

LAND EAST OF KNOWLE LANE

CRANLEIGH, SURREY, GU6 8JN

HERITAGE IMPACT ASSESSMENT

PREPARED BY

ROBERTO PRIETO-LABRADOR MA, PCIFA

AND

BEN KIRK MSc, IHBC

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ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Research Consultant Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (CIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC) and a member of The Domestic Buildings Research Group and the Wealden Buildings Study Group.

As a Historic Building Research Consultant at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposal and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group, The Domestic Buildings Research Group, and the Wealden Buildings Study Group.

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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INTRODUCTION



- 1.1 This Heritage Impact Assessment has been prepared by Roberto Prieto-Labrador MA, PCIfA and Ben Kirk Msc, IHBC on behalf of Manorwood to assess the impact the proposed development of the land east of Knowle Lane, Cranleigh.
- 1.2 In January 2023 an application was submitted seeking planning permission for the “erection of 162, including access road, pedestrian and cycle accesses, parking, public open spaces, biodiversity enhancement, landscaping and other associated infrastructure and works” under reference WA/2023/00294.
- 1.3 The proposed development area comprises several field parcels located to the southwest of Cranleigh, between Knowle Lane to the west and, to the east, the Downs Link footpath (former Horsham and Guildford Railway Line).
- 1.4 The proposed development area will run alongside the north, east and south boundaries of the Grade II Listed Coldharbour Farmhouse and the Grade II Listed barns to the southeast of the farmhouse. It will also run alongside the north, east and south boundaries of the building that now comprises Craneswood, Redhurst, Hernshaw and Littlefold, formerly known as Redhurst. This building will be referred to as Redhurst in this report for clarity.
- 1.5 Manorwood were instructed by local residents to carry out an appraisal of the identified heritage assets to assess the impact of the proposed development under application WA/2023/00294 on their setting.
- 1.6 Historic mapping and documentary evidence have been consulted to help understand the historical background and development of the historic buildings on-site and their immediate environs, as well as its wider setting. The maps are included in section 3 of this report.
- 1.7 This report also includes a Significance Assessment which identifies the relative heritage value of the identified heritage assets and an Impact Assessment which considers the impact of the proposed development on the significance of the heritage assets identified, including the contribution made by its setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.

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HERITAGE ASSETS AND DESIGNATIONS

- 2.1 The proposed development area will extend alongside the boundaries of three statutory Listed Buildings designated in September 1972, including Coldharbour Farmhouse and the two barns to the southeast of the farmhouse. Their listings read:

COLDHARBOUR FARM

Location Cranleigh, Surrey, GU6 8JN

District Waverley (District Authority)

Date Listed 12th September 1972

List Entry No 1189752

Grade II

Description House. C17 with late C19 and C20 extensions to ends. Timber framed to centre with brick infill, fishscale tile hanging on first floor, swept out courses over ground floor and Horsham slab roof tiled on rear pitch. Red stretcher and blue header alternate bands brickwork to left with club tile hanging above on extension, brown brick to right, both extensions under plain tiled roofs. Two storeys to centre and left, taller range to left. Single storey to right. Three framed bays to old range with corbelled stack to left of centre. Four diamond-pane leaded casements, alternate two and three lights. Three casement windows on ground floor, two leaded. Half-glazed door to left of centre. Two ground floor sash windows to left hand extensions

with yellow brick cambered heads. Two first floor windows, one to right under gable. Large casement doors to right hand extension. C20 glazed door to porch recess at junction of two ranges.



Coldharbour Farmhouse.

BARN TO SOUTH WEST* OF COLDHARBOUR FARM HOUSE**Location** Cranleigh, Surrey, GU6 8JN**District** Waverley (District Authority)**Date Listed** 12th September 1972**List Entry No** 1352786**Grade** II

Description Barn. C18. Timber framed on brick plinth with weatherboard cladding, partly fallen away. Plain tiled half-hipped roof. Three framed bays. Floored to right end. Central entry. Queen-strut, staggered butt-purlin roof with braced corners and posts. Pentice extension to left end.

