

LAND EAST OF KNOWLE LANE, CRANLEIGH

HERITAGE STATEMENT (Archaeology and Built Heritage)

JCH01430
Land East of Knowle Lane,
Cranleigh, Surrey
v.5
11 January 2023

HERITAGE STATEMENT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
2	Draft for client review	James Edwards	Jonathan Smith	Jonathan Smith	23.3.22
3	Pre-application statement	James Edwards	Jonathan Smith	Jonathan Smith	01.09.22
4	Heritage statement	James Edwards	Jonathan Smith	Jonathan Smith	11.11.22
5	Heritage statement	James Edwards	Jonathan Smith	Jonathan Smith	11.01.23

Approval for issue

Jonathan Smith



11 January 2023

File/Model Location

Document location:

RPS Group PLC\UKGLOHistoricBuildings - General\JCH01430 - Knowle Lane,
Cranleigh\Reports

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Provided by:

RPS

Jonathan Smith
Senior Director - Heritage

North Warehouse,
The Docks,
Gloucester
GL1 2FB

T +44 1242 259 290
E j.smith@rpsgroup.com

Prepared for:

Gleeson Land

Nick Keeley
Planning Manager

Sentinel House
Harvest Crescent
Fleet
Hampshire, GU51 2UZ

01252 360 337
NKeeley@mjgleeson.com

Contents

1	INTRODUCTION	1
2	LEGISLATION, POLICY AND GUIDANCE.....	2
	Legislation	2
	National Planning Policy.....	3
	National Guidance	4
	Local Planning Policy	6
3	HISTORIC DEVELOPMENT.....	11
4	ASSESSMENT OF SIGNIFICANCE.....	14
	Archaeology.....	14
	Built Heritage	15
5	PROPOSALS AND ASSESSMENT OF IMPACT	20
	Proposals.....	20
	Assessment of Impact.....	20
6	CONCLUSIONS	22

1 INTRODUCTION

- 1.1 This Heritage Statement, covering both archaeological and built heritage considerations, has been researched and prepared by RPS on behalf of Gleeson Land to assess the likely impacts on the historic environment of the proposed development of land east of Knowle Lane, Cranleigh, Surrey (hereafter referred to as 'the Site'). The heritage statement is provided to support the outline application for a proposed residential-led development.
- 1.2 The Site is centred at NGR TQ 05968 38201 [Fig.1] and comprises several field parcels located to the southwest of the settlement of Cranleigh between Knowle Lane to the west and, to the east, the former Horsham and Guildford Railway Line which is now the Downs Link footpath.
- 1.3 This Statement makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the initial judgements made. A summary of the relevant National and Local Planning Policy is included. The report is further based on the findings of historical research, Site walkover surveys and assessment, map studies and the application of professional judgement.
- 1.4 This report concludes that the bulk of the listed buildings located within 1 km of the Site [Fig.2b] will be unaffected by the proposals due to the distance from the Site, intervening screening from topography, development, trees and lack of any visual or functional connection between the assets and the Site. It is considered that the proposed development of the Site has the potential to have an impact only on the significance of three built heritage assets, the separately designated Grade II listed Coldharbour Farm and two former barns, now residences, located to the southeast of Coldharbour Farm. Please note that these separately listed former barns are incorrectly identified in both mapping and also the description within the listing citation, being located to the southeast of the listed Coldharbour Farm and not, as depicted and described, southwest of this heritage asset.
- 1.5 This Statement concludes that the Site has a low-moderate archaeological potential for the Mesolithic, Neolithic and Bronze Age periods, for remains likely to be of local significance. For all other periods the Site has low archaeological potential. It has been agreed with the Council's archaeological advisor that the appropriate management of the Site's archaeological potential can be delivered post-determination of the planning application and the appropriate provisions secured by a suitably worded condition on planning consent.
- 1.6 A walkover of the Site and the surrounding area was conducted on 5th August 2021. During the Site visit the weather comprised light cloud but afforded a clear appreciation of the Site and any potentially affected built heritage assets. An internal survey of the two listed former barns and the associated buildings was conducted 5th August 2022. Full internal access was afforded to these two assets and the associated buildings.
- 1.7 The initial findings of this report are based on the known conditions at the time of writing and is provided to support pre-application considerations.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. The term 'heritage assets' includes designated heritage assets which possess a statutory designation, for example Listed Buildings, Scheduled Monuments and Conservation Areas. It also includes non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 Where any development may affect designated built heritage assets, there is a legislative framework in place to ensure that due regard is given to its impact on the historic environment. This extends from primary legislation under the **Planning (Listed buildings and Conservation Areas) Act 1990**. Sections 16 and 66 of the 1990 Act state that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their settings.
- 2.3 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal decision in relation to *Barnwell Manor Wind Energy v East Northamptonshire District Council* [2014] EWCA Civ 137. The Court agreed with the High Court's judgement that Parliament's intention in enacting Section 66(1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (that is keeping from harm) the setting of listed buildings.
- 2.4 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.5 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.
- 2.6 In this case, section 72 is not engaged as the proposed development Site includes no land within a conservation area.

Ancient Monuments and Archaeological Areas Act 1979

- 2.7 Legislation regarding designated (archaeological) heritage assets (scheduled monuments) is contained in the Ancient Monuments and Archaeological Areas Act 1979 [hereafter the '1979 Act']. The 1979 Act (as amended by the National Heritage Act 1983 and 2002, and updated in April 2014) protects the fabric or physical form of areas designated as scheduled monuments, but does not afford any protection or give any consideration to their setting. This statutory provision is not engaged in this case since no part of the proposed development site is within land designated as a scheduled monument.

Hedgerow Regulations

- 2.8 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are more than 20m long and over 30 years old and if they meet at least one of these criteria:
- That they mark all or part of a parish boundary that existed before 1850;
 - They mark an archaeological feature of a site that is a Scheduled Monument or noted on the Historic Environment Record; and/or
 - They mark the boundary of an estate or manor or looks to be related to any building or other feature that is part of the estate or manor that existed before 1600; and
 - They are part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Enclosure Acts (that is before 1845).
- 2.9 In practice (and following case law) hedgerows are deemed important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

National Planning Policy

National Planning Policy Framework (NPPF) (Department of Communities and Local Government, July 2018)

- 2.10 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.11 It defines a heritage asset 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'*. This includes both designated and non-designated heritage assets.
- 2.12 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource and should be conserved in a manner appropriate to their significance'*.
- 2.13 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.14 Under *'Considering potential impacts'* the NPPF emphasises that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.15 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development. Paragraphs 201 and 202 are engaged in this case since the proposed development has the capacity to impact upon the significance of two designated heritage assets identified and assessed below.
- 2.16 Paragraph 203 states that where a development proposal set out in an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm with the significance of the heritage asset. Paragraph 203 is not engaged in this

case for the decision maker, since the proposed development is not considered to materially impact the significance of any non-designated built heritage assets.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. It highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.
- 2.18 The PPG defines the different heritage interests as follows:
- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
 - **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.19 Key elements of the guidance related to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.20 Importantly, it is stated that harm may arise from work to the asset, or from development within its setting. Setting is defined as '*the surroundings in which an asset is experienced and may be more extensive than the curtilage*'. A thorough assessment of the impact of proposals upon setting must take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.21 In terms of the identification of non-designated heritage assets, a number of processes through which they can be identified are noted, including through local and neighbourhood plan-making, and conservation area appraisals and reviews. It is noted that:
- 'Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible [...] This includes information on the criteria used to select non-designated heritage assets'*.
- 2.22 It is also noted that '*local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications*'. While non-designated heritage assets could be identified against published criteria disassociated with a local list, the guidance suggests

that local planning authorities maintain a local list of non-designated heritage assets. Waverley Borough Council maintain a database of Local Buildings of Merit.

Overview: Historic Environment Good Practice Advice in Planning

- 2.23 The PPS5 Practice Guidance was withdrawn in March 2015. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England (formerly English Heritage): 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (second edition; December 2017).
- 2.24 These GPAs provide supporting guidance relating to good conservation practice. The documents focus in particular on how the good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.
- 2.25 These GPAs are complemented by the Historic England Advice Notes in Planning which includes HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (second edition; February 2018), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.26 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.27 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and *Seeing History in the View* (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the

NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.28 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.29 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.30 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.31 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.32 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The five-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.33 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.34 Local planning policy is currently prescribed by Waverley Borough Council and set out in the Waverley Borough Local Plan Part 1: Strategic Policies and Sites (adopted February 2018) and the Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies (Pre-Submission Document) (November 2020). Whilst the Local Plan Part 2 has not yet been adopted, it is quite advanced in its preparation and therefore is a material consideration.
- 2.35 In respect of the Local Plan Part 1, the following policy is relevant:

Policy HA1 - Protection of Heritage Assets

The Council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by:

- 1. Safeguarding and managing Waverley's rich and diverse heritage. This includes all heritage assets, archaeological sites and historic landscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy.*
- 2. Understanding and respecting the significance of the assets.*
- 3. Undertaking further Conservation Area Appraisals and producing and implementing related Management Plans.*
- 4. Facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance in accordance with the Council's agreed procedures.*
- 5. Supporting appropriate interpretation and promotion of the heritage assets throughout the Borough.*
- 6. Targeting for improvements, those heritage assets identified at risk or vulnerable to risk.*

2.36 In respect of the emerging Local Plan Part 2, the following policies are relevant:

DM20: Development Affecting Listed Buildings, and/or their Settings

Development affecting Statutory Listed Buildings should preserve or enhance the buildings and their settings, and any features of special architectural or historic interest they possess by ensuring that:

- a) it is of a well-considered design which ensures that development will be appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, architectural features and detailing;*
- b) changes of use are compatible with and respect the special architectural or historic interest of the heritage asset or its setting and;*
- c) the demolition of objects or structures within the curtilage of a Listed Building are supported by robust evidence demonstrating that the object or structure is incapable of repair for beneficial use or enjoyment, or is not of special architectural or historic interest as a structure ancillary to the principal Listed Building.*

Proposals which would cause substantial harm to or loss of the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. Proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained.

The Council will give great weight to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

DM21: Conservation Areas

Development should preserve or enhance the character of Conservation Areas by:

- a. retaining buildings and other features, including trees, which make a significant contribution to the character of the Conservation Area;*
- b. the design of all development, within or adjoining Conservation Areas, being of high quality and responding appropriately to the character of the area and surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials;*
- c. protecting open spaces and views important to the character and setting of the area;*
- d. having regard to the cumulative harm of similar proposals within a conservation area. This includes the loss of boundary walls, front gardens and traditional architectural features;*

- e. *works to the public realm including the maintenance, repair and improvement of public highways and the provision of yellow lines, street direction signs and street lighting being carried out using materials and designs which are sensitive to the historic environment and;*
- f. *ensuring that the design of shopfronts and advertisements:*
 - i. *respects the character of upper floors and neighbouring buildings in terms of scale, proportion, alignment, architectural style and materials;*
 - ii. *seeks to retain historic and traditional shopfronts and;*
 - iii. *includes consideration of both the need for illumination and the type of illumination which would be appropriate for the host building of illumination. Internally illuminated signs will not be permitted.*

Appropriately designed externally illuminated signs will be considered for premises with significant night-time trade, unless the cumulative effect of such proposals would compromise the character of the area.

Proposals which would cause substantial harm to the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. Proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained.

The Council will give great weight to the desirability of preserving or enhancing the Conservation Area, its setting or any features of special architectural or historic interest.

