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- *“Step 1 - identify which heritage assets and their settings are affected;*
  - *Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
  - *Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*
  - *Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;*
  - *Step 5 - make and document the decision and monitor outcomes.”* (page 8)

## Local Policy

### Local Plan

- 2.27 Tandridge District Council are currently preparing their Local Plan. This document will set out the council’s policies which will guide development in the district until 2033. The document when adopted, will replace the Tandridge District *Core Strategy* and some of the policies contained within the Tandridge District Council *Local Plan Pat 2 – Detailed Policies*.
- 2.28 On 18<sup>th</sup> January 2019 Tandridge District Council submitted the Local Plan to the Planning Inspectorate. The document is currently under review.

### Tandridge District Core Strategy (2008)

- 2.29 The Core Strategy sets out the key planning policies for the district and forms part of the Local Development Framework. It was formally adopted by the District Council on 15<sup>th</sup> October 2008.
- 2.30 Whilst the document does not contain any policies which wholly relate to built heritage, it does state:
- The district’s heritage assets “not only contribute to the character of the area but also form part of our cultural heritage. Therefore the protection, management and enhancement of these features and the historic environment is of the utmost importance. The opportunity for additional public access to historic features should be considered”*
- 2.31 With regards to statutorily identified Heritage Assets the document affirms:
- The strategy seeks to preserve, manage and enhance the District’s heritage; this includes specifically identified features as well as the wider historic environment*

2.32 For Locally designated assets:

*“these buildings merit retention as part of the character of the area and wider historic environment although they do not qualify as listed buildings”*

### **Tandridge District Council Local Plan Part 2 – Detailed Policies (2014)**

2.33 The Local Plan Part 2 contains detailed planning policies to guide development in the district up until 2029. The document was created in support of the Core Strategy (2008) and forms part of the Local Development Framework. It was formally adopted by the council on 24<sup>th</sup> July 2014. Within this document, the relevant policies are:

2.34 DP7: General Policy for New Development

- a) All new development will be expected to be of a high quality design. Development should integrate effectively with its surroundings, reinforcing local distinctiveness and landscape character. Innovative designs will be encouraged where appropriate.
- b) Where the principle of the proposed new development – whether on a site that is previously developed or green field – is in accordance with other policies in the Development Plan, permission will be granted where the following matters are effectively addressed:

#### Design of Development

1. Character & layout: The proposal respects and contributes to the distinctive character, appearance and amenity of the area in which it is located with layouts that maximise opportunities for linkages (for example footpaths and cycle paths) to the surrounding area and local services;
2. Built form: The proposal is in keeping with the prevailing landscape/streetscape, reflecting the variety of local building types by using complementary building materials and designs, and does not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. In the case of a residential extension, the proposal should not result in the creation of a terracing effect;
3. Parking: The proposal has regard to the adopted Parking Standards SPD (2012) or successor documents; maintains existing off-street parking spaces (including garages) where they are considered necessary to serve the existing buildings or use; and does not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety;
4. Design Guidance: The proposal conforms with the guidelines as set out in adopted Conservation Area Appraisals, Village Design Statements, and Design Guidance in the form of Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs);
5. Safety: The proposal has regard to the Police ‘Secured by Design’ standards to create safe and secure environments that reduce the risk of crime. Where appropriate, a scheme should also incorporate advice contained in the government’s guidance on terrorism in the Planning Practice Guidance....

#### Safeguarding Assets, Resources & the Environment

10. Assets: The proposal seeks to protect and, where opportunities exist, to enhance valuable environmental (including public open space) and heritage assets;

2.35 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.

### Lingfield Village Design Statement

- 2.36 The Lingfield Village Design Statement was prepared by members of the community in co-operation with Tandridge District Council. The document recommendations to guide development within the village and has been adopted by Tandridge District Council as Supplementary Planning Guidance.

The guidelines for development in the village include:

- Materials used should harmonise with existing buildings.
- The design of new buildings should be sympathetic to the style of buildings in the locality, both in size and materials.

- Residential developments should include a mix of houses including affordable homes for local people.
- TV satellite dishes should be sited as unobtrusively as possible.
- Where possible, architectural features of neighbouring buildings should be incorporated in new buildings to achieve a sense of harmony in the street scene. Developers should avoid using features from several neighbouring buildings of different ages and styles in one development, and certainly not in one building
- Materials, which are characteristic of the area, i.e. as close in colour and texture to those which used to be made locally, should be used.
- Developers should provide durable and quality front boundaries, such as low brick walls, iron railings or a mixture of both, or hedging to achieve harmony in the street scene.
- Where new properties back onto existing roads, the backs of houses should be screened by hedges, shrubs or trees.
- Developers should incorporate a planting scheme to integrate the development with the rural character of the village and ensure that adequate arrangements through legal

## 3.0 Methodology

- 3.1 A heritage asset is defined within the NPPF as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” (NPPF Annex 2: Glossary)
- 3.2 The significance of the heritage assets within the existing site requires assessment in order to provide a context for, and to determine the impact of, potential development proposals. Significance is defined as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (NPPF Annex 2: Glossary).
- 3.3 The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of surrounding heritage assets and/or their settings. Impact on that value or significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.
- 3.4 Table 1 sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The Table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued – which may be judged by other aspects of merit, discussed in paragraphs 3.5 onwards.

Table 1 - Assessing heritage significance

| SIGNIFICANCE                | EXAMPLES   |
|-----------------------------|--|
| <b>Very High</b>            | World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged international importance, or assets which can contribute to international research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.  |
| <b>High</b>                 | World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).   |
| <b>Good</b>                 | Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s). |
| <b>Medium/<br/>Moderate</b> | Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association.<br><br>Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).  |

|                      |   |
|----------------------|---|
| <b>Low</b>           | Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. |
| <b>Negligible</b>    | Assets which are of limited quality in their fabric or historical association.<br><br>Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.   |
| <b>Neutral/ None</b> | Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.<br><br>Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.  |

3.5 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England’s Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

**Evidential value** – ‘*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*’ (Conservation Principles Page 28)

3.6 Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

**Aesthetic Value** – ‘*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*’ (Page 30-31)

3.7 Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

**Historic Value** – ‘*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*’ (Page 28-30)

- 3.8 Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

**Communal Value** – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.”* (Page 31-32)

- 3.9 Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.
- 3.10 Historic England’s Conservation Principles also considers the contribution made by setting and context to the significance of a heritage asset.
- *“Setting’ is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”*
  - *“Context’ embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.”* (Page 39)
- 3.11 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.12 Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting being considered as the asset itself.
- 3.13 Table 2 sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial in effect.



Table 2: Assessing magnitude of impact

| MAGNITUDE OF IMPACT | TYPICAL CRITERIA DESCRIPTORS   |
|---------------------|--|
| <b>Very High</b>    | <p><b>Adverse:</b> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>  |
| <b>High</b>         | <p><b>Adverse:</b> Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p> |
| <b>Medium</b>       | <p><b>Adverse:</b> Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><b>Beneficial:</b> Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>   |
| <b>Minor/Low</b>    | <p><b>Adverse:</b> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><b>Beneficial:</b> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>   |
| <b>Negligible</b>   | Barely discernible change in baseline conditions   |
| <b>Nil</b>          | No discernible change in baseline conditions.  |

## 4.0 Historic Context

- 4.1 The parish of Lingfield is not included in the Domesday Book, though it is known to have existed in the mid-10<sup>th</sup> century due to its referral in a will made during the reign of King Edgar. The will mentions a church and a water mill, both of which suggest an established settlement by this point.<sup>1</sup>
- 4.2 The village began as two distinct settlements the first centred around the church of St Paul and St Peter and the second around Gun Pond at Plaistow. The settlement around the church is more urban in its form and is where some of the earliest buildings in Lingfield are located. Plaistow was more rural, being little more than a collection of farms, often being pastoral in nature. The village common was enclosed in 1815 and hops and apples became the most prevalent of the village's produce. Yet, there was little growth and the two centres of the village remained separated. Indeed, the 1851 census shows that the Old Town consisted of 10 households.