BARN TO SOUTH WEST* OF COLDHARBOUR FARM HOUSE**Location** Cranleigh, Surrey, GU6 8JN**District** Waverley (District Authority)**Date Listed** 12th September 1972**List Entry No** 1352786**Grade** II

Description Barn. C18. Timber framed, clad in weatherboard with hipped plain tiled roof. Central opposing entrances. Three bays. Queen-strut clasped purlin roof. One bay floored to end. Brick stable extensions to front and single storey extensions to ends not of special interest.



Barns to the southeast of Coldharbour Farmhouse.

- 2.2 *The listing places the barn to the southwest of the Coldharbour Farm. This information is incorrect as the barns are located to the southeast of Coldharbour Farm.

- 2.3 The proposed development area will also run alongside the boundaries of Redhurst. Whilst the building is not a statutory Listed Building, it is considered to be a non-designated heritage asset by virtue of its age (the building was constructed during the 1870s), character and location, as well as by the building's association with the Dillon family and Frank Naumann, who perished in the sinking of the Lusitania in 1915.
- 2.4 The building is not considered a Building of Local Merit. Nonetheless, Redhurst (under the name Craneswood) was included in the list of Cranleigh Buildings of Local Merit prepared by Sean Rix (former Heritage and Design Officer at Waverley) in October 2013, indicating its historical value.



Redhurst

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LEGISLATIVE & POLICY CONTEXT

- 3.1 The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or 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.”

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.”

- 3.2 Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).
- 3.3 Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published by Historic England in 2017 gives general advice on understanding setting, and how it may contribute to the significance of heritage assets.
- 3.4 Policy relating to the historic environment is set out at local level within the Waverley Local Plan Part 1: Strategic Policies and Sites (LPP1) which was adopted in February 2018

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 3.5 Chapter 16 (Paragraphs 189 to 208) of the NPPF updated and adopted in July 2021 constitute the Government’s national guidance and policy regarding development relating to the historic environment.
- 3.6 The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.
- 3.7 The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 3.8 Setting is defined in Annex 2 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 3.9 Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

- 3.10 This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY - WAVERLEY BOROUGH COUNCIL

- 3.11 The site lies within the boundary of the Waverley Borough Council Authority. Local Plan Part 1: Strategic Policies and Sites (LPP1) was adopted in February 2018 and Local Plan Part 2: Site Allocations and Development Management Policies adopted in March 2023 set out the Council's spatial framework for delivering the development and change needed to realise the Council's vision for development in Waverley Borough up to 2032.
- 3.12 Policies relating to the Historic Environment are set out within policy HA1 of LPP1 and policies DM20 DM23 of LPP2 are considered relevant to this proposal:

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.

POLICY 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. Internally illuminated signs will not be supported if they are visually intrusive or compromise the character of the area. 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., or all of the following apply:

- g) The nature of the heritage asset prevents all reasonable uses of the site; and
- h) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- i) Conservation by grant-funding or some form of not for profit; charitable or public ownership is demonstrably not possible; and
- j) The harm or loss is outweighed by the benefit of bringing the site back into.

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.

POLICY 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 judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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HISTORIC CONTEXT

4 HISTORIC CONTEXT

- 4.1 This section appraises the historic context and architectural development of Coldharbour Farm (now comprising the farmhouse and the two barns) and Redhurst, and their setting.
- 4.2 Coldharbour Farm is a post-medieval farmstead located to the southwest of Cranleigh. Whilst no early documentary evidence on the farm has been found during the preparation of this report, the construction of the farmhouse has been placed in 1683 via a dendrochronological analysis carried out by Dr Andy Moir in 2008 (report CLCH/12/08).
- 4.3 As built, the farmhouse was a 3½ bays timber-framed lobby-entry type house with a prominent axial chimney stack. The current appearance of the farmhouse, however, is the result of subsequent alterations and extensions carried out during the 19th and 20th centuries.
- 4.4 To the southeast of the farmhouse is the former farmyard of Coldharbour Farm, which still comprises two 18th century timber-framed barns with later extensions.
- 4.5 Coldharbour Farm also appears represented in early maps of the area. The earliest found during the preparation of this report is the 1768 Map of Surrey by John Rocque. The map shows the farmhouse, as well as 3 outbuildings forming an open farmyard to the southeast of the farmhouse. The buildings forming the east and west ranges of the farmyard can be identified as the existing barns.
- 4.6 The Tithe Map of the Parish of Cranleigh of 1842 is, however, the earliest and clearest depiction of the farmstead. It shows the same arrangement displayed in Rocque's Map, albeit the farmyard appears enclosed by a new building to the north. A small outbuilding to the west of the farmyard is also shown on the map.