DM23: Non-designated Heritage Assets

The Council will seek to conserve and enhance the significance of non-designated heritage assets by ensuring that:

- a) *development responds to and respects the special architectural and historical interest of the heritage asset and its local importance;*
- b) *development will be sited and designed so as to conserve the asset and its setting. Where this is not possible, careful attention should be given to minimise damage or disturbance to the asset or its setting;*
- c) *where harm or loss is unavoidable, the asset should be appropriately recorded, relocated, or restored.*

A balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

DM25: Archaeology

Archaeological remains can be either designated or non-designated heritage assets.

1. Where development involving ground disturbance is proposed on or near Scheduled Ancient Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Importance (as identified on the Adopted Policies Map) or on any site exceeding 0.4 hectares, an initial assessment of the archaeological value will be required as part of the planning application. Where that initial assessment indicates that archaeological remains are or may be present, an archaeological field evaluation will be required. The evaluation should define:

- a. *The character, importance and condition of any archaeological deposits or structures within the site.*
- b. *The likely impact of the proposed development of these features*
- c. *The means of mitigating the impact of the proposed development.*

2. Where important archaeological remains are found to exist, and can justifiably be left in situ, their protection will be required by planning condition or legal agreement.

3. Where such remains cannot reasonably be protected in situ, a full archaeological investigation of the site including archaeological recording, formal reporting and publication of the findings, and archiving of the recovered material in a suitable repository, will be required in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of any works.

A balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.37 The Council have prepared a list of Buildings of Local Merit; buildings which are deemed worthy of consideration as non-designated heritage assets. This has been referred to in this assessment.

2.38 Cranleigh Parish Council are currently preparing the Cranleigh Neighbourhood Development Plan, but this has not yet been adopted. However, the Cranleigh Neighbourhood Plan 2018-2032 Submission Version (September 2019) is available. The following policies are relevant:

Policy CRAN8: Character of Development

A. Development is expected to preserve and enhance the character area in which it is located (as shown in Figure 16). This must take account of character and quality of the immediate local context and avoid designs which reinforce standard housing designs and layout that are replicated nationwide. Innovation in design is encouraged where this demonstrably enhances the quality of the built form in a character area.

B. Where relevant, development proposals are expected to address the following:

- a) Retain buildings and other features, which make a positive contribution to the character area.
- b) Be appropriate, innovative and compatible in terms of siting, style, scale, density, height, massing, colour, materials, architectural features and detailing.
- c) Make a positive contribution to the visual impact of the main highway approaches into Cranleigh village.
- d) Preserve and enhance the setting and local views of the following (as shown in the Policies Map):
 - I. Vistas which are integral to the special interest of Cranleigh Conservation Area (CA1-CA7)
 - II. Other views of value across and of The Common (COM8-COM9)
 - III. Views of value from within the ASVI (ASV1-ASV5)
- e) Where proposals about open countryside, development is expected to mitigate any visual impacts on the countryside. This could either be through the siting of lower density development at the boundary of the site with the countryside in order to provide a gradual transition from the built form to open countryside, or it could be through a layout that can clearly minimises the visual impact of any larger buildings.

2.39 In relation to Policy CRAN8, the northern part of the Site, north of Coldharbour Farm, has been identified in the Submission Neighbourhood Plan as forming part of the Cranleigh Area of Strategic Visual Importance (ASVI), with key views noted incorporating the Site comprising ASVI 1, ASVI 2 and ASVI 5.

Policy CRAN24: Heritage Assets

Development proposals will be expected to:

- a) *preserve or enhance any heritage assets and their settings;*
- b) *not be of a scale or proximity that harms the historic balance of features within the Conservation Area;*
- c) *whilst harm to significance or loss of heritage assets should be avoided (or be wholly exceptional), it can be permissible if it is necessary to achieve sustainable public benefits.*
- d) *assess the impact of increased traffic levels from development sites on designated heritage assets;*
- e) *consider the effect of a proposal on Buildings of Local Merit and avoid or minimise the impact on the heritage asset's significance; and*
- f) *include, where possible, new distinctive buildings that reinforce the heritage of the local environment.*

3 HISTORIC DEVELOPMENT

- 3.1 This Statement's analysis is based on a consideration of evidence held in the Surrey County Council Historic Environment Record (HER), for the footprint of the Site and a zone 1 km beyond its boundary (the 'appraisal area') [Fig.2a].

Prehistoric

- 3.2 Located on the clay and sandstone of the Lower Weald, the immediate area around Cranleigh has a low level of known prehistoric activity. Within the search area are a scatter of sites and finds with some concentration of activity to the southeast. The earliest evidence for human activity is associated with the discovery of an isolated Palaeolithic stone axe on the southern edge of the Site [MES695]. A Mesolithic tranchet axe was found at New Park Farm to the southeast of Cranleigh [MES692], while 76 worked flints of this period were found in a field to the east of the Site [MES288]
- 3.3 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 3.4 By the 1st millennium, that is 1000 BC, the landscape was probably a mix of extensive tracts of open farmland within vestiges of woodland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society. A Neolithic polished flint axe was identified on the southern edge of the Site [MES689], with a Bronze Age axe also recorded in the vicinity [MES696].
- 3.5 To the southeast of the Site some 50 worked flints scattered over a large, ploughed field were found at Vachery High Park [MSE3290]. This scatter includes a flake knife and scraper, both with shallow-edged flaking, and a possible awl. These are all probably dated to the Neolithic and/or Bronze Age. The scatter is designated as an Area of High Archaeological Potential [WA168].

Roman

- 3.6 The Surrey HER does not record the presence of any Roman activity within the search area. A Roman road was known to run through the parish from Shoreham to Staines and was situated to the north-west of the settlement of Cranleigh.

Saxon - Medieval

- 3.7 Cranleigh has variously been called *Cranlygh*, *Cranlegh* and *Cranle* up to the thirteenth century and then, from this date until the nineteenth century, it was known as Cranley before being renamed Cranleigh. The settlement was not noted in the Domesday Book of 1086. At this time, it is understood to have formed part of the vills of Shiere, Bramley. It is suggested, however, that there was some form of settlement in the location of Cranleigh at this time with the living sustained by a rural economy (Cranleigh Conservation Area Appraisal). Prior to this time, it was part of the Wealden Forest.
- 3.8 After the Norman Conquest, the area surrounding the settlement became used for hawking and hunting. It was well known for its craneries which were sited at the Vachery Ponds and Baynards near to the settlement. It is from these craneries that the settlement name originates and there are numerous symbols of the crane adorning features within the village. The oldest building dates from this period and is the Grade II* listed Church of St Nicholas which was originally constructed in 1170.
- 3.9 Cranleigh remained a small and relatively isolated community deriving the bulk of its economy from agriculture, though it was known to derive some income from the iron industry up to the sixteenth

century, as well as timber production with activity in this regard noted in the fifteenth century. It is likely that the clay geology of the parish limited settlement activity in the medieval period.

Post-medieval and Industrial Age

- 3.10 Renewed development activity was seen from the 1800s onwards, firstly with the creation a turnpike road through the parish, which was constructed to allow faster access to Brighton from London for the Prince Regent. Thomas Budgen's Map dated 1807 [Fig.3] shows the Site as being some distance from the settlement of '*Cranley*' and partially surrounding built development referred to as *Cold Harbor*. The Site comprises a number of field parcels, with evidence of a footpath leading through part of the Site. The wider surrounds comprise predominantly field parcels, with several woodland and orchard plots also noted.
- 3.11 Figure 4 details the Site within the Cranley Tithe Map (1841). Again, the Site is set some distance from the settlement of Cranley. The bulk of the Site comprises arable field and pasture and is under the same ownership as Coldharbour Farm (formerly referred to as *Cold Harbor*). A small country house, known as *Knowle*, and set in landscaped grounds, is identified a short distance west of the Site, beyond Knowle Lane.
- 3.12 Following this, the London, Brighton and South Coast Railway Line was constructed in 1865 [Fig.5] and ran through the settlement with the route abutting up against the entire eastern edge of the Site. The railway line prompted a building surge in the village as a desirable commuter settlement serving London.
- 3.13 By 1874 [Fig.5], the settlement of Cranley has further expanded reflecting the new railway link. Coldharbour Farm, with additional built development, is present, as is a further detached dwelling known as *Oaklands* sitting immediately west of Coldharbour Farm. *Oaklands* is set in landscaped grounds. The Site comprises several field parcels enclosed by hedgerow and tree planting. The country house, *Knowle*, is noted in slightly larger landscaped grounds with areas of parkland.
- 3.14 By 1897-98 [Fig.6], the Site is used for both agricultural and parkland grounds. The parkland grounds appear to be associated with a new dwelling which the Site also partly encircles, *Redhurst*. The Coldharbour farm complex appears to have expanded in size to a small degree. The country house, *Knowle*, now sits in extensive grounds and landscaped parkland. Cranleigh, as it is now named, has expanded sufficiently to have merged with the nearby settlement of Cranleigh Common. Further housing estate development is in the process of being constructed to the eastern edge of Cranleigh. Several trackways traverse through the Site and east up to the railway. The Site and surrounds remain largely the same in 1920 [Fig.7], 1948 [aerial OS imagery, Fig.8] and 1962-61 [Fig.9], though the farm complex at Coldharbour Farm has expanded further by 1920, as has the south-eastern extent of Cranleigh with further housing.
- 3.15 The 1973-77 Ordnance Survey Map [Fig.10] shows the greatest change in the settlement of Cranleigh, with widespread expansion to the north and south-east. This also includes housing estate development and a recreation ground, which abuts up to the, now disused, railway line adjacent to the Site. The detached dwelling, *Oaklands*, has been demolished and a new dwelling constructed in its grounds with the same name. Elsewhere, the Site and surrounds to the south and west, remain largely as seen in the 1960s.
- 3.16 By 1999 [Fig.11], further residential development is seen immediately east of the Site, beyond the disused railway. To the north of the Site, a further expansion to the recreation grounds is seen, as is the provision of allotments. Coldharbour Farm has seen a small degree of demolition to some of the farm buildings east of the farmhouse.
- 3.17 In 2006 [Fig.12], whilst the wider surrounds remain largely as seen in the 1990s, there appears some subdivision of earlier detached dwellings, including *Redhurst* and its associated outbuildings, with a number of additional dwellings now noted here. This is also partly applicable to Coldharbour Farm

also. This farm has seen further demolition to elements of the farm buildings. Several paths through the Site no longer appear on mapping. Little changes up to the present day [Fig.13], though further housing estate development is present immediately east of the Site beyond the former railway line (which is now referred to as the Downs Link Path) and on land north of the Site near to the historic core of Cranleigh.

- 3.18 In the present day, the Site [Plates 1-10] comprises several complete field parcels, and parts of other fields. These parcels are currently in managed pasture. Productive conifer planting is seen to the southern reaches of the Site. A recent farm building is located in the western reaches of the Site adjacent to the boundary of the Coldharbour Farm access lane.
- 3.19 Boundaries around the respective fields in the Site comprise, in part, hedgerow with several mature trees, as well as fencing. There is no means of enclosure alongside parts of the access lane for Coldharbour Farm. Around the Site, Coldharbour Farm is no longer in agricultural use with the remaining farm buildings having been converted to residential use. Elsewhere, Redhurst also remains subdivided with separate dwellings noted around the main house. Those dwellings that sit around the Site, notably those associated with Redhurst and to a lesser degree Coldharbour Farmhouse, have robust mature tree planting around their boundaries and within their private grounds. This planting reduces intervisibility with parts of the Site, though where the Site sits closer to buildings, including barns associated with Coldharbour Farm, and Redhurst, views are clearer.
- 3.20 Outside of the Site, Redhurst sits on a slight ridge with the ground to its north and south, within the Site, dropping away. Coldharbour Farm sits at a slightly lower level, therefore, than Redhurst. Given the degree of mature tree planting around the Site, longer distance views are difficult to achieve, limited to those parts of the Site nearest to Redhurst, which allow views of the wooded hillside north of Cranleigh. Views are largely limited to those shorter, often glimpsed, views of nearby field parcels or dwellings around the Site. Robust tree planting along the former railway line (now Downs Link Path) creates a robust visual buffer looking east from the Site.
- 3.21 Access into the Site is granted from the immediate surrounds of what was Coldharbour Farm, with constituent fields within the Site being connected by field gates. The northern edge of the Site can be accessed from around the recreation ground and former railway. Access to Coldharbour Farm and Redhurst and their associated later dwellings are via access roads granted from Knowle Lane. As Knowle Lane leads south from Cranleigh it traverses through a shallow cutting enclosed by mature tree cover as it passes over the ridgeline crossing the Site (which Redhurst sits upon).