Figure 2 Extract from the 1874 OS Map, Lingfield remains two separate settlements

- 4.3 A great deal of change occurred in the late 19<sup>th</sup> century. The principal landowners in Lingfield, the Maunder Family, went bankrupt in the 1870s, the London Brighton and South Coast railway was brought to Lingfield in 1887, and the Lingfield Racecourse was built in 1890. All of which encouraged the development of the area. The 1881 census records 791 workers living in Lingfield and Dormansland, this figure had risen to 1366 by 1901.

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<sup>1</sup> <http://www.rh7.org/factshts/linghist.pdf> pp2



Figure 3 Extract from the 1899 OS map, increased development has linked the two historic town centres, the railway station is also now extant

- 4.4 Lingfield continued to expand throughout the 20<sup>th</sup> century with Local Authority housing being the predominant form of housing in the post-war period and private developments further increasing the housing stock towards the end of the 20<sup>th</sup> century and beginning of the 21<sup>st</sup> century.



Figure 4 Extract from the 1956 OS map, showing further expansion during the early 20th century

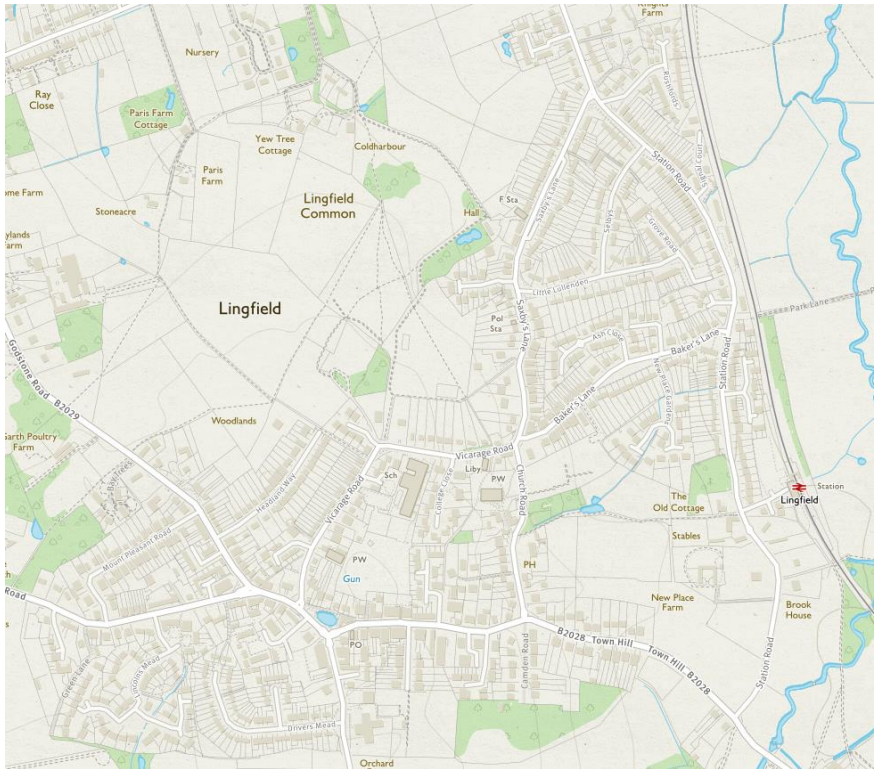


Figure 5 Extract from the 2018 OS Map showing the expansion in the late 20<sup>th</sup> early 21<sup>st</sup> century

### The Land to the rear of Station Road

- 4.5 The 1846 Tithe map (figure 6) shows that the Land to the rear of Station Road was owned by a Caroline Phillips, who owned a great deal of land in the area. The Land to the rear of Station Road was occupied by New Place and Ware Farm (highlighted in green), whose occupier is recorded as Bowrah. The land was used as both arable and pasture lands as well as a hop garden and two orchards. The remainder of the land formed Star Farm (blue).

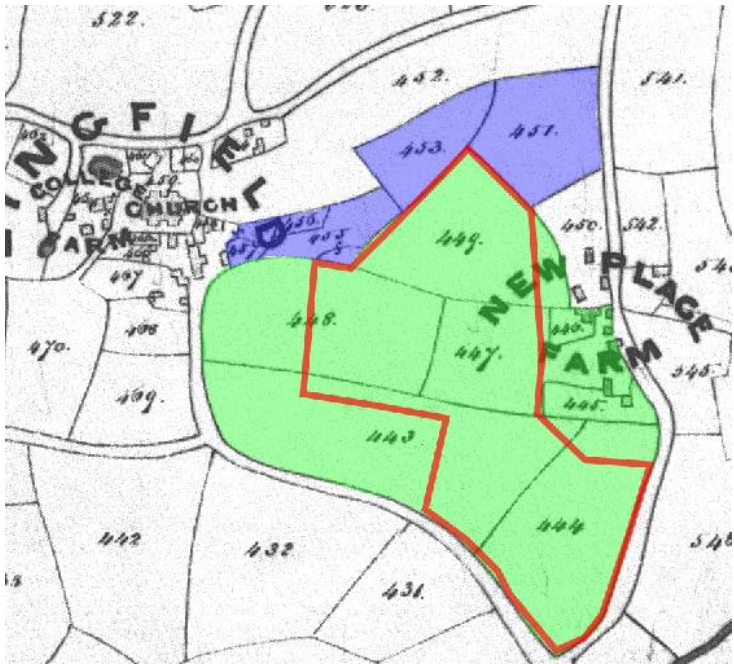


Figure 6 Extract from the 1846 Tithe Map. The fields occupied by New Place Farm are highlighted in green and Star Farm are highlighted in blue. The approximate boundary of the proposal site is marked in red

- 4.6 The land and New Place were auctioned in 1873. At this time, the land is predominantly described as being arable although New Place is almost completely bordered by orchards.



Figure 7 Extract from the 1873 Auction's Sales Particulars Plan, the approximate site boundary is marked in red

- 4.7 The plan also clearly shows some development at the south of Church Road. The existing footpath which now links the Old Town area and the station, is shown on the plan as partially existing. In 1873 the footpath leads from the Old Town to a pond.
- 4.8 The land was sold again in 1891. By this time New Place and New Place Farm had become separate, with the farm having its own farmhouse. The Oast House with its east and western wings is also apparent on this plan, partially built on some of the orchards which had surrounded New Place. The remainder of the land was used to grow hops.

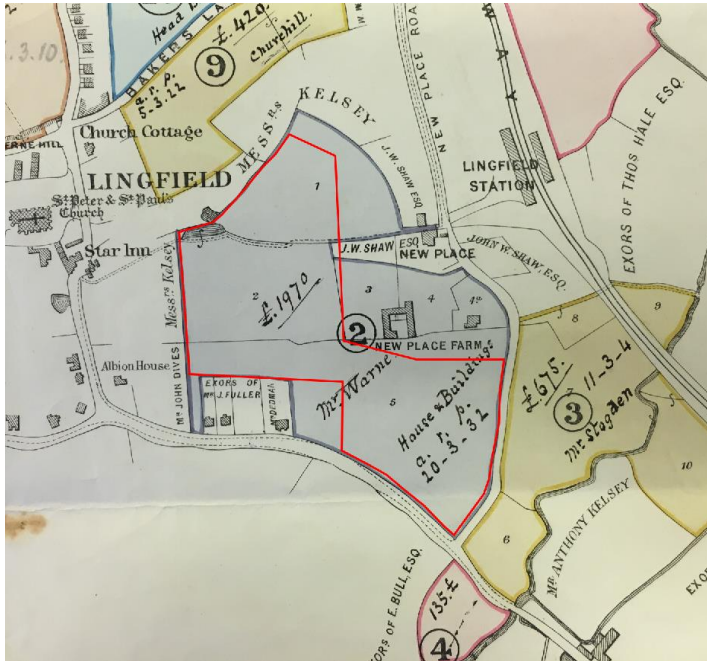


Figure 8 Extract from the 1891 Auction's Sales Particulars Plan, the approximate site boundary is marked in red

- 4.9 The footpath which had led from the Old Town area to the pond has been extended to its present length, leading to Station Road.
- 4.10 The surrounding land was gradually developed, with early 20<sup>th</sup> century development lining the historic roads.