Coldharbour Farm (right) and Oaklands (centre), 1953 (BritainFromAbove).

- 4.7 The accompanying Apportionment lists Mary Butcher as the owner of Coldharbour Farm, with Thomas Boarer as the tenant. It also indicates that the farm comprised approximately 64 acres formed by plots 753 – 767 of the Tithe Map.
- 4.8 By 1874, the property known as Oaklands was built to the west of the farmhouse and the Horsham and Guildford Railway Line was running alongside the western boundary of the farmstead.
- 4.9 Between 1874 and 1895 the farmhouse was extended to the south and split into two properties. The farmyard was also developed by the construction of a large building within the farmyard, which amalgamated the earlier buildings, including the two existing barns.



Coldharbour Farmhouse and Barns (before their conversion), 1971 (SHC CC1101/3/46/168 & 166)



- 4.10 The mansion to the south of Coldharbour Farm known as Redhurst appears for the first time in the 1895 OS Map. This building is a Gothic Revival house erected by Lieutenant Colonel Henry Philip Constantine Dillon, possibly after he married Emily Blanche Mary Courtenay Longfield in Ireland in October 1872.

- 4.11 Redhurst, however, is locally well-known as being the former home of Frank Naumann, who perished in the sinking of the Lusitania after it was torpedoed by a German Navy U-boat on 7th May 1915.

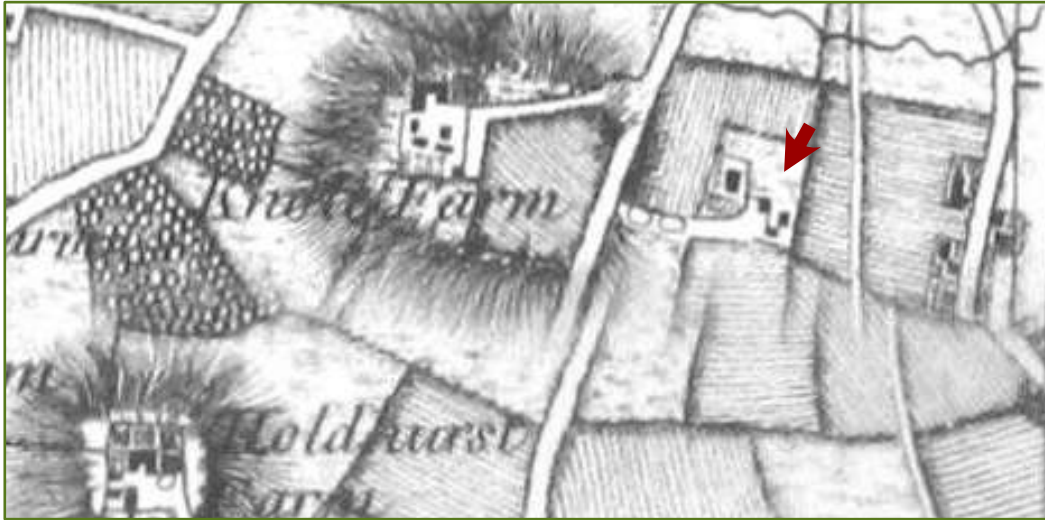
- 4.12 Frank Naumann's body was one of the 289 recovered from the sea, of which only 224 could be identified. He was cremated in Liverpool, and his ashes were brought to Cranleigh. A big funeral was held at the parish church, with all the



Redhurst during the 1920s (tishfarrell.com)

notable gentry and principal businessmen attending. Naumann's grave is in the churchyard, near the West door and has been recently unearthed and restored, after it was obscured by brambles for many years.

- 4.13 The farmyard at Coldharbour Farm was further extended during the first years of the 20th century. The farmhouse was still used as two separate dwellings and two small outbuildings were erected to the rear and side, possibly used as storage or privies.
- 4.14 Redhurst was also extended by the construction of a rear wing, as well as a formal garden to the east of the main house, surrounded by small outbuildings and greenhouses.
- 4.15 During the last decades of the 20th century, the farmhouse was further extended and reverted into a single dwelling. The farmyard was also altered, and the historic barns were converted into residential dwellings.
- 4.16 Redhurst was also altered, and the main house was split into the existing four dwellings, namely Craneswood, Redhurst, Hernshaw and Littlefold.