4 ASSESSMENT OF SIGNIFICANCE

Archaeology

Geology

- 4.1 The British Geological Survey has mapped the solid geology underlying the study site to comprise Weald Clay Mudstone. Superficial river terrace deposits have been mapped across the southwestern part of the study site. No site-specific geotechnical information is currently available.

Archaeology

- 4.2 This archaeological appraisal is based on a consideration of evidence held in the Surrey Historic Environment Record (HER), for the Site and a zone 1 km beyond its boundary [Fig.2a].
- 4.3 The evidence from the wider area for prehistoric activity is noted above. A Palaeolithic axe with a serrated edge [MSE695], a Neolithic polished flint axe [MES689] and a Bronze Age axe [MES696] are recorded on the southern edge of the Site. These are, however, antiquarian finds that were recovered from across a much wider area over Cranleigh to the north and northeast.
- 4.4 To the southeast of the Site, c.530m at its nearest, some 50 worked flints scattered over a large, ploughed field were found at Vachery High Park [MSE3290]. This scatter includes a flake knife and scraper, both with shallow-edged flaking, and a possible awl. These are all probably dated to the Neolithic and/or Bronze Age. The scatter is designated as an Area of High Archaeological Potential [WA168].
- 4.5 In terms of more recent archaeological investigations around the Site, numerous such in Cranleigh centre confirm its medieval and post-medieval origins. Closer to the Site, investigations in advance of residential development c.300m northwest of the northern tip of the Site recorded Mesolithic struck flint, later prehistoric pottery fragments and early medieval pottery shards dating gullies and ditches. Other HER 'event' records in land around the Site are largely desk-based assessments without any fieldwork.
- 4.6 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic	Low	Low (Local)
Mesolithic to Bronze Age	Low to moderate	Low (Local)
Iron Age	Low	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon & medieval	Low	Low (Local)
Post medieval	Low	Low (Local)

Built Heritage

- 4.7 There are no designated heritage assets within the Site. There are 24 listed buildings and structures located within 1 km of the Site [Fig.2b]. The bulk of these listed buildings are Grade II listed, excepting the Grade II* listed Church of St Nicolas in the centre of Cranleigh. The Site is also within 1km of the Cranleigh Conservation Area.
- 4.8 The bulk of these designated heritage assets sit within the settlement of Cranleigh to the north of the Site, though there are several more isolated built heritage assets, notably to the south and east of the Site. The exception to this is the cluster of built heritage assets which form part of the former Coldharbour Farm which sit adjacent to and are partly wrapped around by the Site.
- 4.9 There are also a large number of buildings identified by Waverley Borough Council as Buildings of Local Merit, and therefore deemed worthy of non-designated heritage asset status. There are no such non-designated built heritage assets within the Site. The nearest Building of Local Merit is the gatehouse serving Knowle Park, Knowle Lodge at 170m west of the Site at the closest.
- 4.10 The bulk of the identified designated and non-designated built heritage assets' significance will not be affected by the proposed development. This is due to the distance from the Site, intervening built development or tree screening which falls between the assets and the Site. These heritage assets also share no visual or functional associations with the Site. The relative distance, screening and intervening post-war built development, including Cranleigh Leisure Centre and the nearby Cooperative supermarket also means that the Cranleigh Conservation Area will also not be materially impacted. In respect of the non-designated heritage asset, the gatehouse at Knowle Lodge, the depth of intervening screening is such that the significance of this heritage asset will not be materially impacted.
- 4.11 There are three designated heritage assets that have the capacity to have their significance affected by the proposed development on the Site through development within their setting. These heritage assets to be assessed are identified on the Built Heritage Assets Plan at Appendix A and comprise the following:
- *Coldharbour Farm* (NHL ref. 1189752). This former farmhouse is listed at Grade II and is surrounded on the north and south flanks by the Site (Plates 11-13);
 - *Barn to south-west of Coldharbour Farmhouse* (NHL ref. 1352786) which is surrounded on all but the westernmost flank by the Site (Plates 14-20); and
 - *Barn to south-west of Coldharbour Farmhouse* (NHL ref. 1294129) which is surrounded on all but the westernmost flank by the Site (Plates 14-20).
- 4.12 Please note that the National Heritage List for England is incorrect in its identification of several built heritage assets associated with Coldharbour Farm. Specifically, the following errors are noted:
- The National Heritage List for England incorrectly identifies Barn to south-west of Coldharbour Farmhouse twice, under different list entry identifications. For the avoidance of confusion, the barns to which the listing relates are located to the **southeast** of Coldharbour Farm, not the southwest as identified in the listing citation. The descriptions of the buildings contained within the listing citation however correctly relate to the two barns to the southeast of the farm house;
 - The List also incorrectly locates one listed barn on mapping as being attributed to a later early twentieth-century farm building, now used as a garage. In fact, the two barns which are statutorily listed are formed of two, now linked, barns further to the east and currently comprise 'West Barn' (the western barn) and 'The Brew' (the eastern barn); and
 - Since listing in 1972 both the listed barns have since been converted to residential units. Follow a full internal walk-over survey, it is clear that the listing citation has not been updated since this time.

- 4.13 The correct location of these listed buildings is shown on Figure 2b - Built Heritage Assets Plan with their contemporary names and NHL listing identification number. Further, to avoid confusion in the text, the incorrectly listed barns will be identified in the below assessment as *West Barn* and *The Brew* respectively but considered collectively under the title *Coldharbour Farm Barns* to avoid repetition.

Coldharbour Farm

- 4.14 **Significance:** The Grade II listed Coldharbour Farm is a former farmhouse which was constructed in the seventeenth century with late nineteenth and twentieth-century extensions to the opposing ends of the principal (original) range. The original dwelling is timber framed with a brick infill. It is adorned with fish-scale tile hanging on the first floor underneath a Horsham slab tiled roof. The left-hand nineteenth-century extension is comprised of alternating red stretcher and blue header banding brickwork with further tile hanging on the first floor (club tile). The principal range and nineteenth-century extension are two storeys in height, though with the extension extending higher than the ridge line of the original range. The twentieth-century brick-built side extension is of a single storey and also exhibits a rear extension. This later extension is of no architectural or historic merit. A prominent corbelled brick chimney stack sits at ridge height on the principal range and a further chimney on the twentieth-century extension. The principal range has four diamond-pane leaded casements with the nineteenth-century range having two-over-two sash windows.
- 4.15 The former farmhouse is now a private dwelling set within landscaped gardens with no known current links to the former farm buildings associated with Coldharbour Farm. It is understood from an planning history search that the farm buildings were converted to dwellings in the early 2000s indicates that this suggests a cessation of agricultural use for the farmhouse before this time [the owner of the barns indicates that there was a covered yard in use as a farmyard as late as 1979]. The change to a private dwelling has impacted the overall significance of the former farmhouse, as has the cessation of any agricultural activity at the wider farm.
- 4.16 The farmhouse does however share a group value with the Coldharbour Farm Barns which sit to the east. Collectively they can still be read, to an extent, as a former farm complex, though with some degree of intervening tree screening between the barns and farmhouse. In the mid- nineteenth century parts of the Site were owned by Coldharbour Farm, though no ownership links exist presently.
- 4.17 Coldharbour Farm provides evidential and aesthetic value as a seventeenth-century former farmhouse through its vernacular Surrey architecture and also through the materials and construction methods employed. The later extensions lessen the overall visual impact of the principal original range, though reflect the changing requirements of the farm in expanding what was a relatively small original range as the original farm grew. The nineteenth-century extension provides some architectural and historic interest, though the 1980s' single-storey extension makes no contribution to the overall significance.
- 4.18 **Setting:** Coldharbour Farm is primarily experienced from within its private gardens, including the historic farm pond which lies to the south of the heritage asset. It is from the private grounds that one can read its architectural and some of its historic special interest but also its proximity to the former farm buildings. Its private, domesticated gardens form its immediate setting. It is also visually experienced, though to a much lesser degree, from around the former farm buildings (and only from their western and northern edges), within its intermediate setting.
- 4.19 The reduced intervisibility between the farmhouse and barns results from intervening mature tree planting within the private gardens of the former farmhouse. The Coldharbour Farm Barns do form an important part of the historic functional and visual setting of the former farmhouse and helps define the original role of the heritage asset. Allied to this is the wider surrounding rural landscape, which provides an agricultural context to the historic role of farmhouse. The conversion of the barns

to non-agricultural use has nevertheless affected the overall contribution that setting now makes to the significance of the former farmhouse.

- 4.20** The Site forms part of the wider rural landscape and shares some glimpsed intervisibility with the farmhouse, limited to those parts of the Site closest to the former farm complex and the field parcel immediately south of the heritage asset where the upper floor and roof are visible set amongst extensive tree planting giving the asset a largely discrete and sequestered character within its now wholly domesticated garden. The only notable visibility of the asset from beyond its garden are from the western and northern sides of the Barns. The only visibility of the asset from within the Site is that area immediately north of the Barns.
- 4.21** Overall, the Site can be said to make a small positive contribution to the significance of the farmhouse in helping to provide the rural surrounds to the former agricultural dwelling. Setting makes a positive, though secondary, minimal level of contribution to the overall significance of Coldharbour Farm on account of the agricultural surrounds and the proximity of the retained former barns which form part of its historic setting and a part of its former agricultural lands.
- 4.22** ***Significance and Setting Summary:*** Coldharbour Farm is a heritage asset of high (national) significance. This significance is primarily derived from its architectural and historic special interest as a vernacular seventeenth-century former farmhouse, though with later additions. The cessation of an agricultural role to both the heritage asset and the adjacent barns have impacted the overall significance as has the later twentieth-century extension of no architectural merit. The Barns still provide a group value contribution to the asset's significance.
- 4.23** The wider setting makes a reduced contribution to the overall significance, limited to its proximity to the previously associated farmer barns and the wider rural landscape which help to define its historic setting only. The contribution made to its significance from setting has been reduced by the cessation of an agricultural use for the farm, barn conversions and the separation of ownership of the surrounding land.

Coldharbour Farm Barns

- 4.24** ***Significance:*** The separately listed Grade II West Barn and The Brew were constructed in the later eighteenth century as agricultural barns forming the bulk of the farm complex associated with Coldharbour Farm. They have been wholly converted to a residential use from 1979 and, therefore, the listing citation remains out of date as they were assessed for designation in 1972 when it was part of an operational farm. The residential conversion includes wholesale remodelling with numerous extensions and extensive fenestration.
- 4.25** The loss of an agricultural use to the former farm has impacted the assets' overall significance. Whilst the barns are no longer in an agricultural use, it is reasonable to assume that they remain, at their core, as originally constructed, namely as timber framed buildings (confirmed by the internal inspection). They appear to still be set on brick plinths and are clad in timber weatherboarding. A plain tiled half-hipped roof is present to West Barn, beneath which exists a "*queen-strut, staggered butt-purlin roof with braced corners and posts*" (listing citation) over three framed bays. A pentice extension was identified at the time of listing, though it is no longer present.
- 4.26** A small single-storey timber weatherboarded barn with a plain tile roof is noted on the south-western corner of the principal barn building which is likely to date to the later nineteenth century. Since this time other lean-to structures have also been added, most probably at the time of conversion to residential use, including a conservatory.
- 4.27** The Brew is constructed in a similar design, though with a fully hipped plain tile roof supported by a queen-strut clasped purlin design over three bays. Both barns are connected along the northern flank by a lower single storey linking barn. The listing citation identifies a number of extensions to the Brew which were deemed, at the time of listing, as being of no architectural interest. It appears

that these have been demolished. Both buildings have seen subsequent alterations, most notably in the creation of numerous inserted windows and doorways, but also in the wider domestication of the buildings such as stainless-steel chimney flues and possible internal alterations. There are noted original features which remain, including the full height cart entrances which have retained the original doors, though the opening is now fully glazed.