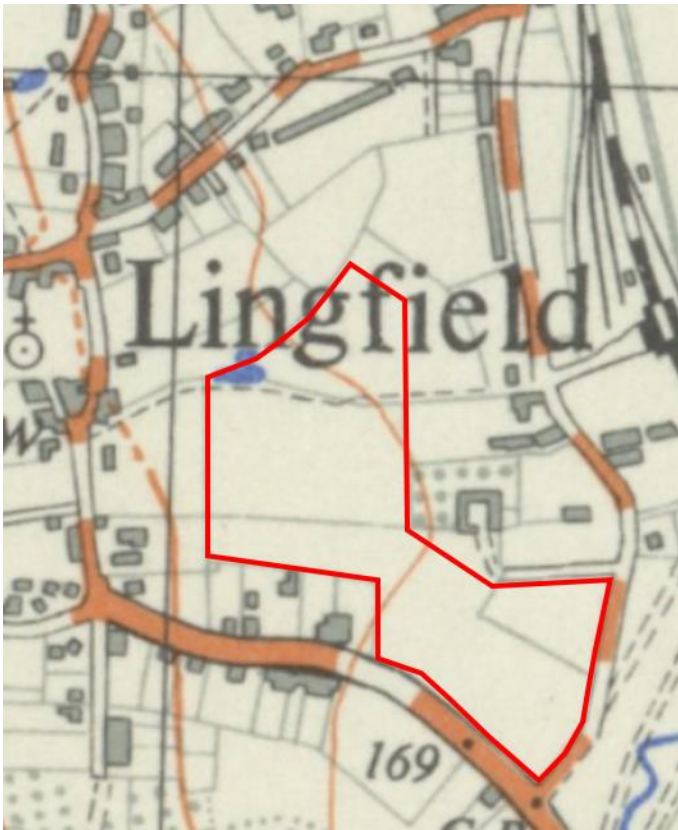


Figure 9 Extract from the 1956 OS Map, the approximate location of the site is marked in red

- 4.11 By the 21<sup>st</sup> century, development around the site has further increased with new roads being created which lead into new estates.

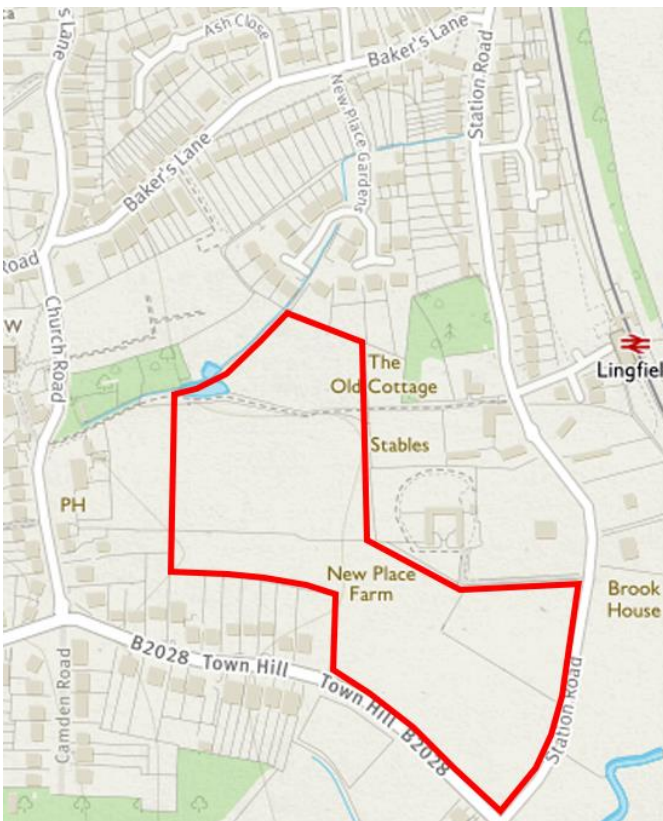


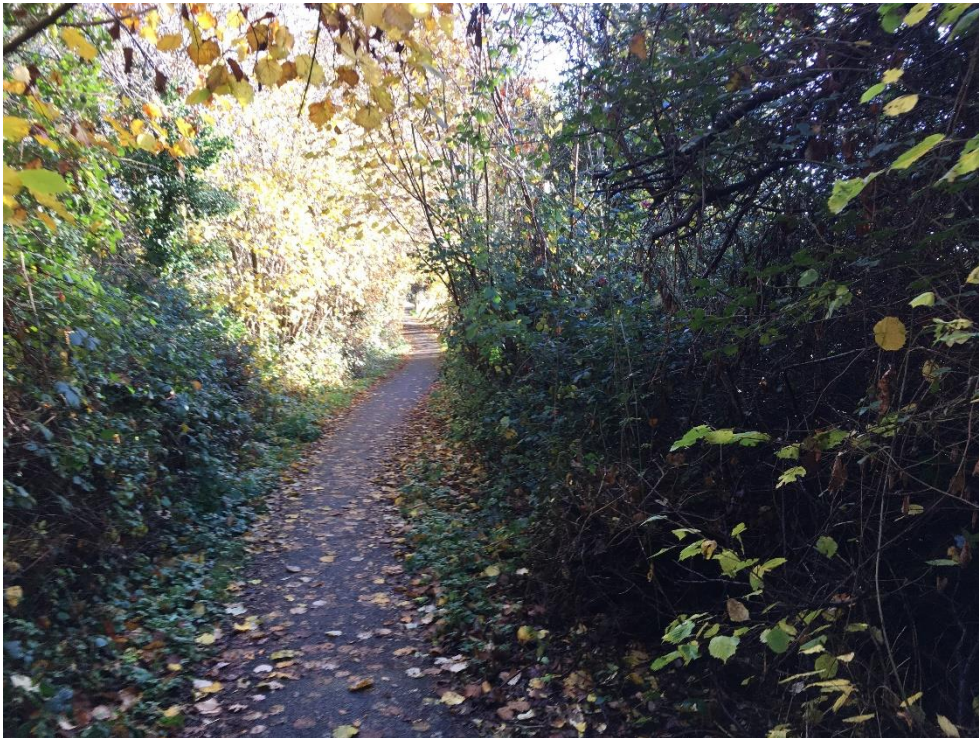
Figure 10 Extract from the 2018 OS Map, the approximate boundary of the site is marked in red

## 5.0 Site Photos

5.1 The following photographs illustrate the application site in its current condition



*Figure 11 View from the footpath into the site*



*Figure 12 The footpath*





*Figure 13 View of the central field looking south towards New Place*



*Figure 14 View of some of the later development viewed from the central field*



*Figure 15 View from within the south field looking north-west*



*Figure 16 View of the south field from Town Hill*



*Figure 17 View of the north field looking north-west*



*Figure 18 View of the North Field looking east*

## 6.0 Heritage Assets

- 6.1 This section identifies heritage assets which surround the proposed allocation site. The following designated heritage assets are considered to relate to the site and have been identified as they may be affected by future proposals. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.
- 6.2 In the case of this application, the following designated heritage assets may be affected by the allocation of the site to develop the land:
1. New Place – Grade II\* Listed
  2. Garden Wall to New Place – Grade II Listed
  3. The Old Cottage – Grade II Listed
  4. Church Gate Cottage – Grade II Listed
  5. Church House and Star Inn Cottages – Grade II\* Listed
  6. The Barn – Grade II Listed
  7. Pollard Cottage and Pollard House – Grade I Listed
  8. Barn 15 yards south-west of Old Town House – Grade II Listed
  9. Old Town House and Old Town Cottage – Grade II\* Listed
  10. College and Former Kitchen – Grade II\* Listed
  11. Church of St Peter and St Paul – Grade I Listed
  12. Lingfield Village Conservation Area
- 6.3 The following non-designated heritage assets may be affected:
13. Cyder Barn – Locally Listed Building
  14. East Wing, Oast House and West Wing, New Place Farm – Locally Listed Buildings