Detail of John Rocque's Map of Surrey showing Coldharbour Farm, 1768 (RootsWeb).



Detail of Cranleigh Parish Tithe Map showing Coldharbour Farm, 1842 (TheGenealogist).



Detail of Ordnance Survey showing Coldharbour Farm, 1874 (National Library of Scotland).



Detail of Ordnance Survey showing Coldharbour Farm, 1895 (National Library of Scotland).



Detail of Ordnance Survey showing Coldharbour Farm, 1913 (National Library of Scotland).



Aerial view of Coldharbour Farm, 1948 (National Library of Scotland).



Detail of Ordnance Survey showing Coldharbour Farm, 1961 (National Library of Scotland).



Satellite view of Coldharbour Farmhouse and Barns, 2021 (© Google Earth).

LAND EAST OF KNOWLE LANE

ASSESSMENT OF SIGNIFICANCE

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- 5.1 The following is an assessment of the significance of Coldharbour Farm and Redhurst, as well as their setting, according to the range of heritage values as outlined in *Conservation Principles, Policies and Guidance* published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.

EVIDENTIAL VALUE.

- 5.2 Evidential value is described by Historic England as “*physical remains*” and “*evidence of past human activity*” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.
- 5.3 As standing structures, Coldharbour Farmhouse and Barns, as well as Redhurst are considered to possess significant evidential value as historical physical remains.
- 5.4 Their immediate and wider setting, which has survived virtually unaltered since, at least, 1768 is formed by a number of pasture fields which are historically linked to Coldharbour Farm and its original agrarian production. As a result, the setting of the identified heritage assets is considered to illustrate evidence of past human activity and contribute to their evidential value.

HISTORICAL VALUE.

- 5.5 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

- 5.6 The different architectural elements and features of Coldharbour Farmhouse, the Barns and Redhurst are considered to be a clear representation of the period when they were constructed and, therefore, possess significant historical value.
- 5.7 Furthermore, Redhurst is related to the sinking of the Lusitania through the figure of Frank Naumman, enhancing the building’s historical value.
- 5.8 The immediate and wider setting of Coldharbour Farmhouse and the Barns are considered to be indivisible parts of their historical value, as they are key to understanding their historical background (i.e., the original production of Coldharbour as an agrarian farm), and evolution.

AESTHETIC VALUE.

- 5.9 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place”. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 5.10 The significant aesthetic value of Coldharbour Farmhouse, the Barns and Redhurst relies arguably on the buildings’ traditional appearance and features which relate to the building’s original construction period.
- 5.11 The prominent location of the buildings surrounded by open fields and small hills provides the area with a picturesque and attractive appearance, which contributes greatly to their aesthetic value. This is also directly related to the form and appearance of the Farmhouse and the Barns as they are clearly countryside traditional buildings and as such, they bear elements and plan forms different from their urban counterparts.

- 5.12 The relationship between the former farmstead and its wider setting is particularly important when seen from the public right of way (FP 379) which runs east-west between Knowle Lane and Downs Link footpath (FP 378). From here the farmhouse and former farmyard including the two Listed barns can be appreciated as a whole together with the lands that originally belonged to the farmstead.

COMMUNAL VALUE.

- 5.13 Communal value “derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual’s or community’s sense of place or social values, where a place can be a form of catalyst for memories associated with it.
- 5.14 Coldharbour Farmhouse and Barns do not possess significant communal value beyond the relationship with the local community expected from a farmstead, and the personal experiences and memories of its past occupants.
- 5.15 On the other hand, Redhurst is considered to have great communal value in the relationship of the building with the Dillon family and, particularly with the figure of Frank Naumann and the sinking of the Lusitania in 1915.