- 4.28 Internally, the buildings have been sub-divided and with inserted mezzanine floors in the two former barns. Bathrooms and kitchen areas have been added with all the other features and fittings of residential dwellings. The mid-stray openings have been blocked but are still legible in both barns. The residential development includes the use of reclaimed timbers from other historic buildings and the use of green oak from France.
- 4.29 Historically, the two barns formed part of a quadrangle of three separate buildings arranged around a farmyard as depicted in the Rocque map of 1768. Four separate buildings arranged around the courtyard are detailed in the Cranley Tithe Map (1841). By 1871 [Fig.4] mapping suggests that the southern building, a half-hipped roof and timber weatherboarded building, remained detached, and the three remaining barns were joined. The northernmost building was replaced with a lower, narrower, twentieth-century building. By the end of the nineteenth century, it appears that the internal courtyard was covered alongside the additional link-detached building noted on the south-western corner of West Barn with a further linear extension at right angles to the north-eastern corner of The Brew. Further extensions were noted in the twentieth century. The current layout sees these earlier twentieth-century additions removed, but likely seeing the more recent additions notably to the southern flank of both buildings. The cover to the former farmyard was demolished in 1979.
- 4.30 The buildings still present as a former small farm complex through their vernacular agricultural design and materials. In this, they provide an evidential and aesthetic value. The changes to the fabric of the buildings to convert to residential use has impacted the significance, as have the later domestic extensions. They share a group value with the adjacent farmhouse, though are now in separate ownerships. Parts of the Site fell under the ownership of Coldharbour Farm in the mid-nineteenth century. The Site is currently owned by an owner of one of the Coldharbour Farm Barns, thereby retaining a small degree of association, though with any functional association deemed to be historic given the domestic role that the barns now perform.
- 4.31 **Setting:** The Coldharbour Farm Barns are primarily experienced from within their immediate setting the former farm complex (including the farmhouse) and surrounding private grounds. All buildings have been repurposed to residential uses including the early twentieth-century detached barn west of these heritage assets which are now car garages. The degree of planting around the former farmhouse makes the visual interaction between the farmhouse and associated farm more limited now.
- 4.32 From the immediate surrounds of the former farm complex, the collection of buildings is legible as a collection of former farm buildings. However, one can better experience the architectural and historic interest as vernacular farm buildings from within the early buildings and the former yard. From the immediate setting one also sees the numerous domestic alterations, both to the buildings, but also to the immediate grounds which are private, wholly domesticated gardens, separated from the wider agricultural surrounds.
- 4.33 One is able to appreciate something of the special interest of the heritage assets from parts of the Site closest to the barns, notably to the immediate south from what is part of the historic functional setting of the barns. As one progresses further away from the barns there is a reduction in intervisibility, reducing to no intervisibility in the Site's southernmost reaches.
- 4.34 The wider Site still contributes to the historic functional setting as being farmland, some of which was historically farmed by Coldharbour Farm. In helping to define the historic role of the former barns and providing the agricultural rurality which helps to provide the historic context to these former

agricultural buildings, the Site makes a small positive contribution. Given the change of use to the farm complex, setting does however play a secondary role to the overall significance, largely limited to the historic functional context of the surrounding agricultural landscape.

- 4.35 ***Significance and Setting Summary:*** The Coldharbour Farm Barns are heritage assets of high (national) significance. The significance of the Coldharbour Farm Barns is primarily defined by the architectural and historic special interest as eighteenth-century vernacular farm buildings. The changes to the buildings to residential use, whilst securing their long-term viability, has impacted the overall significance of the heritage assets. They can still be read as former farm buildings supported by the wider rural landscape which surrounds the former farm and there remains group value with the former farmhouse.
- 4.36 Though the far greater legibility of the assets' significance is from within the buildings – where, despite the great impact of the residential conversions, the historic age and form of the eighteenth-century timber framed structures are largely apparent (of the two barns and the southern buildings). Setting is, therefore, a secondary contributor to the overall significance, in which the Site makes a positive contribution.

5 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 5.1 The description of the proposed development is for an:
'Outline planning application (with all matters reserved except means of access) for up to 3 phases of residential development of up to 162 dwellings (including 30% affordable dwellings) including the creation of new vehicular access, pedestrian and cycle accesses, parking spaces, public open space, biodiversity enhancement, landscape planting, surface water attenuation, associated infrastructure and other associated works'.
- 5.2 The other documentation submitted with the application should be referred to in conjunction with this heritage statement. This includes the illustrative Site masterplan and the parameter plans.

Assessment of Impact

Archaeology

- 5.3 In terms of relevant nationally significant designated heritage assets, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the Site and its vicinity. The scheduled medieval moated site west of Vachery Farm lies c.1.5km to the south of the southern boundary of the Site. No intervisibility has been identified between the scheduled moat and the Site, due to the intervening woodland and distance.
- 5.4 It is initially concluded that the development proposals will have no direct impact upon any designated archaeological heritage assets.
- 5.5 In terms of relevant local designations, an Area of High Archaeological Potential is situated c.530m southeast of the Site [MSE3290] [Fig.2a]. This scatter includes a flake knife and scraper, both with shallow-edged flaking, and a possible awl. These are all probably dated to the Neolithic and/or Bronze Age. The scatter is designated as an Area of High Archaeological Potential [WA168].
- 5.6 As set out above in Section 4, the available information indicates that the Site has a low-moderate archaeological potential for the Mesolithic, Neolithic and Bronze Age periods, for remains likely to be of local significance. For all other periods the Site has low archaeological potential.
- 5.7 Due to the Site's concluded archaeological potential, combined with the low level of previous development impacts, it is anticipated that the Surrey CC Archaeological advisor will require further archaeological mitigation works, in advance of development. In line with NPPF, as remains of national significance are not anticipated within the Site, it is envisaged that appropriate archaeological mitigation measures (such as a geophysical survey followed by, as indicated by the findings, focussed archaeological trial trenching) should follow the granting of planning consent, secured by an appropriately worded condition(s) on that consent.
- 5.8 Further to this, Surrey CC archaeological advisor to Waverley BC was consulted 3rd October 2022. Dr Nick Truckle of Surrey CC responded on the 6th October 2022 that:
'I can confirm that the approach outlined for further archaeological investigation [as set out above] is appropriate and also that it could be secured by an appropriately worded planning condition'.

Built Heritage

- 5.9 The proposed development of the Site will reduce the wider rural surrounds to the south of Coldharbour Farm and the former barns. The arrangement of the Site is such that it will introduce built form into a part of the former farmland to the south of the former farmstead. Whilst landscape to the west, beyond Knowle Lane will remain largely rural, the proposed development will alter the existing rural landscape east of Knowle Lane to the south of Coldharbour Farm and the former barns. The visually more exposed farm barns will see the greater change to their setting, though the former farmhouse, being set in heavily treed private gardens, will be very more screened from much of the proposed development.
- 5.10 The current open space to the north of the Coldharbour Farm heritage assets will be retained. Development blocks will be notably drawn back from the southern boundary of the Coldharbour Farm Barns and this area will include drainage attenuation. The hedge shown on nineteenth-century mapping to the south of the barn will be reinstated and the development will have a layered greening with landscape trees throughout.
- 5.11 The setting to the south of the Coldharbour Farm built heritage assets will change with the proposed development. This change will give rise to a less than substantial degree of harm to the significance of Cold Harbour Farmhouse and Farm Barns, at a specific low level within that spectrum to the former Barns and at a negligible level to Coldharbour Farmhouse. This harm arises from some loss of a part of the rural agricultural landscape to the south of the former farm once served. This harm would engage paragraph 202 of the NPPF for the decision maker, requiring the harm to be weighed against the public benefits of the proposals, and to be clearly and convincingly justified.

6 CONCLUSIONS

- 6.1 This Heritage Statement, covering archaeology and built heritage considerations, has been researched and prepared by RPS Consulting UK on behalf of Gleeson Land.
- 6.2 The Heritage Statement identifies three built heritage assets potentially affected by the development on Site. These are two Grade II listed former barns associated with Coldharbour Farm and the separately Grade II listed Coldharbour Farm farmhouse. The Statement sets out the significance of the heritage assets identified and initially assesses the level of any impact on that significance. This has been carried out, as necessary, in line with primary legislation, the relevant heritage requirements of the National Planning Policy Framework and local policy and guidance.
- 6.3 The Heritage Statement concludes a no greater than low-moderate archaeological potential for the Site has been identified. It has been agreed with the Council's archaeological advisor that this potential can be suitably managed post determination.

Built Heritage

- 6.4 The listed former barns are externally legible as a former farmstead of pre-modern date, but have clearly been subject to substantial conversion and extension and, consequently, their residential nature is very clear. The barns' historic character and form is more legible internally.
- 6.5 This Heritage Statement concludes that the Site forms a part of the setting of the identified built heritage assets, and that a southern part of the setting will change as a result of the proposals. The proposed development of the Site will likely result in a less than substantial harm to the identified built heritage assets' significance. The illustrative master plan indicates several mitigations which seek to minimise this harm to the built heritage assets, though it will not remove harm in its entirety.
- 6.6 Consequently, on built heritage grounds, and in line with paragraph 202 of the NPPF, the harm to the significance of the heritage assets should be weighed against the public benefits of the proposed development, as set out in the planning statement supporting the application, where clear and convincing justification for this harm is also set out. The specific level of harm within this spectrum is concluded to be low to the former Barns and negligible to Coldharbour Farmhouse.

Archaeology

- 6.7 This Heritage Statement concludes that the Site has a low-moderate archaeological potential for the presence of Mesolithic to Bronze Age features and artefacts and a low potential for all other periods.
- 6.8 Consequently, in terms of archaeological considerations and in line with NPPF and local policy, as remains of national significance are not anticipated within the Site, it is envisaged that appropriate archaeological mitigation measures (such as a geophysical survey followed by, as indicated by the findings, focussed archaeological trial trenching) should follow the granting of planning consent, secured by an appropriately worded condition(s) on that consent. This approach has been agreed with the Council's archaeological advisor.

References

General

Surrey Historic Environment Record

Historic England Archive, Swindon (HEA)

National Heritage List England (NHLE)

National Planning Policy Framework (July 2021)

National Planning Practice Guidance (PPG) (March 2014)

Waverley Borough Local Plan Part 1: Strategic Policies and Sites (adopted February 2018)

Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies (Pre-Submission Document) (November 2020)

Cranleigh Parish Council Cranleigh Neighbourhood Plan 2018 -2032 Submission (Regulation 16) Version September 2019.

Bibliographic

Historic England, *The Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets* (Historic England, Second Edition; December 2017)

English Heritage, *Conservation Principles, Policies and Guidance* (English Heritage, 2008)

Lewis, S, A (1848) *Topographical Dictionary of England*, London.

Williams, A. and Martin G. (1992) *Domesday Book: A Complete Translation*, Penguin, London

H E Malden 'Parishes: Cranleigh', in *A History of the County of Surrey: Volume 3*, ed. (London, 1911), pp. 86-92.

