

APPENDIX 3: BUILT HERITAGE STATEMENT



BUILT HERITAGE STATEMENT

Site Address
**Land at Fairlands
Guildford
Surrey**

On behalf of
Thakeham Homes

Date
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Author:
Thomas Copp BA (Hons) MA
AssocIHBC

Approved by:
Jo Evans Bsc (Hons) RTPI IHBC

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CONTENTS	PAGE(S)
EXECUTIVE SUMMARY	2
1 INTRODUCTION	3
2 LEGISLATIVE AND PLANING POLICY FRAMEWORK	4
3 HISTORIC BUILT ENVIRONMENT APPRAISAL	11
4 PROPOSALS AND ASSESSMENT OF IMPACT	19
5 CONCLUSIONS	22
APPENDICES	
APPENDIX A: HISTORIC MAP REGRESSION	
APPENDIX B: HERITAGE ASSETS PLAN	
APPENDIX C: LISTING CITATIONS	

EXECUTIVE SUMMARY

1. This Built Heritage Statement has been commissioned to provide a detailed assessment of the likely impacts on the historic built environment arising from a potential allocation for residential development of land at Fairlands, near Guildford, Surrey.
2. In accordance with paragraph 128 of the NPPF and Historic England guidance (notably *GPA3: The Setting of Heritage Assets*) it is demonstrated that the proposed allocation site forms part of the setting of the Grade II* listed Littlefield Manor and its associated Grade II listed Barn. The Site forms part of the extended setting of the listed buildings and comprises pasture land that has historically formed part of the same landholding and the listed buildings are visible from within the Site.
3. The Site is considered to contribute to the significance of these listed buildings, with the western sections of the Site making an important contribution to the significance of both Littlefield Manor and its associated Barn. This part of the Site permits views of Littlefield Manor's principal elevation and provides rural context. The eastern sections of the Site make a lesser, but still important, contribution to the significance of the listed buildings. The Site also forms part of the extended setting of the Grade II listed Clasford Farm.
4. The proposed allocation of the Site for residential use has the potential to result in adverse impacts to the significance of Littlefield Manor and its associate Barn. This is because development of the Site would reduce the rural setting of the listed buildings, continuing the encroachment of Fairlands from the east, and the alteration of views from and to the listed buildings. However, a number of mitigation measures have been developed to minimise any potential harm, including the retention of the western extent of the Site as open space, the retention of smaller areas of open space and SUDs within the eastern extent of the Site and the provision of a landscape programme, including new planting to reflect the currently enclosed setting of Littlefield Manor to the east and filter views to the proposed allocation. The retention of the western area of the Site as open space will also minimise any potential impacts to the significance of Clasford House.

5. These measures would ensure that any harm to the significance of the Littlefield Manor would remain less than substantial with harm to its associated listed Barn also remaining less than substantial and likely towards the lower end of this spectrum of harm. The significance of Clasford House would be preserved, with the proposed allocation being screened from this heritage asset.

1.0 INTRODUCTION

- 1.1** This Built Heritage Statement has been researched and prepared by CgMs Heritage, part of the RPS Group, on behalf of Thakeham Homes to assess the likely impacts on the historic built environment arising from the allocation for residential use of land at Fairlands, Guildford ('the Site').
- 1.2** The Site is currently being promoted for residential development through the Guildford Local Plan and this report has been commissioned to provide a detailed assessment of the likely impact on the Grade II* listed Littlefield Manor and its associated Grade II listed Barn. It also considers all other built heritage assets potentially affected by the proposed allocation. This report is based on the illustrative material currently available and is intended to inform and support the Delivery Document being prepared by RPS. It is not intended to be submitted as a standalone assessment at this stage or to support a full planning application.
- 1.3** This report addresses the requirement under Paragraph 128 of the National Planning Policy Framework (NPPF) which requires the applicant to explain the significance of the particular heritage assets likely to be affected by development and demonstrate the impact that development proposals will have upon that significance.
- 1.4** This assessment makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of detailed historical research, a site walkover survey and assessment conducted from publicly accessible locations around the Site, map studies and the application of professional judgement.
- 1.5** The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than three years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

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'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

2.2 Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 66 of the 1990 Act which states 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 setting.

2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

2.4 The Court agreed within 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 (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Department of Communities and Local Government (DCLG), March 2012)

2.5 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local

populace can produce their own distinctive Local and Neighbourhood Plans respectively. Such Plans consequently reflect the needs and priorities of their communities. Consultation on a number of modifications to the NPPF is currently ongoing, however, no major changes are anticipated to those elements related to the historic environment.

