

Our ref: JCH01430/BH/SoCG xii

Date: 19<sup>th</sup> October 2023

**Land at Knowle Lane Cranleigh (PINS ref. APP/R3650/W/23/3326412; LPA ref. WA/2023/00294)**

### **Built Heritage Statement of Common Ground**

It is common ground between the main parties (the appellant and Waverley Borough Council) that:

1. The appellant provided sufficient built heritage information (namely the RPS Heritage Statement) in line with the requirements of the NPPF and Local Plan policy for the LPA to make a suitably informed decision on the planning application.
2. The appropriate methodology is primarily derived from the built heritage-based policy, guidance and advice set out in the NPPF, the PPG and Historic England's GPA3 *The Setting of Heritage Assets* (2<sup>nd</sup> edn – December 2017).
3. Other relevant guidance includes;
  - o Historic England's GPA2 *Managing Significance in Decision-Taking in the Historic Environment* (March 2015) is of relevance to this appeal.
  - o English Heritage's (Historic England) South East Farmsteads Character Statement (2014).
4. There is a built heritage reason for refusal (No.2) set out in the additional delegated report. This states that '*the scheme would not preserve or enhance the character or appearance of Coldharbour Farmhouse, West Barn and The Brew, Grade II listed buildings and therefore cause less than substantial harm to their significance*'.
5. No other built heritage assets, other than the three identified will be affected by the Appeal Scheme.
6. Redhurst, Knowle Lane (now named as Redhurst, Craneswood, Hernshaw and Little Fold) is not identified by the main parties as a non-designated heritage asset.
7. The location of The Brew and statutory address of both The Brew and West Barn, two of the identified built heritage assets are incorrectly identified on the National Heritage List for England (NHLE). The correct location is identified on figure 1 of this SoCG.
8. The two former barns were originally constructed in the eighteenth century as farm buildings. They were wholly converted to residential use with associated remodelling, insertions and extensions. The former barns collectively retain a degree of legibility as a former farmstead.
9. Coldharbour Farm is a former farmhouse which was constructed in the 17<sup>th</sup> century, with subsequent alterations and extensions.
10. The three identified built heritage assets share a degree of group value with each other, albeit with some degree of intervening tree screening.
11. The Appeal Site forms part of the setting of the three identified heritage assets. Setting is the surroundings in which a [heritage asset](#) is experienced. The contribution that setting makes to the significance of a heritage asset does not depend on there being public rights of way or an ability to access or experience that setting.
12. The Appeal Scheme will introduce built form into a part of the three identified built heritage assets' setting.
13. The Appeal Scheme's proposed hedgerow will reinstate one shown on nineteenth-century historic mapping.

14. The NPPF identifies two categories of harm to the significance of designated heritage assets: substantial harm and less than substantial harm.
15. The level of harm caused by the Appeal Scheme to the significance of the three identified built heritage assets will be in the spectrum of less than substantial harm. As such, paragraph 202 of the NPPF is engaged in this case. This requires that the level of harm to the significance of the three identified assets be weighed by the Inspector with the Appeal Scheme's public benefits.
16. The Appeal Scheme will cause no direct harm to the fabric of the three identified built heritage assets. The identified level of harm is caused by the scheme's introduction of built form into a part of the identified assets' setting.

#### Areas of disagreement

17. Whether the heritage statement accompanying the planning application employed appropriate methodology to assess the significance of potentially affected heritage assets (including their setting's level of contribution to that significance) and to assess the Appeal Scheme's likely level of impact on that significance.
18. The degree of contribution the Appeal Site makes to the significance of the three identified built heritage assets.
19. Where, within the spectrum of less than substantial harm, the level of harm to the significance of the three identified built heritage assets' lies.
20. The two former barns were wholly converted to residential use from 1979, in the view of the appellant, and from 1999, in the view of the Council, with associated remodelling, insertions and extensions.
21. The Council concludes that the three identified heritage assets have a strong group value, collectively reading as a traditional historic farmstead, albeit with some degree of intervening tree screening. The appellant concludes that while there is a degree of group value between the three assets this is specifically not strong between the former barns and Coldharbour Farmhouse and that the collective group value has been eroded by residential conversion and the domestication of the assets' immediate settings.
22. The Council concludes that the Appeal Site forms part of the existing rural setting of the identified heritage assets. The appellant concludes that a part of the Appeal Site forms a part of the assets' setting. Elements of the assets' setting have a green, open and rural character.
23. The appellant concludes there is a primary contribution to the three identified built heritage assets' significance from the fabric, form and layout of the identified assets themselves and that their setting provides a secondary level of contribution to the assets' significance. The Council concludes that the significance of the three identified heritage assets relates to their collective archaeological, architectural and historic values as a traditional historic farmstead with the Appeal Site providing an important positive contribution to this significance.
24. The appellant concludes that there is no meaningful legibility of the identified three built heritage assets' significance from the fields forming part of the Appeal Site abutting Knowle Lane and south of the east-west PRoW (footpath 379). The Council concludes that there is a visual and functional connection between the identified heritage assets and these areas of the Appeal Site.
25. The appellant concludes that the proposed reinstatement of the hedge and the set back of the built edge in the field to the immediate south of the former barns mitigates some of the harm to the significance of the two former barns. The Council concludes that these elements of the Appeal Scheme will not significantly mitigate harm.