Cartographic

1768 Rocque Map

1807 Thomas Budgen's Map

1841 Cranley Tithe Map

Ordnance Survey Map extract 1874

Ordnance Survey Map extract 1897-98

Ordnance Survey Map extract 1920

Ordnance Survey Aerial Imagery 1948

Ordnance Survey Map 1962-61

Ordnance Survey Map extract 1973-77

Ordnance Survey Map extract 1999

Ordnance Survey Map extract 2006

Ordnance Survey Map extract 2021

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - <http://list.historicengland.org.uk/>

National Archives – www.nationalarchives.gov.uk

British Library - <http://explore.bl.uk>

Britain from Above – www.britainfromabove.org.uk

Vision of Britain - <http://www.visionofbritain.org.uk>

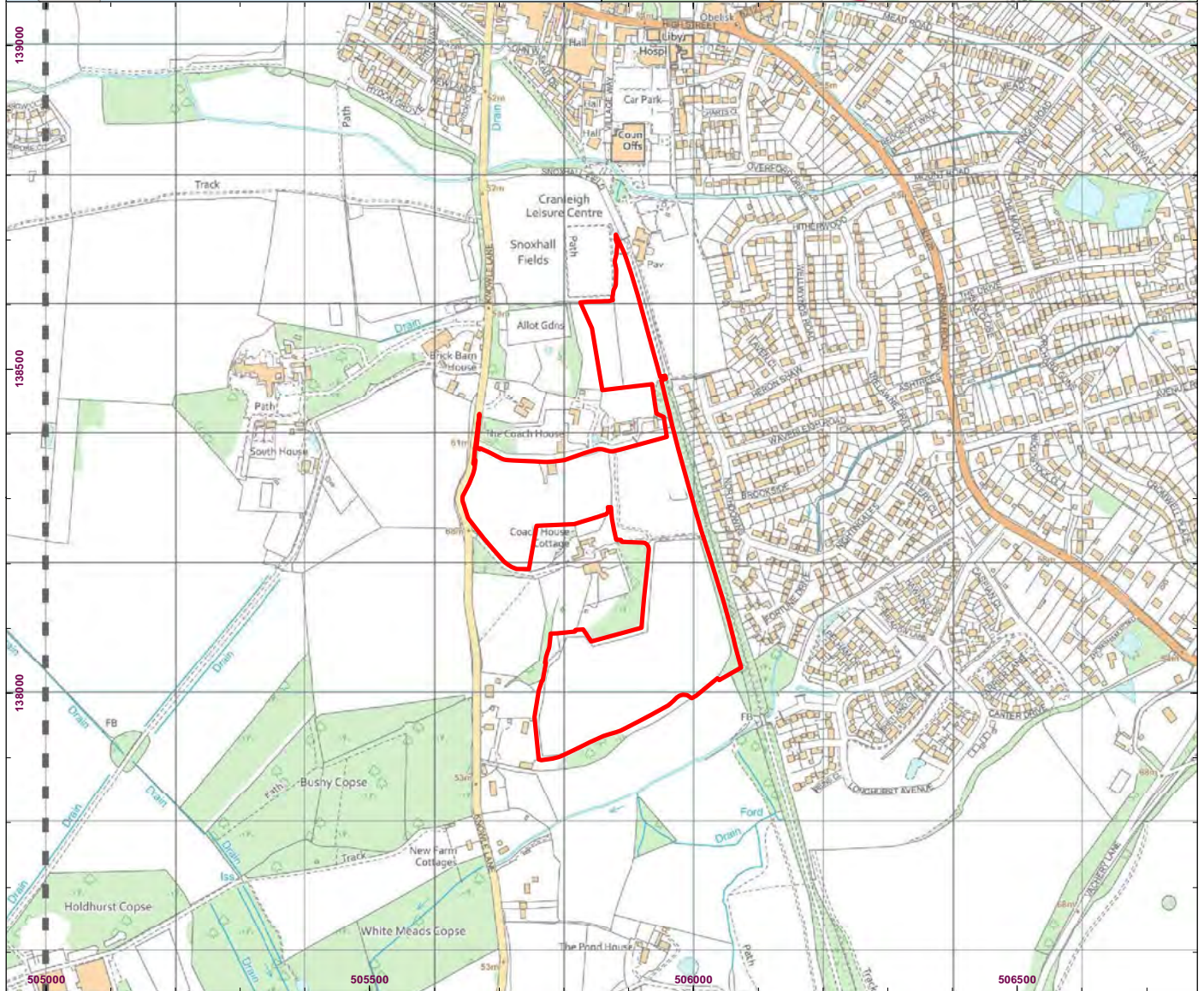
MAGIC - www.magic.gov.uk

Pastscape- www.pastscape.org.uk

Exploring Surrey's Past - www.exploringsurreyspast.org.uk

A large, stylized graphic of a hand holding a pen. The hand is a light beige color with rounded corners, and the pen is a dark maroon color. The pen is held in a way that it points towards the top right. The word "FIGURES" is written in a dark maroon, sans-serif font in the upper right corner of the hand.

FIGURES



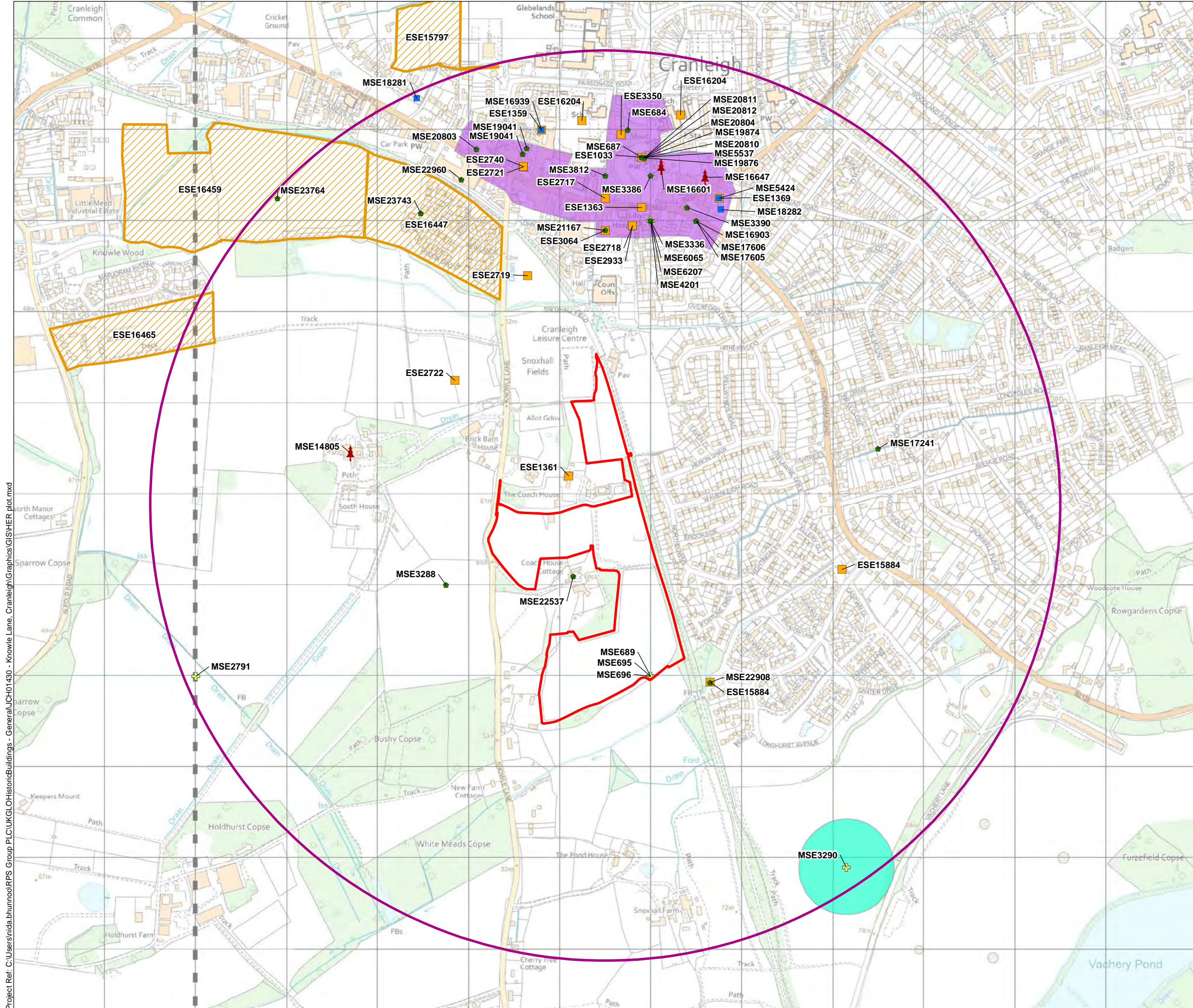
 Site Boundary



0 200 400m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

- Site Boundary
- 1km search radius

Non-designated Heritage Assets:

HER Records

- Monuments
- Buildings
- Findspots
- Parks

Areas of High Archaeological Potential

WA073 - Cranleigh Historic Core including St Nicholas 12th century Church and remains of Medieval homestead moat

WA168 - Neolithic and Bronze Age flint scatter, Vachery High Park, Cranleigh

Previous Archaeological Work:

- HER Events Points
- HER Events Polygons

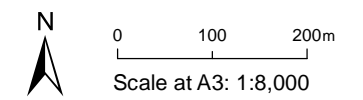


Figure 2a
HER Plot (Data from Surrey HER)

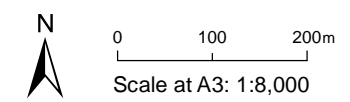
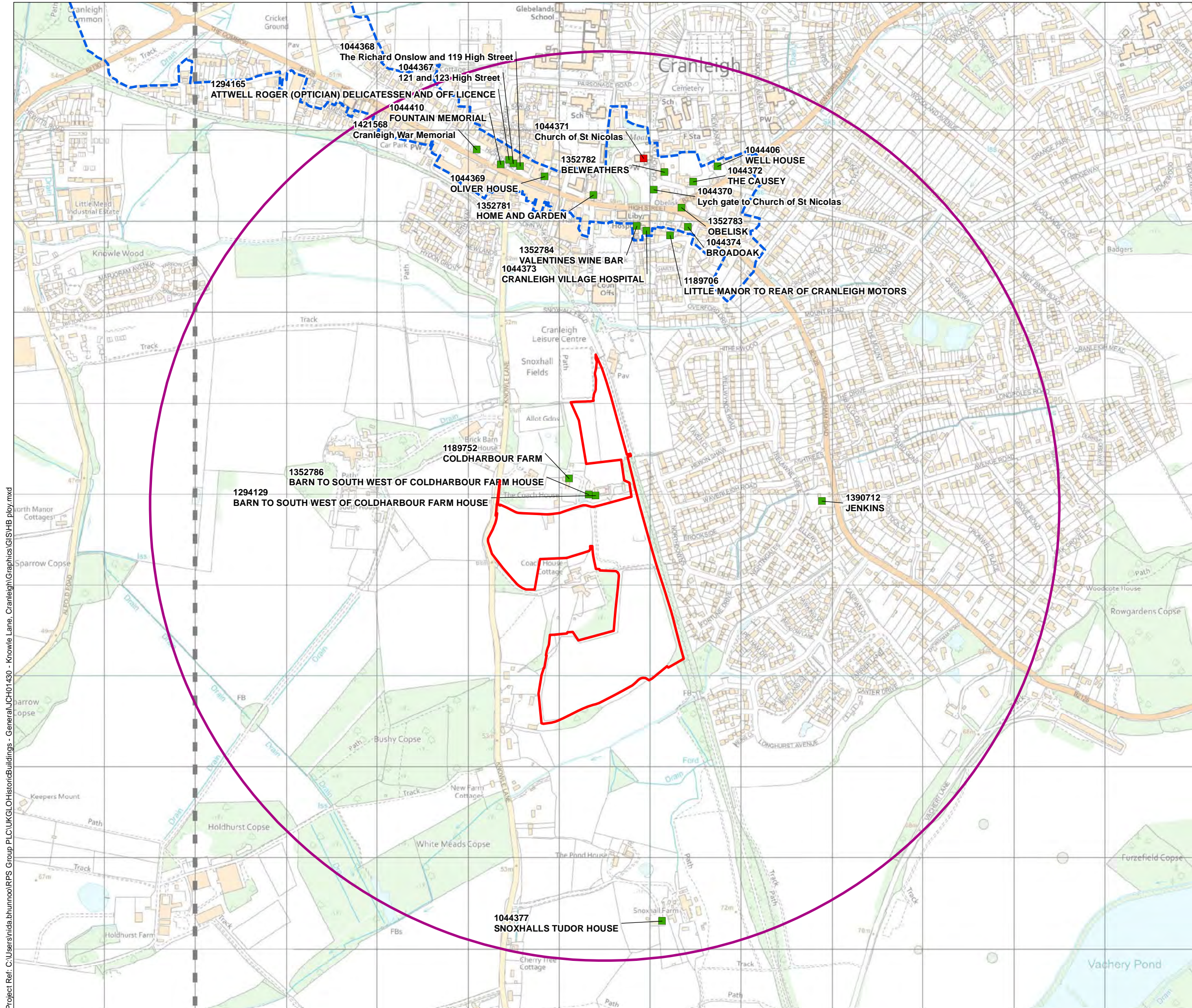