IMPACT ASSESSMENT



Redhurst

- 6.1 Redhurst, whilst not a statutory Listed Building, is considered a non-designated asset due to its social history and character. The building sits in a prominent location on top of a hill, with open views to the north (the east and south of the site are surrounded by a dense area of mature trees).
- 6.2 As a result, the building benefits from open views from and to Coldharbour Farmhouse and Barns, as well as their surrounding fields, which originally belonged to the farmstead.
- 6.3 Redhurst will be partly encircled by the proposed development. The setting of Redhurst will be harmed by the urbanising development. This harm is considered to be less than substantial.

Coldharbour Farm (Farmhouse and Barns)

Contribution of the development site to the significance of the heritage asset

- 6.4 The buildings that originally comprised Coldharbour Farm lie adjacent to the proposed development area and are a 17th century farmhouse and two 18th century barns which have been converted into residential dwellings. Whilst the buildings are now under different ownership, they are a group of Grade II Listed Buildings which have value as individual heritage assets but also as a group of buildings related by their historical use as a farm.
- 6.5 The significance of the listed buildings, therefore, lies in not only their interior and exterior but also heavily in their relationship with the surrounding open fields, which were part of the farm and from which the materials used to construct the buildings were drawn.
- 6.6 The fields that surround the farm were historically part of the farmstead for many centuries and therefore have an inextricable relationship with the farmstead. The farmhouse, the barns and the surrounding land have a shared setting, and each contributes to the significance and special interest of the

other. The undeveloped nature of the fields that surround the farmstead contribute heavily to their legibility as a post-medieval Surrey farm.

- 6.7 Paragraph 4.21 of the Heritage Statement prepared in January 2023 by RPS Group, and submitted as part of application WA/2023/00294 states that

“the Site [proposed development area] 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.”

- 6.8 Paragraph 4.34 continues:

“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.”

- 6.9 These appear to be contradictory assessments, which conflict with the summary of significance of paragraph 4.35, which concludes that:

“they can still be read as former farm buildings supported by the wider rural landscaped which surrounds the former farm”.

- 6.10 The RPS Statement fails to acknowledge that the land surrounding Coldharbour Farm (the proposed development area) have been historically open fields that were under the same ownership from, at least, the late 17th century, and that are intrinsically related to the original agrarian activity of the Farm.

- 6.11 Whilst it is recognised that this agricultural activity has ceased and that the immediate setting of both the farmhouse and the farmyard have suffered a degree of domestication, the surrounding open fields with their rural and agricultural character are key to understanding the historical context of the Farm as a whole.
- 6.12 In assessing the contribution that the development site makes to the significance of the historic farm, the RPS Statement attributes only a limited, secondary contribution.
- 6.13 In our assessment this is to significantly understate the contribution that the site makes to the significance of the farmstead and leads in turn to an understatement of the impact that any change to the land would have.
- 6.14 In our professional assessment, the surrounding farmland (the development site) plays a highly important part in preserving the setting of the farmstead and contributes positively in a significant way to preserving the legibility as a post-medieval Surrey farm. In this respect it is highly sensitive to change.
- Impact of the development
- 6.15 The proposed development will surround the farmhouse on the north and south flanks, whilst the barns will be surrounded on all but the westernmost flank.
- 6.16 Particularly important are views from the public right of way to the south of the former farmstead (FP 379), which runs alongside a ridge and offers open views of the historical farmyard and the surrounding fields. An map of the site, highlighting the location of the footpath and the affected heritage assets is included at the end of this Section together with views of the development area for clarity.
- 6.17 The farmhouse is screened by mature trees; however, part of its roof and chimney stacks can also be seen from the public footpath and in the context of its former farmyard, contributing to the legibility of the site as a historical farmstead.
- 6.18 The development in this proximity to the farmstead will encroach on the open fields that were originally part of the farmstead, and which allow for the full appreciation of the farmstead. The long-distance views of the former farmstead that are currently available across the open fields, and which contribute significantly to the setting of the farmhouse and barns will no longer exist following the proposed development.
- 6.19 The large number of properties to be located between the existing footpath and the historical farmyard means that the existing open views from the footpath will be completely obscured. This also means that the houses, as well as any associated domestic paraphernalia, will be seen as a large built mass in context with the historic farmyard.
- 6.20 The scale of the development, the activity it will generate, and traffic movements will all lead to an urbanising impact on the site and will result in a substantial change to the current setting.
- 6.21 The illustrative development masterplan submitted as part of the application shows green areas to the north, east and south of the Farmhouse and the Barns laid out as landscaped natural areas. Whilst the applicants' attempt to retain a degree of green areas between the former farmstead and the development is clear, the presence of flowerbeds, footpaths and playground areas will have an urbanising effect.
- 6.22 The heavily landscaped areas do little to replicate the undeveloped rural character of the agricultural land that they will replace and will result in the significant degradation of the existing sense of openness of the site, its rural character and result in substantial harm to the setting of the Listed Coldharbour Farmhouse and Barns.
- 6.23 The masterplan, as well as the accompanying Heritage Statement, also indicate that new trees and hedgerows will be planted between the Listed Buildings and the developed area to provide the site with natural screening and mitigate the development's visual impact.