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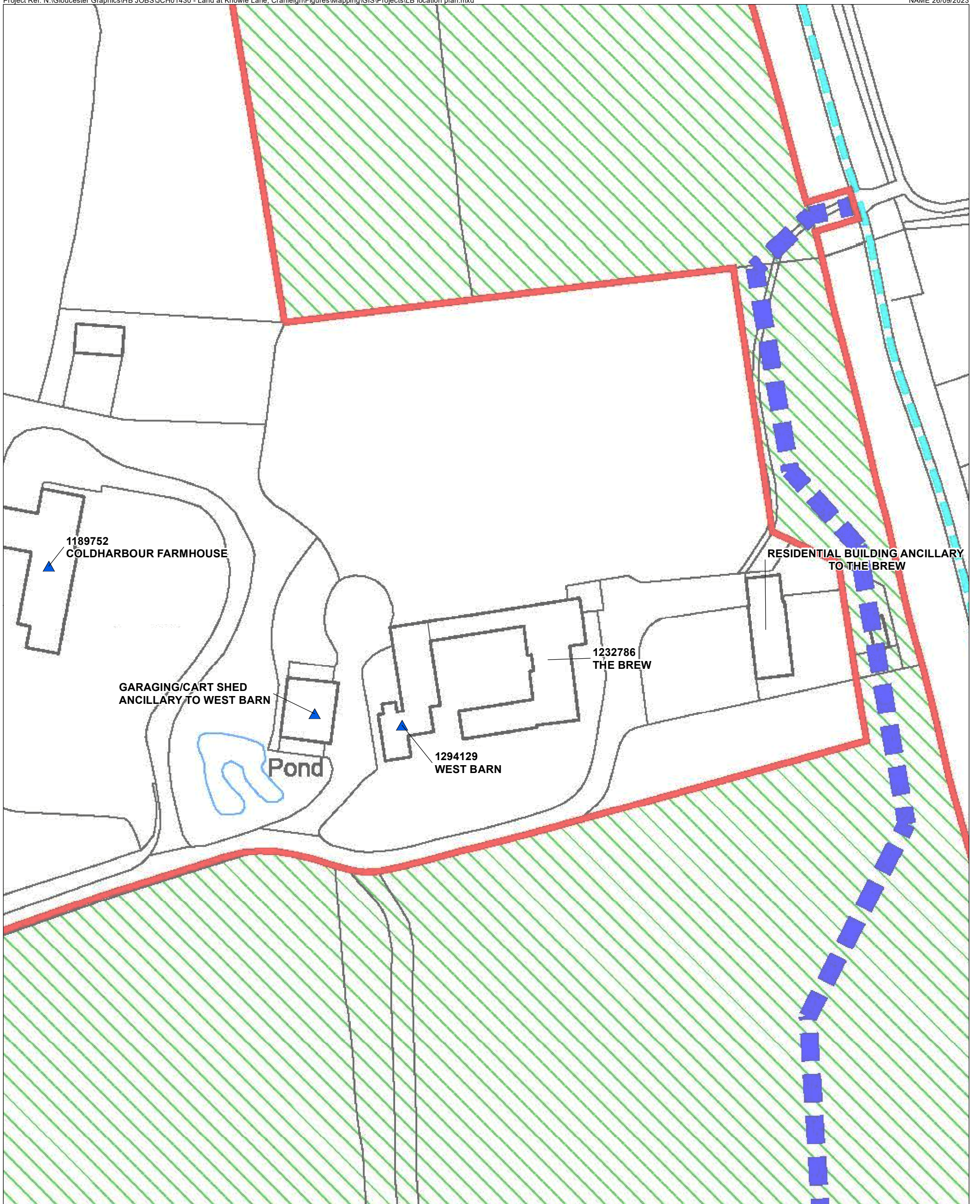
Signed 19<sup>th</sup> October 2023

A square box containing a handwritten signature in cursive script, which appears to read 'S. Piper'.

Sophie Piper – for Waverley Borough Council

A large black rectangular redaction box covering the signature area.

Jonathan Smith – for the Appellant



**Legend**

▲ Location of listed building as shown on the mapping in the individual record's mapping in the NHLE



0 5 10m  
Scale at A3: 1:600



Figure 1

Listed buildings location