Figure 2b
Built Heritage Assets Plot

Project Ref: C:\Users\nida.bhunnoo\RPS Group PLC\UK\GL\HistoricBuildings - General\UJCH01430 - Knowle Lane, Cranleigh\Graphics\GIS\HB plot.mxd



 Site Boundary (approximate)

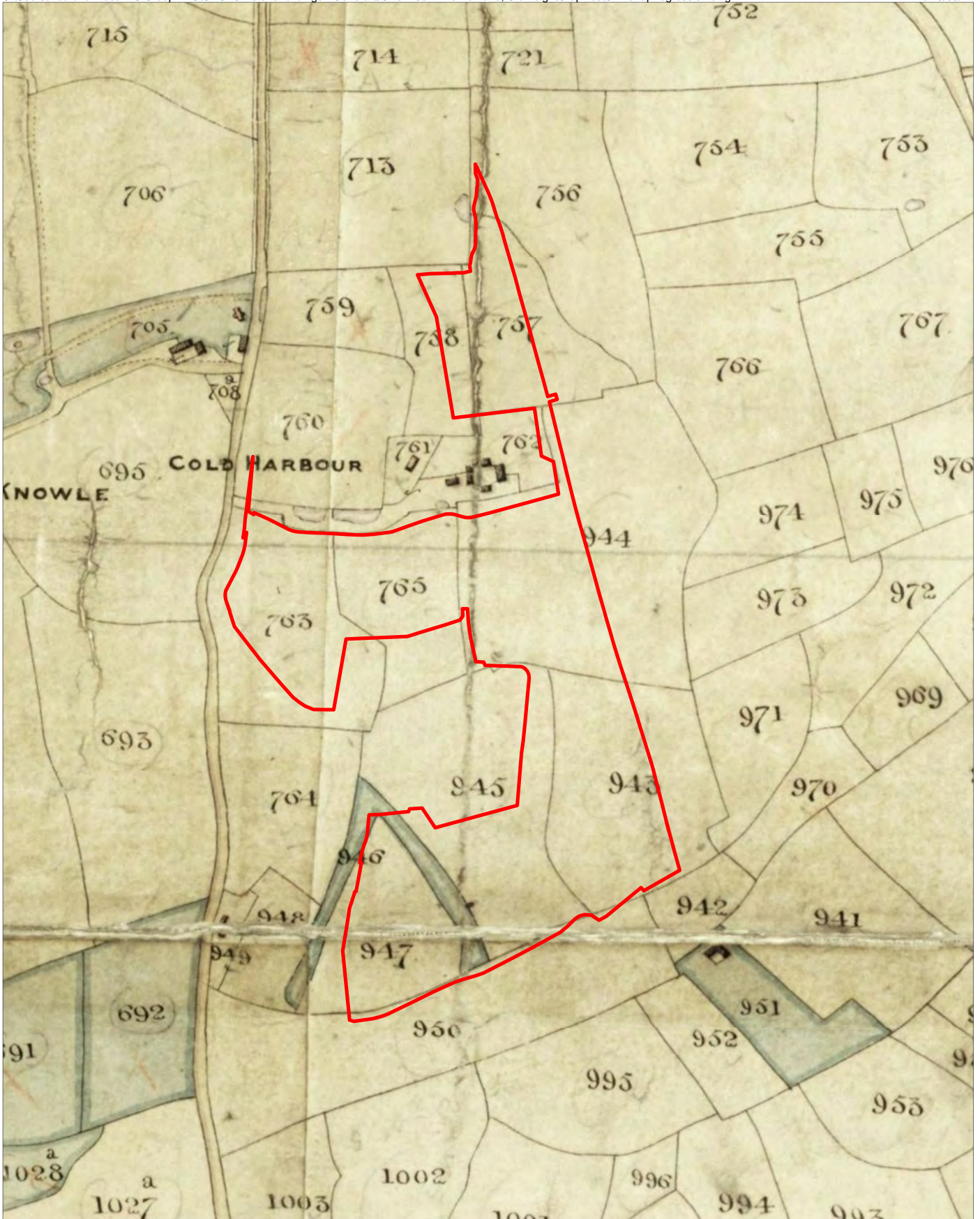



0 50 100m
Scale at A4: 1:5,000
(approximate)



Figure 3

1806 Thomas Budgen Map



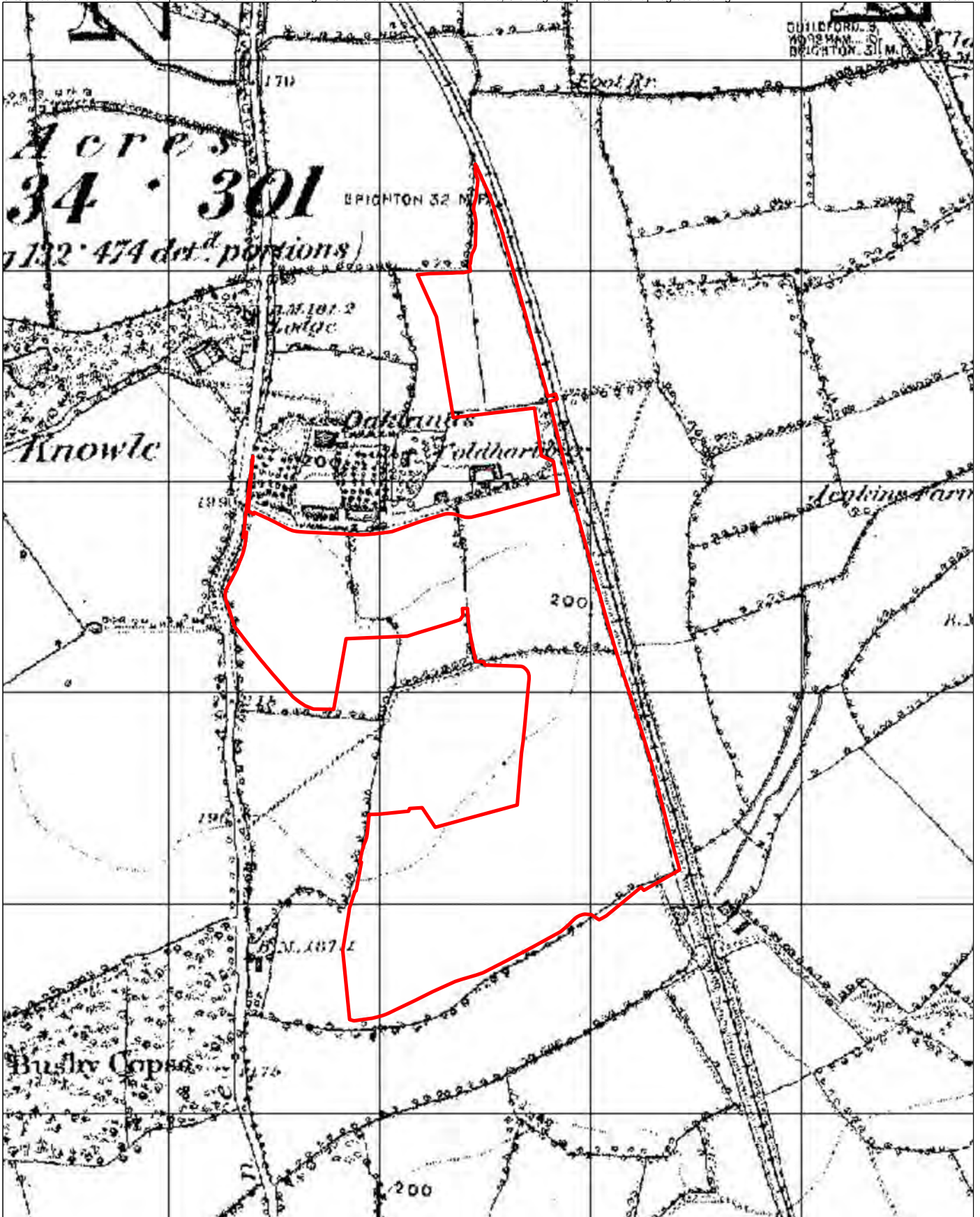
 Site Boundary (approximate)



0 50 100m
Scale at A4: 1:5,000
(approximate)