6.24 Historic England’s Good Practice guidance on the settings of heritage assets advocates a 4-step approach to assessing impacts, of which step 4 is seeking opportunities to minimise harm and maximise the enhancement of a proposal. The guidance states that screening is itself a less desirable approach as the need for screening suggests something which is known to be harmful.

6.25 It is considered that proposals which make use of existing features to limit impact are being designed in a way as to minimise harm, whereas proposals which need to rely on adding further screening must concede that they are harmful and need to mitigate against it.

6.26 The RPS Statement submitted as part of application WA/2023/00294, at paragraph 4.11 notes that:

“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”, and

6.27 It concludes in paragraph 5.11 that:

“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”.

6.28 The impact of the development concluded by RPS is, in our view, significantly understated. To state that the development will have a negligible impact on Coldharbour farmhouse is to fail to understand the links between the farmhouse, the barns and the land. Just because the farmhouse is further from

the development does not mean that it is less sensitive to the impact of the development.

6.29 The house and barn are individual assets, but one must accept that they are also a combined asset and their historic relationship is an important part of their significance.

6.30 If the harm to the barns is, as concluded by RPS, low level, then it must also follow that the harm to the farmhouse is at the same level.

6.31 Notwithstanding this, we are of the view that the harm that the development will result in is not low level.

6.32 In our professional judgment the contribution that the site makes to the significance of the farmhouse and barns has been substantially understated and this, in turn, has led to an understatement of the impact the development has on the heritage assets.

6.33 The RPS Statement fails to recognise the scale of the impact caused by the total, irreversible loss of the rural fields surrounding the Listed Buildings which contribute so heavily to their significance.

6.34 The impact of the development will be on a scale which will result in substantial harm to the significance of Coldharbour Farmhouse and the Barns.

6.35 This harm would engage paragraph 201 of the NPPF for the decision maker, requiring local planning authorities to 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:

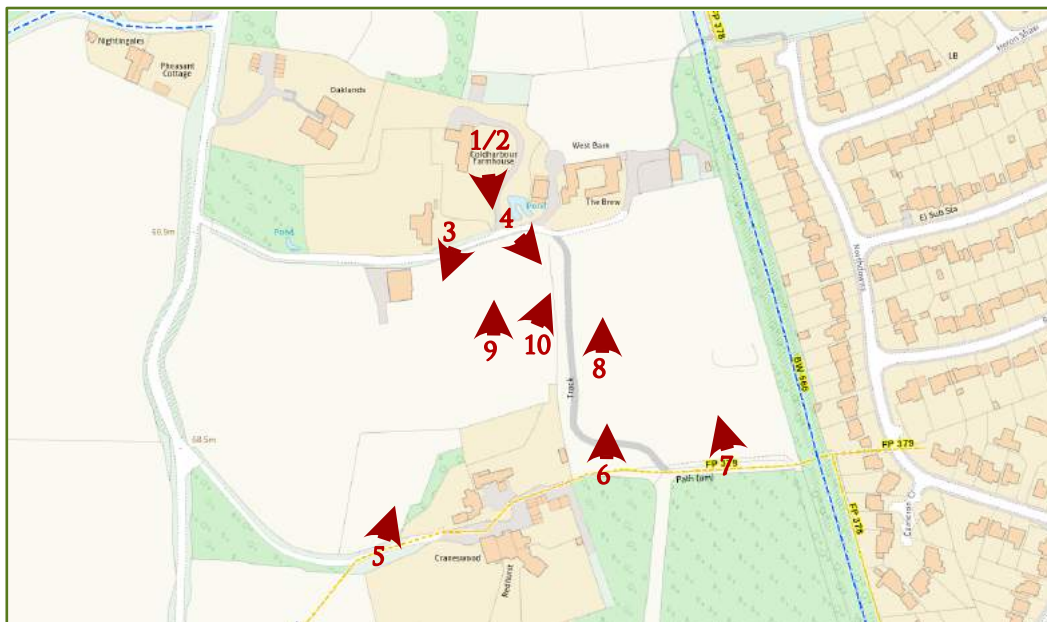
(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(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.