- 2.6** When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the '*golden thread*' that is expected to run through the plan-making and decision-making process.
- 2.7** The NPPF 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. The NPPF is clear that the significance of heritage assets can arise from their archaeological, architectural, artistic or historic interest.
- 2.8** Section 7 Requiring Good Design reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. Paragraph 58 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.
- 2.9** Section 12 Conserving and Enhancing the Historic Environment contains paragraphs which relate to development proposals that have an effect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.
- 2.10** The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

- The desirability of new development in making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.11 In order to determine applications Paragraph 128 states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made by their setting. The level of detail provided should be proportionate to each heritage asset's significance and sufficient to understand what impact will be caused upon their significance. This is supported by Paragraph 129 which requires LPAs to take this assessment into account when considering applications.

2.12 Paragraphs 132-134 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 132 states that where a development is proposed that would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 133 states that where a development would lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits or certain criteria are met. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

National Guidance

Planning Practice Guidance (DCLG)

2.13 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.

2.14 Key elements of the guidance relate 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 the degree of substantial harm will only be at a level 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.

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

- 2.15** Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.16** The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main '*heritage values*' being: evidential value; historical value; aesthetic value; and communal value. The guidance is currently being revised and updated to ensure full compliance with the NPPF, which will include an update to the heritage values so that they relate directly to the terms used in the glossary of the NPPF.

Overview: Historic Environment Good Practice Advice in Planning

- 2.17** The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *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).

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

- 2.18** 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 2015 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.19** 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.
- 2.20** 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. Further clarification on this matter has been provided by the High Court in relation to *Steer v Secretary of State for Communities and Local Government and Others* [2017] which stresses the potential importance and contribution of non-visual elements of setting.
- 2.21** 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.
- 2.22** 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.

2.23 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 5-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

2.24 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. The local planning policy is prescribed by Guildford Borough Council. The development framework is currently provided by the 2003 Local Plan, although the Borough Council are in the process of developing a new local plan.

Guildford Borough Local Plan 2003 (saved policies 2007)

Policy HE4: New development which affects the setting of a listed building

Planning permission will not be granted for development that adversely affects the setting of a listed building by virtue of design, proximity or impact on significant views.

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

3.1 Introduction

3.1.1 The Site is located west of Fairlands, which in turn is located to the west of Guildford, Surrey. The Site is currently accessed from Aldershot Road to the north and comprises pasture fields. It surrounds, but excludes, Littlefield Manor and its associated buildings and car parking, although part of the access road to the Manor is included within the redline boundary.

3.1.2 The boundaries to rear gardens on the western extent of Fairlands form the east boundary of the Site, with much of the north boundary formed by trees and Aldershot Road. The remaining boundaries are formed by treebelts and field boundaries.

3.1.3 The Site has a varying topography, with the northern extent generally flat, whilst the land slopes upwards within the southern part of the Site, towards its southern boundary. Round Hill is located within the southwest extent of the Site and is the highest point, permitting views over Littlefield Manor, the Site and surrounding area. However, the mature hedgerows, which form the field boundaries within and surrounding much of the Site, provide a strong visual buffer and sense of enclosure, restricting views from within much of the Site to the surrounding area, particularly to the south. Views are slightly more open to the north of the Site, which is currently used as paddocks, and include views to the houses lining Envis Way, Gumbrells Close and Quaker Way, forming the western extent of Fairlands.

3.2 Assessment of Significance

3.2.1 A 1 kilometre search radius has been used to identify built heritage assets potentially affected by the proposed allocation. There are 17 listed buildings within this search radius, while Wood Street Green Conservation Area is also located within 1 kilometre of the Site. With the exception of the Grade II* listed Littlefield Manor all of these buildings are listed at Grade II. However, the majority of these built heritage assets share no visual, functional or historical connection with the Site and as such it is considered that the Site does not form part of their setting, nor contribute to their significance. They have subsequently been discounted from further discussion within this report.

- 3.2.2 The Site surrounds, though excludes, Littlefield Manor and its associated listed Barn and forms part of the setting of these listed buildings. Detailed consideration is given to them below. In addition the Site shares some intervisibility with the Grade II listed Clasford Farm, which is also considered below.
- 3.2.3 The following section contains an assessment of the significance of the listed buildings and considers how their settings, including the Site, contribute to this significance, in accordance with steps 1 and 2 contained in *GPA3: The Setting of Heritage Assets*. Section 4.2 demonstrates how the proposed allocation will affect this significance, including reference to any relevant design or mitigation measures, as required under steps 3 and 4 of the guidance document.