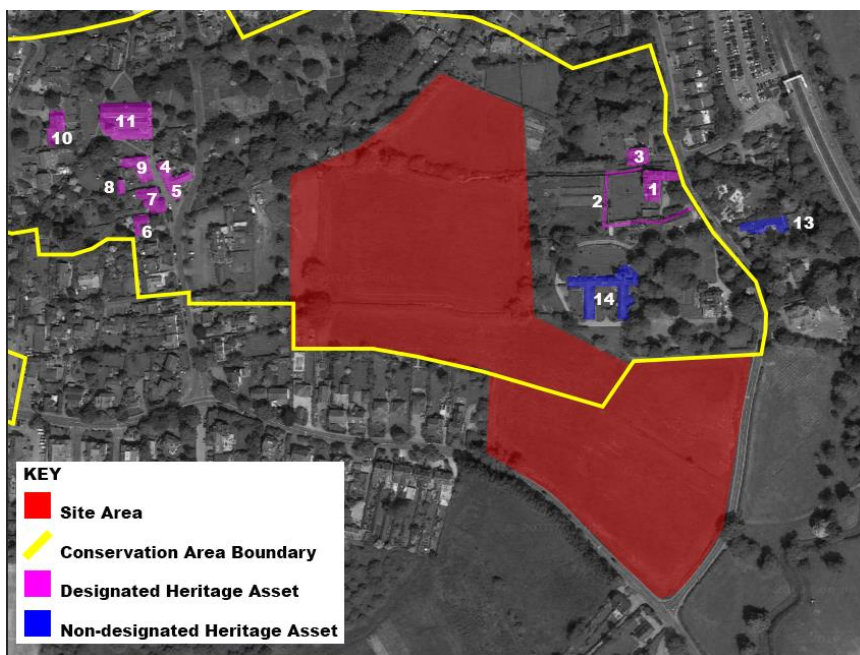


Figure 19 Aerial demonstration the approximate location of the Heritage Assets discussed within this document

- 6.4 Although there are numerous assets within the wider surrounding area, the location and significance of many of them results in them having no perceptible relationship with site. For this reason, only the heritage assets which could be affected by any proposed development of the site have been highlighted at this stage.
- 6.5 There are no Registered Parks and Gardens affected by the proposed allocation.

## 7.0 Significance Assessment

### New Place – Grade II\* Listed

7.1 New Place is located on the western side of Station Road. The building was first added to the Statutory List for Buildings of Architectural and Historic Interest on 11<sup>th</sup> June 1958 at Grade II\*.

7.2 The house was built in 1617 by George Turner, who owned a swathe of land which included Felcourt, Lingfield and Crowhurst. The building was extended in the 19<sup>th</sup> century. The politician, Sir John Hopkins lived at New Place in the early 20<sup>th</sup> century and carried out a number of restorative works.



7.3 The building was built on the site of an older house thought to date to the 14<sup>th</sup> century, and elements of this property is thought to survive in fragments.

*Figure 20 New Place when viewed from Station Road*

7.4 New Place is constructed of Horsham stone, one of the only materials imported into the area before the 19<sup>th</sup> century. Besides the church of St Peter and St Paul New Place is the only stone building in the village and was originally twice the size of the present building, suggesting the importance of the owner.

7.5 Built in the Jacobean style, the building is L-shaped in plan and one to two storeys high with attics located in the three gables of the main range. The house is built of Horsham stone ashlar with Horsham slab roofs, though the chimney stacks throughout are red and blue brick. The windows are stone, mullioned windows. On the front range is a gabled porch which bears the date 1617. To the right of the front elevation is a single storey extension. This has a half-pitched clay tile roof.

7.6 The present front doorway was previously the entrance gate and features in Seymore Lucas' painting "For the King and the Cause". The building is a privately-owned house and cannot be publicly accessed. However, its façade can be appreciated from the public realm.

7.7 Overall, New Place is considered to hold a **good/high** level of significance in heritage terms.

### Setting

7.8 New Place's immediate setting is formed by its private gardens. That to the front of the property is partially covered in hard standing whilst the rear garden is greener. A high wall, built of both stone and brick marks the boundary of the plot.

7.9 The wider setting is formed by open fields bound by mature vegetation and semi-detached residential properties, many of which are 19<sup>th</sup> and 20<sup>th</sup> century additions to the area. Directly west of New Place is the former orchard beyond which is the site, located circa 90m to the west of New Place. The site historically formed part of New Place Farm which, as stated in section 4 of this document, was in the same ownership as New Place until the late 19<sup>th</sup> century and it ensures that New Place's setting to the west has a

somewhat rural character just before the more urban area of Lingfield. This contrasts with the more enclosed and built area to the east of Station Road.

- 7.10 Directly north of the building and through the field is a small footpath beyond which is the Old Cottage. The Old Town area is located beyond the site boundaries, approximately 350m to the north-west of New Place, and the built form here is a range of scales on a range of plots sizes. The later development, found particularly found to the north, east and south of New Place is of a more regulated scale and plot form.
- 7.11 Over time, New Place’s setting has undergone a great deal of alteration with the addition of later development, particularly to the north and east. Overall the immediate setting of New Place is considered to make a **moderate** contribution to its overall significance. The wider setting of the building is considered to provide a neutral/negligible contribution to its significance.
- 7.12 The site forms part of the wider setting of New Place although mature trees around the site boundary limit the visual relationship. Glimpses of the site may be had when approaching New Place along the footpath however, these views are again limited by the mature vegetation along the footpath resulting in a very limited perception of a connection between the site and New Place. The site does have a historic relationship however, this relationship was also limited by the separation of New Place and New Place Farm in the late 19<sup>th</sup> century. Consequently, the site is considered to make a negligible contribution to the setting of New Place.

### Garden Wall to New Place – Grade II Listed

- 7.13 The structure is located on the western side of Station Road. It was first added to the Statutory List for Buildings of Architectural and Historic Interest on 11<sup>th</sup> June 1958 at Grade II.
- 7.14 A wall built in the 17<sup>th</sup> century, likely around the same time as New Place was constructed.
- 7.15 The wall is formed of coursed sandstone blocks with a stone coping. The wall is 7m high and extends 33yards to the west of New Place and 31 yards to the north and south, returning towards New Place. Along northernmost section there are buttresses supporting the wall.



*Figure 21 Garden Wall to New Place when viewed from the public footpath to the north*

- 7.16 The wall is located on the boundary of the public realm and the private gardens of New Place, ensuring at least the external elevations can easily be appreciated by the public.
- 7.17 Overall, the Garden Wall to New Place is considered to hold a **moderate/good** level of Heritage significance.

### Setting

- 7.18 The Garden Wall lines the rear garden of New Place. To the north is a public footpath leading to the Old Town area of Lingfield. The Wall works to separate and screen the private gardens of New Place from the footpath. These form the structure’s immediate setting.

- 7.19 Beyond the asset's immediate setting is the open field of the site, located to the west and south as well as later development to the north, south-west and east. However, intervening vegetation and built form limits the wall's connection with its wider setting. Glimpses of the site may be had when walking along the footpath which allows for some sense of space and rurality, however these views are limited by mature vegetation along the footpath ensuring much of the approach to the wall feels enclosed. Therefore, the setting of the Garden Wall is considered to make a negligible contribution to its significance. However, it should be stated that this contribution relates most to the wall's connection with New Place. The site is not considered to contribute to the significance of the Garden Wall to New Place.

### The Old Cottage – Grade II Listed

- 7.20 The building is located on the western side of Station Road. The Old Cottage was first added to the Statutory List for Buildings of Architectural and Historic Interest on 11<sup>th</sup> June 1958 at Grade II.

- 7.21 The building was first built in the 18<sup>th</sup> century. A date stone in the south wall states 1743 though the building is thought to be earlier.

- 7.22 Timber framed though externally the building is red brick decorated with blue brick headers. It appears to have been extended over time. The building is two storeys high with an attic located in a pitched roof with 3 hipped dormer windows. The front range has two external chimneys suggesting they are later additions whilst that in the rear ranges is incorporated into the building.



Figure 22 The Old Cottage when viewed from Station Road

- 7.23 The front range is plain except for a hipped hood over the centrally positioned door leading to an entrance hall. There is also a plat band over the ground floor.
- 7.24 In the early 20<sup>th</sup> century, the building was restored by E.G. Dawber.
- 7.25 Overall, the Old Cottage is considered to have a **good/moderate** level of significance in heritage terms.