- 6.36 None of these criteria are met and so the local planning authority must assess whether the substantial harm is necessary to achieve substantial public benefits which would outweigh that harm.



Map showing Coldharbour Farm, Redhurst and FP 378 and FP 379.



1 - View of the development area with Redhurst in the background from Coldharbour Farmhouse



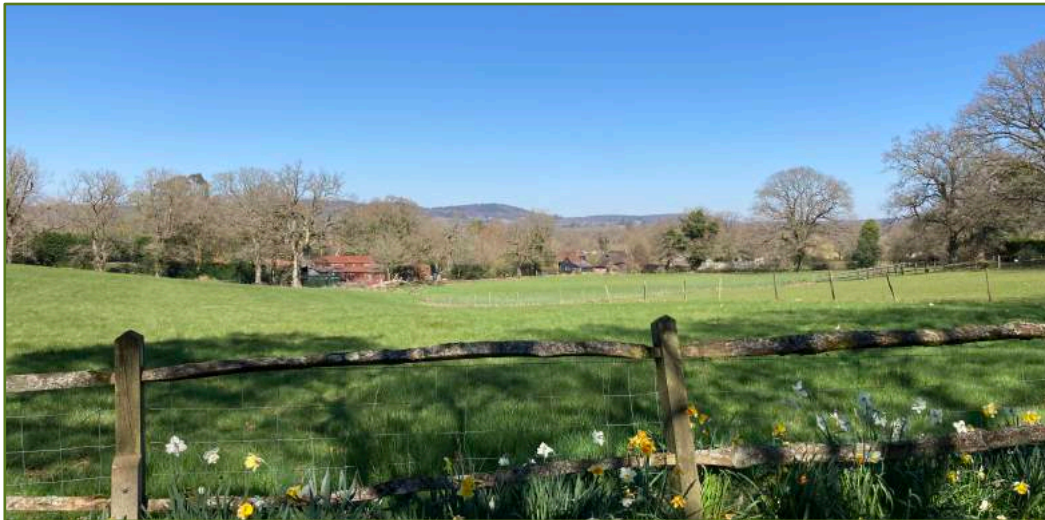
2 - View of the development area with Redhurst in the background from Coldharbour Farmhouse



3 - View of the development area and Redhurst (looking southwest).



4 - View of the development area and Redhurst (looking southeast).



5 - View of the development area with Coldharbour Barns in the background from footpath FP 379.



6 - View of the development area with Coldharbour Barns in the background from footpath FP 379.



7 - View of the development area with Coldharbour Barns in the background from footpath FP 379.



8 - View of Coldharbour Barns from the development area.



5 - View of Coldharbour Farmhouse from the development area.



10 - View of Coldharbour Farmhouse and Barns from the development area.

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CONCLUSION

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- 7.1 This heritage impact assessment provided has been carried out based on a thorough understanding of the identified heritage assets (both designated and non-designated), their historic development and significance and has been informed by desk-based research and on-site visits.
- 7.2 The assessment has concluded that the development submitted under application WA/2023/00294 will result in substantial harm to the setting of the designated assets that comprise Coldharbour Farm, and less than substantial harm to the non-designated heritage Redhurst, all of which lie adjacent to the development site.
- 7.3 As a result, the proposed development is not considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Waverley Local Plan, as the special interest of the identified heritage assets will not be preserved or enhanced.



RESEARCH & DOCUMENTS BY:

MANORWOOD

SUITE 114
26 THE HORNET
CHICHESTER
WEST SUSSEX
PO19 7BB

T: +44 (0) 1243 201102

M: +44 (0) 7725 023213

E: ENQUIRIES@MANORWOOD.CO.UK