

Consultation Response (Heritage Assets)

From: Sophie Piper

Reference: WA/2023/00294

Date: 02 November 2023

Case Officer: Michael Eastham

Address: LAND AT KNOWLE LANE, CRANLEIGH

Proposal: Outline Application with all matters reserved except access for erection of up to 162 dwellings (including 30% affordable dwellings) built in up to 3 phases including access road, pedestrian and cycle accesses, parking, public open space, biodiversity enhancement and landscaping and other associated infrastructure and works.

Heritage asset(s) potentially affected:

- Grade II listed buildings
 - Coldharbour farmhouse
 - Barn to south west of Coldharbour Farmhouse (should be south east) – 1352786 known as West Barn (referred to as West Barn throughout the rest of the report)
 - Barn to south west of Coldharbour Farmhouse (should be south east) – 1294129, known as The Brew (referred to as The Brew throughout the rest of the report)

It is noted that one of the neighbour responses has identified Redhurst, Knowle Lane (including Craneswood, Hernshaw and Little Fold) as a non-designated heritage asset (NDHA). A heritage asset can only be considered a NDHA, and therefore a material consideration, if it is identified by a plan-making body through a planning judgement.

The building was put forward by the local community as part of a project to identify Buildings of Local Merit (NDHAs) within Cranleigh in 2013. However, it was not included in the list as it was unable to be assessed. This is therefore not an indication of its historical value or worthiness for being considered a NDHA.

As part of this application, its worthiness as a NDHA has been assessed, using the council's established criteria. Although the reasons put forward may be of value locally, they are not of high enough value to be considered an NDHA, it is therefore not considered to be a NDHA and will not be discussed further in this report.

Significance of heritage assets:

Coldharbour Farmhouse is a 17th century timber framed dwelling with subsequent alterations and extensions. It is a good example of vernacular construction as the building reflects the materials, techniques and craftsmanship of its regional typology and reflects how vernacular farmhouses evolved over time and were adapted.

West Barn is a 3 bay, possibly 18th century timber framed barn with central entry. Queen-strut, staggered butt-purlin roof with braced corners and posts. It was converted into residential use in 1999. Despite modern alterations and conversion to a dwelling, its agricultural form remains legible illustrating the character of regional farming traditions within the context of overall national patterns in farming history.

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The Brew is a 3 bay, possibly 18th century timber framed barn with central opposing entrances and a queen-strut clasped purlin roof. Converted into residential in 1999. Despite modern alterations and conversion to a dwelling, its agricultural form remains legible illustrating the character of regional farming traditions within the context of overall national patterns in farming history.

Together the heritage assets have a strong group value as a traditional historic farmstead set in a loose courtyard with the farmhouse 50 metres away, facing the agricultural buildings. It is representative of traditional forms of construction and farming practice which make a major contribution to England's remarkably varied landscape character and local distinctiveness, illustrating the long history of farming and settlement in the English countryside. Despite conversion to residential use, and subdivision of the site, the buildings retain the overall form of a traditional farmstead. Its rural setting has changed in the last 100 years, as development has crept closer, and it is no longer appreciated as an isolated farmstead but is it still distinctly rural.

The application site consists of a series of fields surrounding the listed buildings. Historic maps (in particular the 1842 Tithe Map and its accompanying apportionment) show that some of these fields formed part of the farm. However, the field immediately south of the barns was not. This is substantiated by the tree line shown on the c.1871 OS map which cuts the farm off from this field.

Although there may no longer be an existing functional relationship there is a close physical relationship between the application site and West Barn and The Brew, there is no boundary between them and therefore there is an element of openness between the two sites. This relationship is to a lesser degree with Coldharbour Farmhouse due to it being relatively enclosed. The application site therefore makes an important contribution to the setting of the heritage assets and is evidence of the farmstead's historical functional connection with the agricultural landscape.

Comments with regards to impact of the proposal on the heritage asset's significance (taking into account paragraphs 195-197 of the NPPF:

The proposal will introduce residential dwellings into an area which has not previously been developed, bringing development and urbanising features closer to the historic farmstead. This will lead to the erosion of the former agricultural setting and the loss of the visual relationship between the heritage assets and this setting. With a residential scheme of 162 units, it is difficult to mitigate this through good design or screening, the reintroduction of the hedge shown on the historic OS map and the built form being pushed back is unlikely to block views altogether and lighting and vehicle movements would also be detectable. In addition, you would no longer be able to view the farmstead, from the public footpath (379), within its countryside setting.

Therefore, less than substantial harm is identified to the heritage assets. Although the farmhouse forms part of the farm complex it is relatively enclosed and therefore this identified harm is lower.

The proposal would result in:

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No harm to the heritage asset(s)	<input type="checkbox"/>	
Less than substantial harm to the heritage asset(s)	<input checked="" type="checkbox"/>	Coldharbour farmhouse – low West Barn & The Brew - moderate
Substantial harm to the heritage asset(s)	<input type="checkbox"/>	
<p><i>If harm is identified then this must be weighed against any public benefits of the proposal. Great weight should be given to the asset's conservation irrespective of the scale of harm identified.</i></p> <p><i>If substantial harm is identified then permission should be refused unless the benefits are substantial or all of the provisos in paragraph 201 of the NPPF apply.</i></p> <p><i>If less than substantial harm is identified then it should also, where appropriate, be weighed against securing its optimum viable use.</i></p> <p><i>For non-designated heritage assets a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</i></p>		
Are there any heritage public benefits?	<input type="checkbox"/>	

If permission is granted the following condition(s) is/are suggested:

If permission is refused the heritage reason(s) for refusal should be:

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