### Setting

- 7.26 The building's immediate setting is formed by its private gardens. Attached to the rear of the building is a bungalow forming a separate dwelling and not part of the listing.
- 7.27 Beyond the building's garden, is a grove of mature trees to the north, the fields which form part of the site to the west and New Place just beyond a public footpath to the south. Later development also surrounds the site particularly to the east, north and south-west.
- 7.28 A section of the site is located directly to the west of the Old Cottage whilst the main area is to the south west. There is no perceptible relationship between the Old Cottage and the site. Glimpses of the site can be had when approaching the Old Cottage from the west along the footpath however mature foliage along the site's boundary halts any apparent connection between the site and the Old Cottage, that could be gained from the footpath.



- 7.29 The setting of the Old Cottage is considered to make a low contribution to its significance. The site is not considered to contribute to the Old Cottage's significance.

### Church Gate Cottage – Grade II Listed

- 7.30 Church Gate Cottage is located within the Old Town Area of Lingfield. It was first added to the Statutory List for Buildings of Architectural and Historic Interest on 11th June 1958 at Grade II.



- 7.31 A two bay, two-storey timber framed cottage, it is L-shaped in plan. The first floor is timber-frame with red and brown brick noggins. It is likely that the building was initially jettied and the ground floor was then subsequently underbuilt in red and brown brick. The roof is steeply pitched and covered in plain tiles. On the front elevation, the fenestration is irregularly sized leaded casement windows. To the rear the roof becomes a catslide roof covering the rear outshot. Internally much of the original framing is easily visible including a Queen post roof truss.

Figure 23 Church Gate Cottage viewed from the south-west

- 7.32 The building was built in the 16<sup>th</sup> century. The building has undergone a great deal of alteration over time including its temporary conversion into a sweet shop during the 20<sup>th</sup> century.
- 7.33 Overall, Church Gate Cottage is considered to hold a **good/moderate** level of heritage significance.

### Setting

- 7.34 The setting of Church Gate Cottage is formed by the Old Town area of Lingfield, one of the historic village centres. The surrounding area is densely built though the churchyard to the north forms a somewhat open space.
- 7.35 The building is located directly to the south of the Church of St Peter and St Paul and forms part of the main entrance to the churchyard. To the south and east of Church Gate Cottage, are the other buildings of the Old Town area, all of which are a range of scales and form the southern approach to the asset. To the west is the Lingfield Cemetery, enclosed by mature trees which give a sense of enclosure to the asset when experienced from the west.
- 7.36 The site is located approximately 120m to the south east and 155m to the east of Church Gate Cottage. Due to the intervening built form and foliage there is no perceivable relationship between the site and Church Gate Cottage.
- 7.37 The setting of Church Gate Cottage is considered to make a good/moderate beneficial contribution to the building's significance. The site is not considered to contribute to the significance of Church Gate House.

### Church House and Star Inn Cottages – Grade II\* Listed

7.38 Church House and Star Inn Cottages are located within the Old Town Area of Lingfield. They were first added to the Statutory List for Buildings of Architectural and Historic Interest on 11th June 1958 at Grade II\*.

7.39 A red-brick terrace of three cottages and a house which was formerly The Star Inn. The buildings are timber frame dating to the 16<sup>th</sup> century to the rear, some of which is still exposed. The front elevation is Georgian style brick and dates to the 18<sup>th</sup> century.



Figure 24 View of Church House and Star Cottages from the south

7.40 The buildings are two storeys high with attics above. Between the ground and first floors is a plat brick band, though this cannot be seen on the central two properties which have installed a door canopy. Above the first floor is a deed modillion cornice. The roof is covered with plain tiles and features seven hipped dormer windows spread across all of the buildings.

7.41 The south and eastern elevations of Church House have been altered numerous times over the years. At present the south and east elevations of the building feature 20<sup>th</sup> century extensions.

7.42 Church House and Star Inn Cottages are considered to hold a **good** level of heritage significance

#### Setting

7.43 Church House forms the south-eastern entrance to the Old Town area of Lingfield whilst the Star Cottages line the approach to the Church of St Peter and St Paul. The buildings are in a fairly densely developed area particularly to the west and south. To the east and north however, the churchyard and graveyard form more open and natural spaces albeit the sense of openness is limited by the mature trees along the graveyard and churchyard boundaries

7.44 The site is located approximately 110m to the west of the assets. As a result of the intervening built form and mature vegetation there is no clear relationship between the site and the assets. However, the footpath which bisects the site does form one of the approaches to the assets from the station. Glimpses of the site can be had along this footpath creating a limited appreciation of the rural character of the area. However, again the connection between the assets and the site gained from the footpath is hindered by the intervening foliage and built form.

7.45 Overall, the setting of Church House and Star Inn Cottages is considered to make a good contribution to the significance of the assets particularly in terms of their relationship to the Old Town area. The site however, is not considered to contribute to this setting.

## The Barn – Grade II Listed

- 7.46 The Barn is located on the western side of Church Road, Lingfield. It was first added to the Statutory List for Buildings of Architectural and Historic Interest on 25th April 1984 at Grade II.
- 7.47 A former barn now converted into a two-storey house. Originally the building was associated with Pollard House, found just to the north and relates to the
- 7.48 The building is timber framed with rendered noggins and sits on a rubble plinth. The building is L-shaped in plan form with the right-hand dating to the 16<sup>th</sup> century and 17<sup>th</sup> century. whilst the left-hand range is 19<sup>th</sup> century. The entire building was remodelled in the 19<sup>th</sup> century.



Figure 25 View of The Barn from Church Road

- 7.49 Overall, the barn is considered to hold a **moderate/good** level of heritage value.

### Setting

- 7.50 The barn is located just to the south of the Old Town set back within its private garden space. The building is almost surrounded by built form, although the graveyard to the north-west and the gardens of surrounding properties create a green character.
- 7.51 The site is located to the west of the Barn. Although historically, the site would have formed part of the rural setting of the barn, this relationship has been severed by later built development and mature vegetation. As a result, there is no clearly understandable relationship between them.
- 7.52 Overall the setting of The Barn makes a low beneficial contribution to the building's significance. The site is not considered to contribute to the setting of the barn.

## Pollard Cottage and Pollard House – Grade I Listed

- 7.53 Pollard Cottage and Pollard House are located within the Old Town Area of Lingfield. They were first added to the Statutory List for Buildings of Architectural and Historic Interest on 11th June 1958 at Grade I.
- 7.54 The buildings were originally a two-storey Wealden type hall house built in the 15<sup>th</sup> century. Some believe that the house was associated with the college. In the 16<sup>th</sup> century a gabled cross wing was added to the building forming a shop, the shop front still survives. The building was redeveloped in the 20<sup>th</sup> century and has been subdivided.



Figure 26 View of Pollard Cottage and Pollard House from the east.

- 7.55 The buildings are timber framed but sitting on a stone and brick plinth. The right-hand property has rendered and lime-washed noggins whilst the left-hand property has brick noggins. The roof is plain tiled. To the south is a recessed porch and side passage was added to the south elevation during the 20<sup>th</sup> century. Internally the building has retained a great deal of the original framing which remains visible. Alterations to the building carried out in 2015 revealed fragments of a post-medieval wall painting in the face wing.
- 7.56 Pollard Cottage and Pollard House are considered to hold a **good/high** level of heritage significance

#### Setting

- 7.57 Pollard Cottage and Pollard House are located at the southern entrance to the Old Town Area of Lingfield. The buildings also form part of the approach to the Church of St Peter and St Paul.
- 7.58 The surrounding properties' large gardens, found to the west of the give the building's wider setting a green character, despite the fact that the area is fairly densely developed to the north and south. The site is located to the east of Pollard Cottage and Pollard House. Although direct views are blocked by the Star Inn public House and mature vegetation along the footpath, there is still an awareness that open space lies to the east of the assets, reinforcing a rural sense.
- 7.59 The setting of Pollard Cottage and Pollard House is considered to make a good contribution to the significance of the buildings. This is predominantly due to the asset's association with the Old Town area. However, the site is not considered to contribute to the significance of Pollard Cottage and Pollard House.