Figure 4
1841 Cranleigh Tithe Map



 Site Boundary

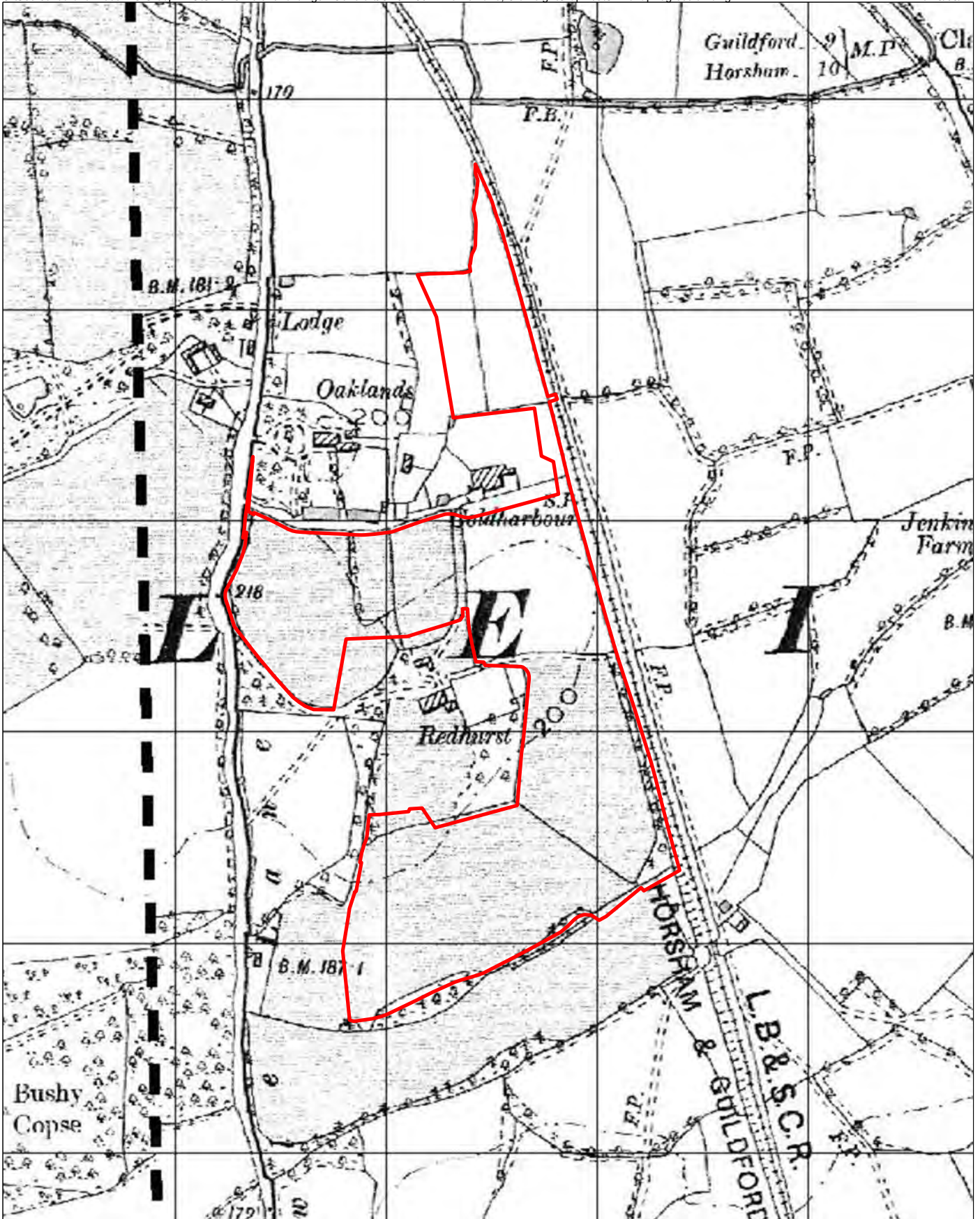


0 50 100m
Scale at A4: 1:5,000



Figure 5

1874 Ordnance Survey Map



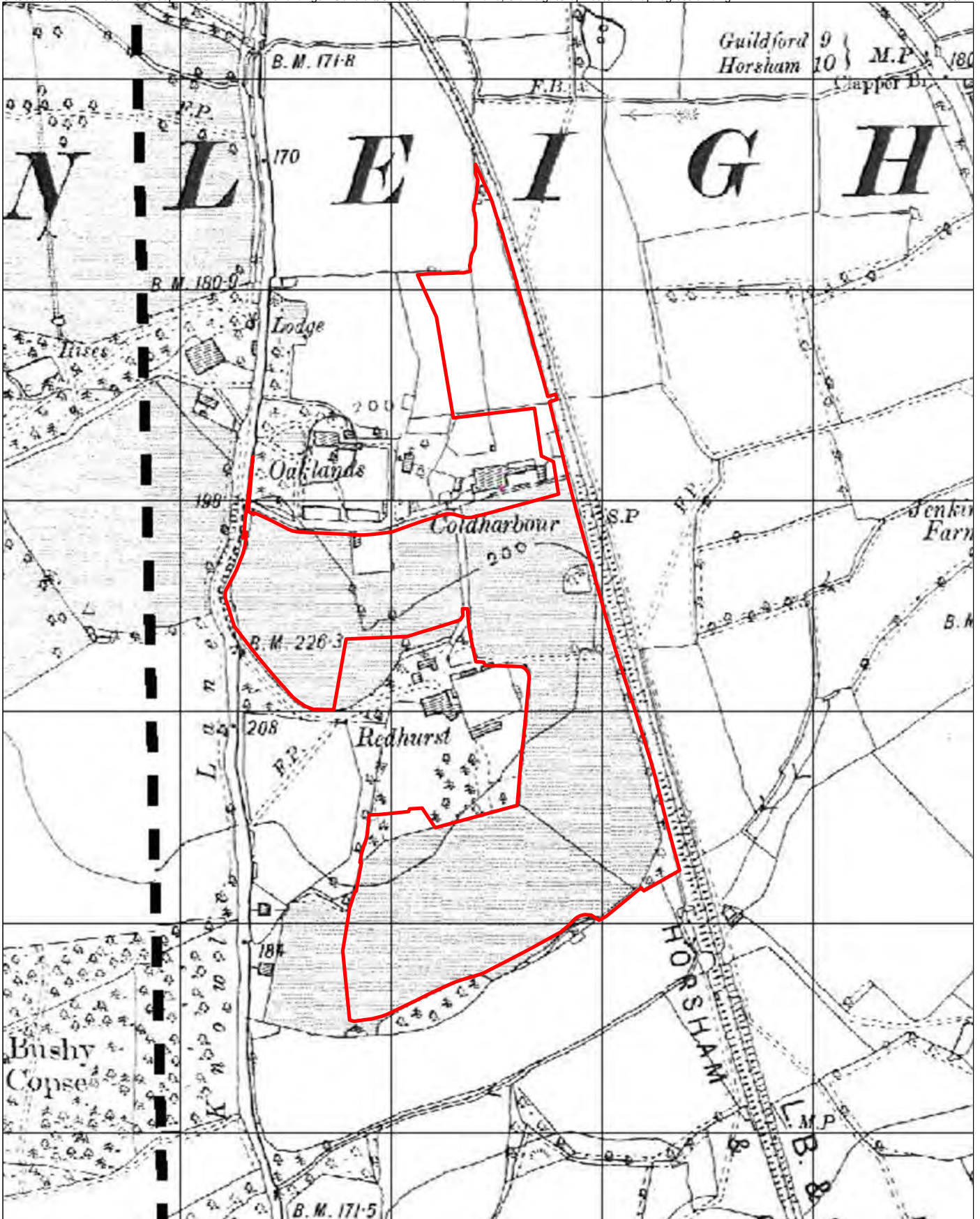
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 6
1897-1898 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 7