#### **Barn 15 yards south-west of Old Town House – Grade II Listed**

- 7.60 The barn is located within the Old Town area of Lingfield. It was first added to the Statutory List for Buildings of Architectural and Historic Interest on 25th April 1984 at Grade II.
- 7.61 The barn was constructed in the 17<sup>th</sup> century and is associated with Old Town House. It is a three bay, timber framed building which is now used as a store. Externally, the building is weather boarded with a tiled pitched roof.



*Figure 27 View of the barn from the east*

- 7.62 Overall, the Barn 15 yards south-west of Old Town House is considered to hold a **moderate** level of heritage significance, though much of its value relates to its association with Old Town House.

#### Setting

- 7.63 The barn is located within the Old Town area, but set back from the public highway and situated within the garden of Old Town House. The barn is surrounded by built form, much of which is later additions to the area located to the north, west and south. Despite this, it must be noted that this built form is located beyond private gardens ensuring the barn's setting retains a green character.

- 7.64 The site is located to the west of the Barn and would have historically formed part of the rural wider setting of the Barn. However, the intervening built form located within the Old Town area has always restricted this connection. The Barns connection with the site has been further reduced through the introduction of later built form.
- 7.65 The setting of the Barn is considered to make a low beneficial contribution to the significance of the building. The site is not considered to contribute to the Barn’s setting.

### Old Town House and Old Town Cottage – Grade II\* Listed

- 7.66 Old Town House and Old Town Cottage are located within the Old Town Area of Lingfield. They were first added to the Statutory List for Buildings of Architectural and Historic Interest on 11th June 1958 at Grade II\*.



- 7.67 Originally a house with the village in the south of the building, it has been now subdivided. The north part of Old Town House dates to the late 16<sup>th</sup> century and features alterations dating to the 17<sup>th</sup> century. It was originally jettied but was partially underbuilt in the 18<sup>th</sup> century. This part of the building is timber framed with a brick ground floor featuring an early 20<sup>th</sup> century shop front, the first floor is covered in hung tiles. The pitched roof is covered in plain tiles.

Figure 28 Old Town House, viewed from the south-east

- 7.68 The south part of the building is a reconstruction following a fire in 1908. It was designed by Leonard Stokes in a vernacular revival style. The building is timber framed with rendered noggins. The roof is also covered in plain tiles. Internally, the building retains a number of original decorative features such as a chamfered dragon beam.
- 7.69 Old Town Cottage is attached to the north-west of Old Town House. The ground floor is brick and stone with a tile hung upper floor in the north and south elevation. The cottage features modern windows.
- 7.70 The Old Town House and Old Town Cottage are considered to hold a **good** level of heritage significance

### Setting

- 7.71 The Old Town House and Old Town Cottage are both located within the Old Town area of Lingfield. The buildings form the western half of the entrance to the Churchyard. The area is fairly densely built, yet the surrounding private gardens and the churchyard create some sense of space and surround the buildings with greenery.
- 7.72 The site is located to the west of Old Town House and Old Town Cottage. Historically it would have formed part of the rural setting of the Old Town Area however, the intervening built form would always have halted any visual connection between the site and the assets, resulting in the assets having a stronger connection with the area to the west. Later development has further severed this relationship.

- 7.73 The setting of Old Town House and Old Town Cottage is considered to make a moderate contribution to the significance of the buildings. The site is not considered to contribute to the setting of Old Town House and Old Town Cottage.

### College and Former Kitchen – Grade II\* Listed

- 7.74 The College and Former Kitchen is located within the Old Town Area of Lingfield. It was first added to the Statutory List for Buildings of Architectural and Historic Interest on 11th June 1958 at Grade II\*.



- 7.75 The present building is a 17<sup>th</sup> century House built on land formerly occupied by Lingfield College. The college was founded by Sir Reginald Cobham of Sterborough and his wife Anne in 1431. It housed 6 Chaplains and 13 “poor persons”.

*Figure 29 View of the College from within the churchyard*

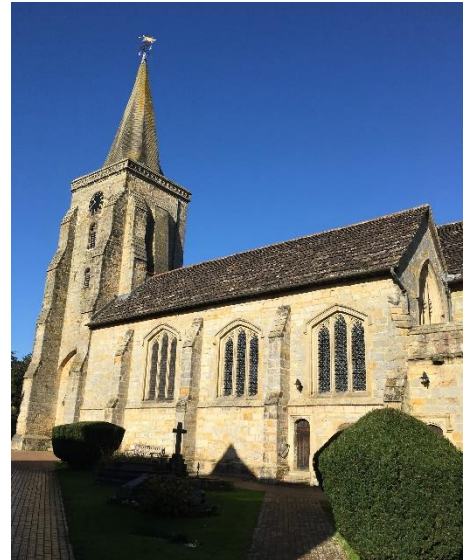
- 7.76 The present building is two storeys high with attic under a hipped Horsham stone roof. The ground floor is brown brick whilst the first floor is covered in hung tiles. To the south west is the former single storey kitchen of the college. At first floor level on the eastern elevation are timber casement windows, which unusually have not been replaced. The building also re-uses some materials from the 15<sup>th</sup> century. Attached to the north elevation of the College is a garage built in the 20<sup>th</sup> century.
- 7.77 Overall, the College and Former Kitchen are considered to hold a **good/high** level of heritage significance.

### Setting

- 7.78 The College and Former Kitchen are positioned within a private garden to the west of the Church of St Peter and St Paul with direct access between the two assets maintained by the presence of a gate in the 16<sup>th</sup> century boundary wall (listed grade II). The remaining area around the college is now formed of modern housing development.
- 7.79 The setting of the College and Former Kitchen is considered to make a good contribution to their significance. The site is located approximately 200m to the west of the College and Former Kitchen. Due to the intervening built form and vegetation the site is not considered to contribute to the significance of the College and Former Kitchen.

## Church of St Peter and St Paul – Grade I Listed

- 7.80 The is located within the Old Town Area of Lingfield. It was first added to the Statutory List for Buildings of Architectural and Historic Interest on 11th June 1958 at Grade I.
- 7.81 A Horsham stone church. The present church dates to the 14th and 15th centuries built by the Cobhams of Sterborough, and within the church are the tombs of numerous members of the family. There was an Anglo-Saxon church on the site and stonework from this older building are thought to survive in some of the lower parts of the walls.
- 7.82 The building has a double nave and a short south aisle. It has retained numerous features including fragments of 15th century stained glass in the south sanctuary window. There are also misericords from the 15th century.
- 7.83 The building was restored in the 18th century and has undergone a great deal of reorganisation and remodelling, particularly in the 20th century.
- 7.84 To date the Church is a key focal point of the village and a public centre for the community.
- 7.85 Overall the church of St Peter and St Paul is considered to hold a **high** level of heritage significance.



*Figure 30 View of the Church of St Peter and St Paul from the south*

### Setting

- 7.86 The Church's immediate setting is formed by its churchyard with the properties of the Old Town area forming the formal approach to the south, the College to the west and the Guest House to the north, many of these older buildings are thought to have had a functional relationship with the Church and College.
- 7.87 The church's wider setting is formed by the graveyard directly to the east. To the north, west and south-west, the church's wider setting is formed by later infill development beyond which are fields.
- 7.88 The site is located approximately 130m to the south-west of the Church of St Peter and St Paul although the main body of the church does not have a perceivable relationship with the site due to the intervening built form. However, the spire can be seen from some viewpoints around and within the site which reinforces the rural church character of the asset when seen from the south-west.
- 7.89 The setting of the building is thought to make a good contribution to the significance of the Church of St Peter and St Paul. The site is considered to make a negligible contribution to the significance of the church.

## Lingfield Village Conservation Area

- 7.90 The Lingfield Village Conservation Area was first designated in 1973. However, at this point it was two separate Conservation Areas, Old Town and Plaistow Street. The two areas were merged, and the High Street was added to the designation in 1990.

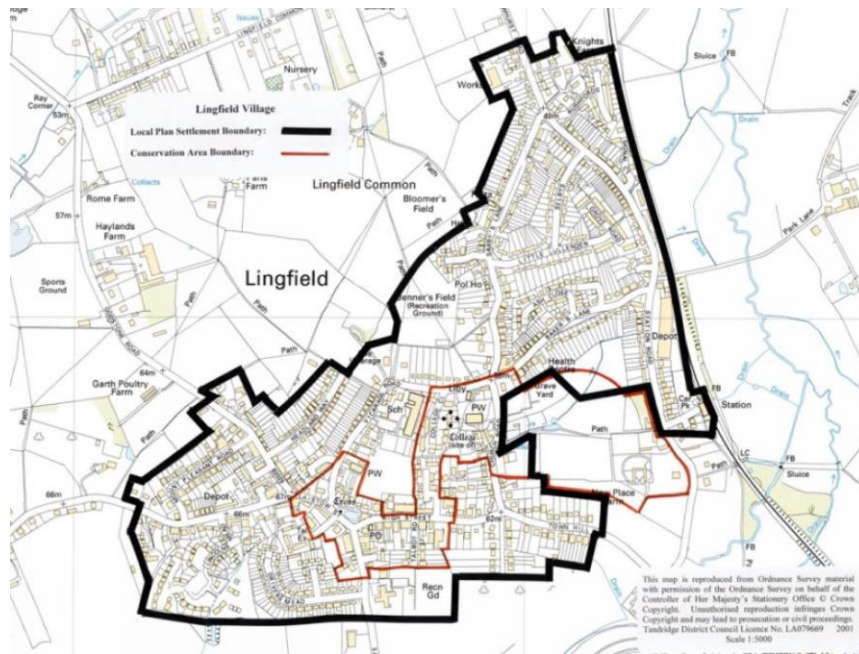


Figure 31 Map of Lingfield showing the Village boundary (black line) and the Conservation Area (red line)

- 7.91 The Conservation Area is focused on the historic cores of the village, stretching from Station Road in the east, to Gun Pit Road in the west. These areas contain a number of properties dating to the 15<sup>th</sup> century. The Old Town is a quite enclave whilst Plaistow Street is more spacious with wide roads and the gun pond.
- 7.92 Between these two historic centres is later housing development dating to the 19<sup>th</sup> and 20<sup>th</sup> centuries when the village expanded, and the two historic settlements merged. These properties are on more regular plots with predominantly two storey buildings.
- 7.93 The buildings in the area are predominantly brick though there are some stone buildings in the area, namely the Church of St Peter and St Paul and New Place. There are a number of buildings within the Conservation Area which are included on the Statutory List for Buildings of Architectural and Historic Interest, including the Church of St Peter and St Paul (Grade I) and New Place (Grade II\*).
- 7.94 The village itself also features a great deal of green space, mostly formed by private gardens though there are some large open spaces such as the centenary field. In contrast, the conservation area is far more enclosed with the fields to the west of New Place being the only large area of green space within the Conservation Area boundaries. However, it should be highlighted that these fields are privately owned with little to no public access, unlike the open green spaces found beyond the Conservation Area boundaries.
- 7.95 The Lingfield Village Conservation Area is considered to hold a **moderate/good** level of significance in heritage terms.



General views from within the Conservation Area









Setting

- 7.96 The principal setting of the Conservation Area is formed by the later development of the village. However, to the south-east the setting of the Conservation Area is far more open and green as a result of the Lingfield Racecourse and fields along the Eden Brook. This green character is also seen beyond the boundaries of the village to the north, south and east. The setting of the Conservation Area is considered to make a **negligible** contribution to its significance.

### Contribution of the site to the Conservation Area

- 7.97 The site lies partially within the boundaries of the Lingfield Conservation Area. The site itself does not contain any buildings of historic interest being solely open space. The site does allow some glimpsed views of historic assets within the conservation area, namely the church of St Peter and Paul and the Oast House. Views out of the conservation area that incorporate the site are relatively limited to the footpath between station road and church road, where incidental views are afforded through breaks in the hedgerow.
- 7.98 The majority of the site however is not publicly accessible, with views in being limited from Station Road and Tower Hill to the South East. From these locations the significance of the Conservation Area cannot be readily appreciated due to the scarcity of heritage assets within the vantage point. The appreciation of the conservation area is only hinted at through the visibility of the church spire which can be seen in glimpsed views around the conservation area. As such, the site is considered to make a low contribution to the significance of the Conservation Area.

### **Cyder Barn – Locally Listed Building**

- 7.99 The Cyder Barn is included on the council's list of Local Buildings of Character.
- 7.100 The building is rectangular in plan form with a hexagonal turret forming the western elevation. It is one and a half storeys high. The exterior is painted brick with a plain tiled roof. The building was built in the late 19<sup>th</sup> century first appearing on the 1895 OS map.
- 7.101 The Cyder Barn is considered to hold a **low** level of heritage significance.



*Figure 32 Cyder Barn viewed from Station Road*

### Setting

- 7.102 The building is located on the western side of Station Road. The building's immediate setting is formed by its private gardens, the boundaries of which are lined with mature trees. To the north of the building is Lingfield Station beyond which is dense modern development. To the south and west the buildings are on larger plots.
- 7.103 The site is located to the west of the Cyder Barn. Due to the intervening built form and vegetation, there is no clear relationship between them. The setting of Cyder Barn is considered to make a low contribution to the building's significance. The site is considered to make a neutral contribution to the building's setting.

## East Wing, Oast House and West Wing, New Place Farm – Locally Listed Buildings

7.104 The East Wing, Oast House and West Wing are all included on the council's List of Local Buildings of Character. The properties have been assessed collectively because of their similar location and history.

7.105 A collection of former farm buildings associated with New Place Farm which first appear on the 1891 Sales Particulars for the sale of New Place Farm suggesting they were first constructed in the late 19<sup>th</sup> century. The buildings were part of the Farm's hop production industry. The buildings have since been converted into three private dwellings.



Figure 33 View of the East Wing, Oast House and West Wing from the south

7.106 East Wing, Oast House and West Wing are considered to hold a **low** level of heritage significance.

### Setting

7.107 The buildings are situated within private gardens and are set back from Station Road. To the north is New Place and its former stables whilst to the east is Heatherwell House. All of the surrounding built form is loosely grained and detached in this area.

7.108 The site is directly to the west and south of the assets. The site and the buildings once formed part of New Place Farm and the site gives the buildings a rural context, although the intervening hedgerow does disrupt this connection somewhat.

7.109 The setting of East Wing, Oast House and West Wing is considered to make a low contribution to the building's significance. The site is considered to make a negligible contribution to this setting.

## 8.0 Potential for the site

- 8.1 Having undertaken an assessment of significance of the assets potentially affected by the proposed allocation of the site, it is important to determine the potential for its development. LDA Design have provided an indicative Landscape Concept Plan for the site (see below). In addition to this, the Council have produced several documents that consider the historic environment. These include the Tandridge Landscape Capacity and Sensitivity Study, HSG12 of the Local Plan and the Green Belt Assessment (Part 3): Appendix 1 2018. It is clear from reviewing these documents, that the Council's overall approach is in accordance with relevant guidance notes by Historic England and the NPPF.



Figure 34 Landscape Concept Plan (LDA Design Landscape & Greenbelt Appraisal)

- 8.2 Notwithstanding this, within the HSG12, the Council have suggested that the site can accommodate an estimated site yield of 60. There does not appear to any clear rationale for this number and as such the soundness of this number is questionable. The heritage assessment above has demonstrated that the site itself only makes a low contribution to its overall significance. The principle of its development, employing suitable mitigation measures should therefore be considered acceptable in heritage terms.
- 8.3 LDA Design have provided, in table 3 of their *Landscape and Green Belt Appraisal* a detailed study of various number of units that different parcels of land within the site may take. It is clear from this table, that there is potential to optimise the development of the site without having a further detrimental impact on the historic environment when compared to a 60-unit scheme.

## 9.0 Potential Impact Assessment

- 9.1 In order to assess the effect of the proposed allocation on the significance of heritage assets and/or their settings, it is necessary to determine the nature and extent of any impacts resulting from the allocation of the land.
- 9.2 When assessing the impact of a proposed allocation on individual or groups of listed buildings, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would contribute harm to the significance of the asset.
- 9.3 The proposed development is considered below in terms of its impact on the significance of the heritage asset, and the contribution which setting makes to that significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy ‘**Step 3**’ of Historic England’s GPA 3.
- 9.4 Except for the Conservation Area, no heritage assets would be physically affected by the allocation. As such, it is principally the proposed development’s or effect impact on the setting of the surrounding heritage assets which should be given consideration.