1920 Ordnance Survey Map



 Site Boundary

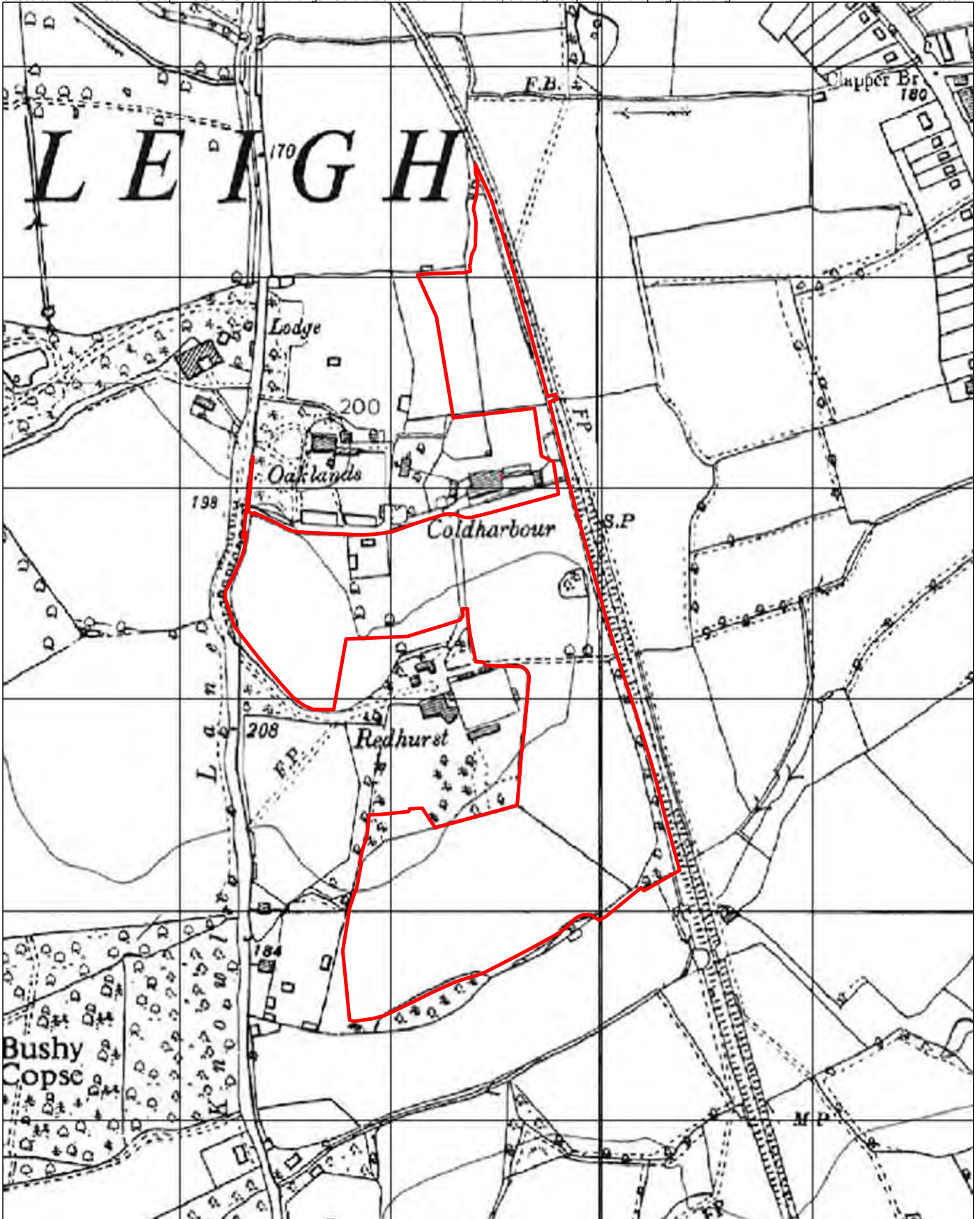


0 50 100m
Scale at A4: 1:5,000



Figure 8

1948 Aerial Photograph



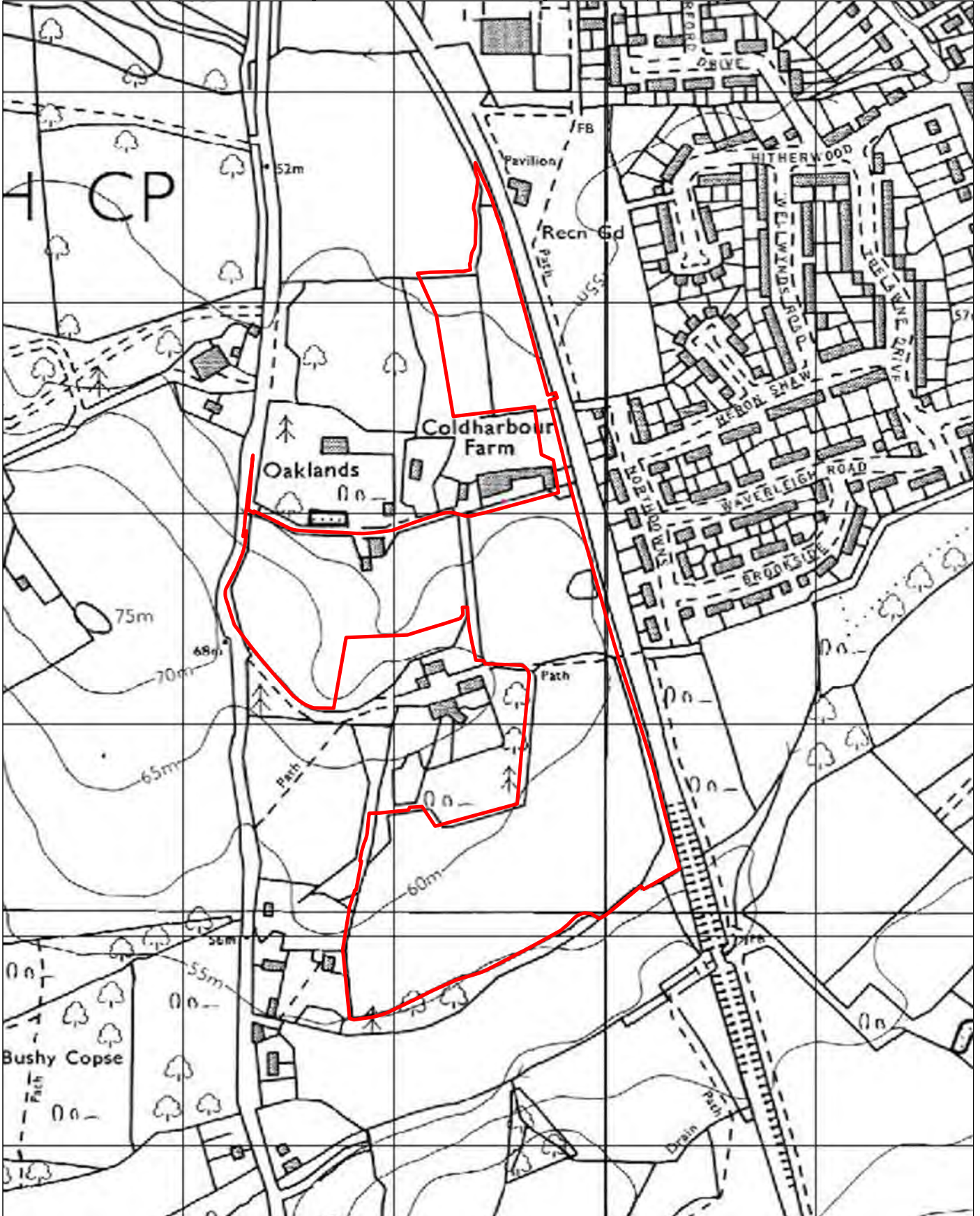
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 9
1961-1962 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 10

1973-1977 Ordnance Survey Map



 Site Boundary

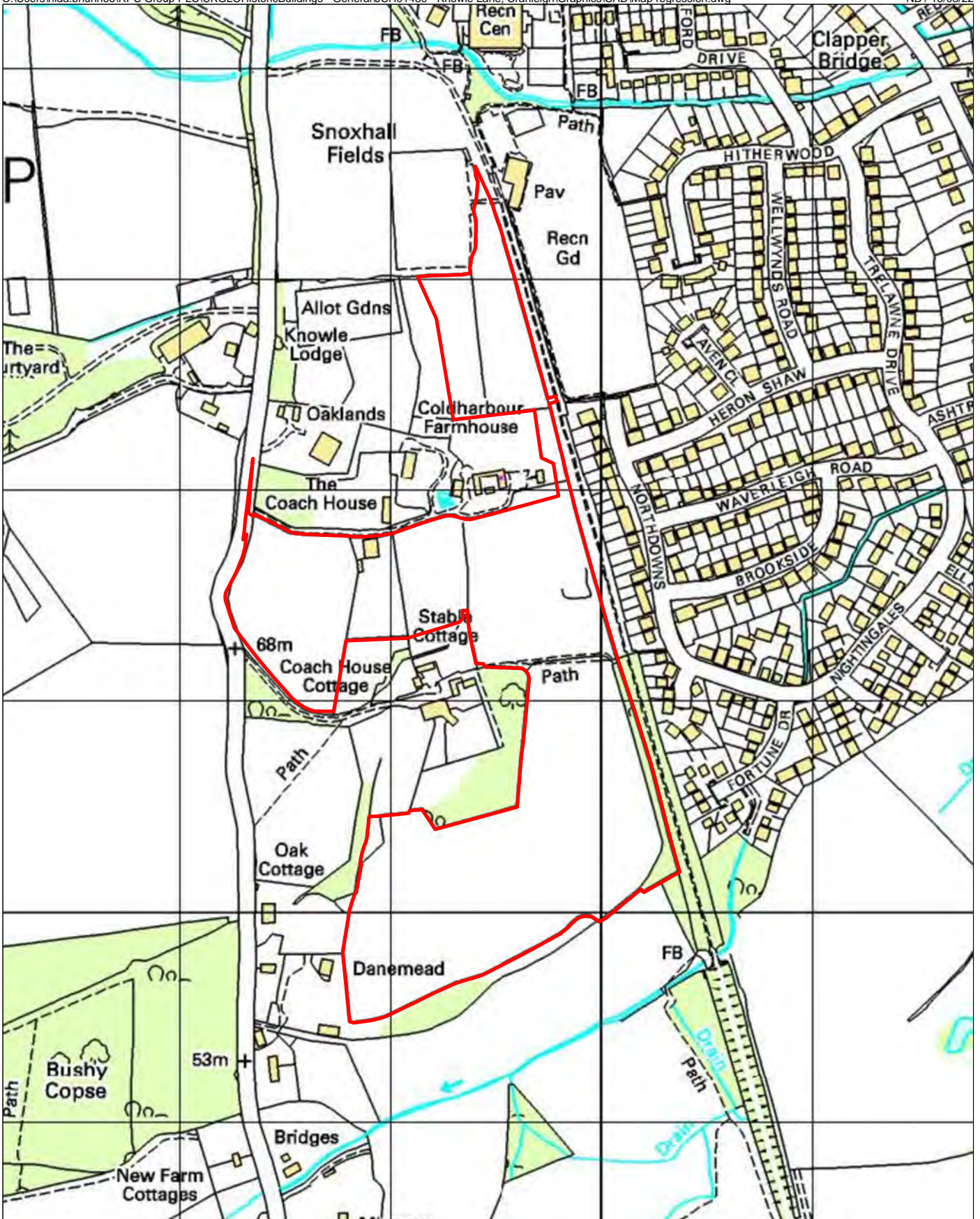


0 50 100m
Scale at A4: 1:5,000



Figure 11

1999 Ordnance Survey Map



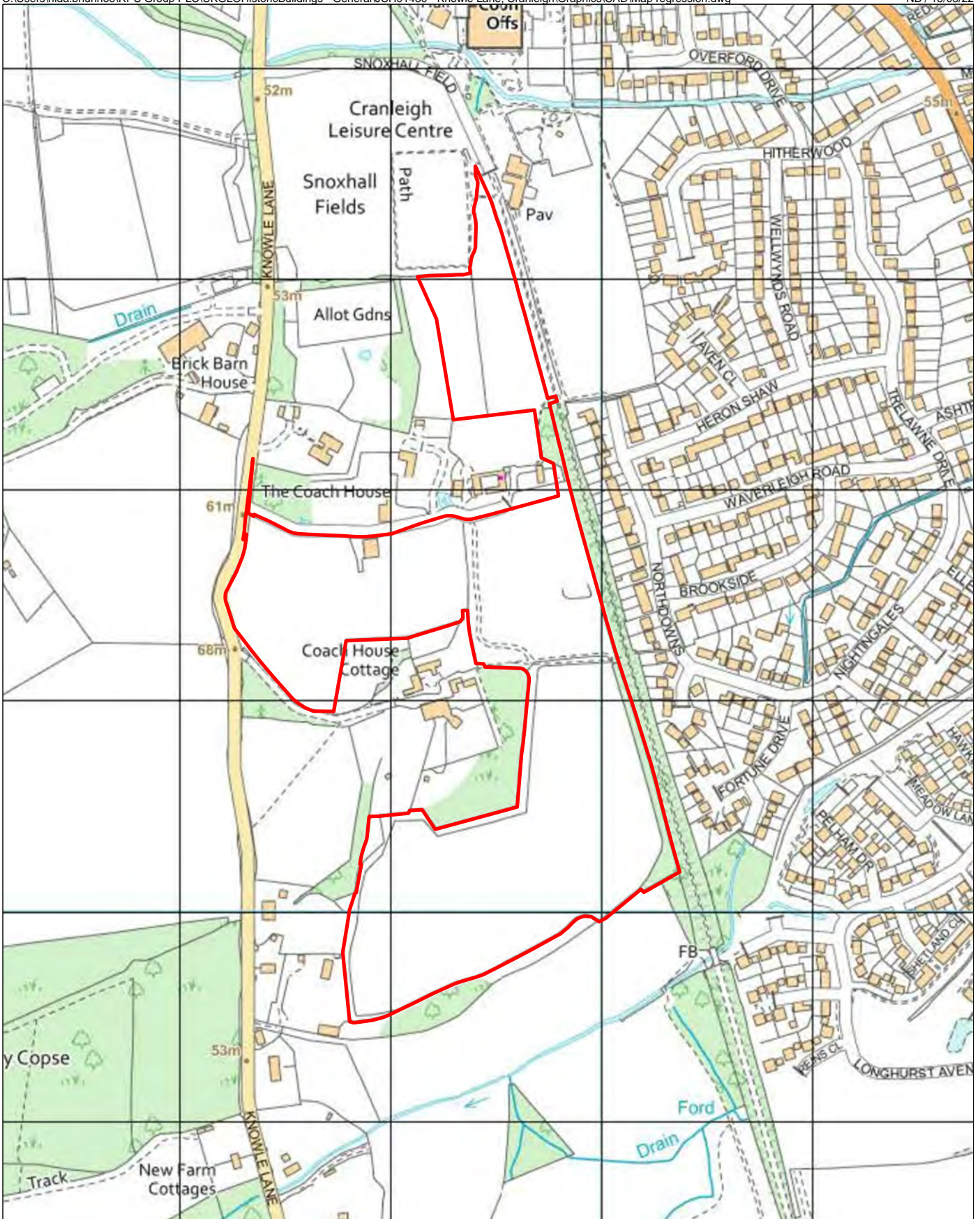
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 12
2006 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 13
2021 Ordnance Survey Map



PLATES



Plate 1: View looking south from northern reaches of Site near to Snoxhall Fields Football ground.



Plate 2: View north towards Snoxhall Fields from Site.



Plate 3: View south from eastern edge of Site adjacent to Downs Link Path looking over conifer plantation in Site.



Plate 4: View north from eastern edge of the Site towards Coldharbour Farm Barns.



Plate 5: View east from Site over Downs Link Path towards post-war housing in Cranleigh beyond.



Plate 6: View west from eastern edge of Site towards Knowle Lane. Coldharbour Farm right of picture.



Plate 7: View south from adjacent to Coldharbour Farm Barns through Site.



Plate 8: View from east of Site looking south-west over Site towards Redhurst.



Plate 9: View north-east from within the Site looking along the Coldharbour Farm access lane towards Coldharbour Farm Barns.



Plate 10: View looking east over Site from western edge of Site adjacent to Knowle Lane.



Plate 11: The conifer plantation in the southern reaches of the Site.



Plate 11: Coldharbour Farm farmhouse viewed from entrance drive, looking north.



Plate 12: Coldharbour Farm farmhouse viewed from Site towards entrance drive, looking north.



Plate 13: View north from within Site towards Coldharbour Farm farmhouse (left) and barns (right)/



Plate 14: West Barn viewed from private grounds north of heritage asset.



Plate 15: West Barn viewed north from the southern edge of private grounds adjacent to Site.



Plate 16: The Brew barn with later additions viewed north-west from private grounds of barn.



Plate 17: The Brew and West Barn viewed south from private grounds of barns but with Site immediately behind photo location.



Plate 18: The Coldharbour Farm Barns viewed north-east from within Site.



Plate 19: Coldharbour Farm Barns viewed north from within Site.



Plate 20: View south from edge of Site adjacent to Snoxhall Fields looking over northern reaches of Site towards Coldharbour Farm Barns.



rpsgroup.com