### New Place

- 9.5 As stated in section 7 of this report, New Place is considered to hold a **good/high** level of significance in heritage terms. The building’s setting, of which the site forms a part, is considered to make a negligible contribution to the building’s significance.
- 9.6 The immediate setting of New Place would not be impacted by the allocation of the site. Yet, the proposed allocation would introduce further development into wider setting of New Place; bringing the built form of the village into closer proximity to the building. In considering the impact of this, it should be noted that within the wider setting of New Place, there is currently an awareness of the later housing which currently sits upon Town Hill and Church Road. However, the proposed allocation would reduce the overall rural context of the asset through the alteration of the field which historically formed part of the farmland associated with the building.
- 9.7 A sensitively designed scheme can be developed to mitigate the impact of any proposals upon the significance of New Place. Direct views of any development from New Place would be blocked at ground floor level by the property’s high boundary wall. It will be important for any future development to maintain visual links between New Place and the Old Town. The retention of the footpath between the two will also ensure a continued inter-connectivity between the two.
- 9.8 The development of the site is likely to have either a **neutral** or **negligible** impact upon the significance New Place depending upon the final design and scale of the units.

### Garden Wall to New Place

- 9.9 The garden wall to New Place is considered to hold a **moderate/low** level of heritage significance.
- 9.10 The allocation of the site would reduce the asset’s rural context. Yet the relationship between the wall and the site is currently reduced by intervening vegetation. Furthermore, it is the immediate setting of the wall, formed by the garden of New Place and the public footpath to the north, which are considered to make the greatest contribution to its significance and these will not be affected by the allocation.
- 9.11 As such we consider that the allocation of the site will have a **neutral** impact upon the significance of the Garden Wall to New Place



### The Old Cottage

- 9.12 The Old Cottage is considered to hold a **good/moderate** level of heritage significance.
- 9.13 There is currently a very limited relationship between the Old Cottage and the site due to the intervening foliage which lines the boundary of the Old Cottage plot. This foliage should be retained ensuring that the relationship between the Old Cottage and the site will continue to be very minor if at all existent.
- 9.14 The proposal allocation would reduce the semi-rural context of the Old Cottage through the introduction of new built form into the fields to the west of the property. The site itself is not considered to contribute to the overall significance of the building however and therefore we consider that the allocation will have **no impact** upon the significance of the Old Cottage.

### Church Gate Cottage, Church House and Star Inn Cottages, The Barn, Pollard Cottage and Pollard House, Barn 15 yards south-west of Old Town House and Old Town Cottage, College and Former Kitchen

- 9.15 The impact of the allocation of the site upon the above assets has been assessed collectively due to their close proximity and shared setting within the Old Town of Lingfield; the Church of St Peter and St Paul has not been considered as part of this assessment. The assets listed above are all considered to hold significances ranging from **moderate/good** to **good/high** in heritage terms.
- 9.16 Currently the site has a very limited relationship with these assets due to the intervening built form of the Star Inn Public House as well as the mature foliage along the southern boundary of the graveyard. There are some limited glimpses of the western edge of the site from the assets, particularly from Pollard Cottage and Pollard House.
- 9.17 The allocation of the site would result in new built form into close proximity to the Old Town Area. However, the surrounding area is already densely developed along the existing roadways into the Old Town. As such, the allocation would simply infill a space between existing developments. Therefore, we consider that the allocation would have **no impact** upon the significance of the assets identified located within the Old Town.

### Church of St Peter and St Paul

- 9.18 The Church of St Peter and St Paul is considered to hold a **high** level of significance in heritage terms.
- 9.19 The proposed allocation site has no perceivable relationship with the main body of the church due to the intervening built form and foliage. There is an awareness of the church spire gained from within the site and as such the site is considered to form part of the Church's wider setting. The proposal seeks to introduce new built form into this wider setting, reducing the rural character of the church's more immediate surroundings but reinforcing its position at the centre of a community.
- 9.20 From within the site, views of the church spire can be currently gained although, this space is not presently publicly accessible. In some instances, these views will be lost as a result of the proposed development. Any proposals should seek to include areas of public open space which would provide new opportunities for the appreciation of the church from within the site area. The Church's relationship with the old town and with its associated graveyard will be unaffected by the allocation.
- 9.21 Consequently, we consider that the allocation of the site would have a **negligible** impact upon the significance of the Church of St Peter and St Paul.

### Lingfield Village Conservation Area

- 9.22 As stated within section 7 of this document, the Lingfield Village Conservation Area is considered to be of a **moderate/good** level of heritage significance.
- 9.23 The site currently forms the largest area of open space found within the boundaries of the Conservation Area however, the site is presently private land with minimal access. The proposed development will allow for new public access into the area whilst also creating new routes which will more directly connect the Conservation Area with the racecourse in the south-east of the village as well as with the open fields around the village.
- 9.24 The allocation of the site would introduce new built form both within the Conservation Area boundary and directly adjacent to it. Any proposals should seek to incorporate open green space. These new green spaces should be publicly accessible allowing new vantage points of the church tower to further an appreciation of its significance. Trees and hedgerows should also be used along the existing perimeter roads to help any proposals retain the rural character of the approach to the Conservation Area along Town Hill and Station Road.
- 9.25 Overall, the allocation of the site would result in the loss of an open space within the conservation area. This open space however, only provides a negligible contribution to the significance of the conservation area. The potential impact of the allocation on the significance of the conservation area is likely to be **low/negligible**.

### Cyder Barn

- 9.26 The Cyder Barn is considered to hold a **low** level of significance in heritage terms. The Cyder Barn is currently a private rural property within the village of Lingfield. In addition, the relationship between the site and the Cyder Barn is currently extremely limited as a result of the intervening built form and foliage. This will continue to be the case and as such we consider that the allocation of the site would have **no impact** upon the significance of the Cyder Barn.

### East Wing, Oast House and West Wing, New Place Farm

- 9.27 East Wing, Oast House and West Wing are considered to be of **low** significance. The allocation of the site would impact upon the immediate rural context of the buildings. However, it must be highlighted that the relationship between the site and the non-designated assets is at present, mostly historic with the intervening hedgerow separating the assets from the site whilst also hindering the visual relationship between the structures and the surrounding field, particularly when considering the East and West Wings. In addition, it should be noted that the fields located adjacent to the assets and formerly belonging to New Place Farm have already been eroded by development, yet beyond the site's boundaries the surrounding area retains a strong rural character.
- 9.28 The upper floor and the kiln roof of the Oast House do have an inter-visible relationship with the southernmost part of the site as well as with Town Hill, although the latter relationship is somewhat restricted by the hedgerow along the site's southern boundary. Opportunities should be taken to retain views of the Oast house roofscape where possible.
- 9.29 Overall, we consider that the proposed development will have a **negligible/low** impact upon the significance of the East Wing, Oast House and West Wing.

## 10.0 Conclusion

- 10.1 This Heritage Statement has been prepared on behalf of Woolbro Homes to assess the impact of the proposed allocation of land to the rear of Station Road, Lingfield, RH7 6PG.
- 10.2 The land is located to the west of Station Road near to the junction with Town Hill. Part of the site is located within the Lingfield Conservation Area whilst the southernmost half is outside of the Conservation Area Boundary. It is also in close proximity to a number of buildings included on the Statutory List for Buildings of Archaeological and Historic Interest as well as buildings included on Tandridge District Council's list of Local Buildings of Character. Within this document, the heritage assets are considered to hold significances ranging from **low** to **high**.
- 10.3 With the exception of the Conservation Area, the proposal site forms part of the wider setting of the identified heritage assets and will not have any physical impact upon them. When considering the effects of the proposed allocation upon the assets' setting, we consider that the scheme will have impacts ranging predominantly from **neutral** to **low**. These impacts can be partially mitigated through the potential benefits of providing public access to the space, including new views towards heritage assets and through the introduction of high quality, sensitively designed architecture.



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