Littlefield Manor (Grade II*; NHL 1191554)

- 3.3.1 Littlefield Manor comprises a two-storey, sixteenth-century house, fronted by a late seventeenth-century range of two-and-a-half storeys. The front range, which faces west and now comprises the principal, entrance elevation, is a symmetrical seven-bay range constructed from blue bricks, with red brick used for decoration. The range is of two storeys with basement and attic, the latter set within gables, including an elaborate central gable with segmental top. The elevation retains lead paned windows with timber transoms and mullions, which appear to be original. The rear ranges comprise the earlier sixteenth-century house, a two-storey, timber-framed construction with red-brick infill and some tile hanging. The roofs are generally gabled and finished with tiles and include a number of prominent red-brick chimney stacks.
- 3.3.2 The setting of the listed building can reasonably be divided into its immediate setting, comprising associated buildings, access road, formal gardens and parking; and its extended setting, which comprises much of the Site and the agricultural land beyond, both of which contribute to the overall significance of the listed building.
- 3.3.3 The immediate setting includes the Grade II listed Barn (discussed in detail below) together with a number of additional agricultural ancillary buildings, dating from the eighteenth century to the twentieth. Immediately north of the Manor there is a small group of agricultural buildings, including the listed Barn, that appear to date from the eighteenth century, arranged around a formal courtyard, forming a modest model farm. As noted in the listing citation for the

Barn, this building is listed '*for group value only*' and together these buildings strongly contribute to the significance of Littlefield Manor through reflecting the relationship between the principal building, as a gentry farmhouse, and its more modest ancillary buildings. This relationship remains legible despite the conversion of some of the buildings and contributes to the historic value of Littlefield Manor. Beyond this to the north there are a series of larger twentieth-century agricultural buildings. Although these reflect the agricultural function of Littlefield Manor their utilitarian design and large scale mark them as negative features within the listed building's setting, detracting from its overall significance.



Plate 1: Littlefield Manor viewed from Round Hill to the west. The listed Barn is visible to the left of the principal building. Post-war residential development is visible in the background with part of the eastern area of the Site also visible.

- 3.3.4 The immediate setting of the listed building also includes formal gardens to the east, comprising a modest walled garden with lawn beyond which includes a number of mature specimen trees. These reflect the status of the listed building and provide an aesthetically pleasing backdrop to views to Littlefield Manor, positively contributing to both its historic and architectural interest. The approach to the listed building also allows its high-quality seventeenth-century façade to be experienced with the gardens as the backdrop, once more allowing

for its architectural interest to be experienced and contributing to its overall significance. The immediate setting also includes large areas of hardstanding, now used for car parking, which are negative features but are generally well separated from the listed building.

- 3.3.5 Beyond this immediate setting, much of the listed building's extended setting is formed by the Site which surrounds the listed building. The 1838 Worplesdon Tithe (Figure 5) and Apportionment record the Site as being in the same ownership and sharing the same tenant as Littlefield Manor, comprising arable or pasture land serving the listed building. As such the Site forms part of the historic landholding of the Manor, with this shared functional association legible today, contributing to the historic interest of the listed building. However, the differing topography and vegetation within the Site means that its contribution to the significance of the listed building is not uniform.
- 3.3.6 To the west the setting of Littlefield Manor is generally more open, with the mature trees here set away from the listed building, which provide views of its principal elevation and an appreciation of its high-quality design. This relatively open setting allows views from within the western extent of the Site and, notably, elevated views from Round Hill where it is possible to view the listed building within its context, which includes the neighbouring agricultural buildings. In addition the northeast area of the Site is visible in these views with residential development on the edge of Fairlands seen beyond this. Overall the western area is considered to contribute positively to the significance of Littlefield Manor by virtue of allowing these views and sharing a functional connection with the listed building.
- 3.3.7 To the east, and particularly beyond the listed building's formal gardens, the setting of Littlefield Manor is more enclosed by virtue of the mature planting both within and on the boundary of the garden. This means views are generally more limited from these areas of the Site than from the west, however, partial views of the listed building are still possible and contribute its significance. Generally views are restricted to the upper elements of the listed building, with its roofline, punctuated by the prominent chimney stacks, a notable feature within these views, rising above, or seen between the intervening vegetation. Although these views permit only a partial experience of the listed building, they do indicate a building of some status, set within well-treed grounds, indicating the presence of a prominent gentry house or similar. The changing nature of these

views also means that from certain vantage points, such as directly east of the listed building and directly south, fuller views are possible, allowing for an appreciation of the architectural interest of the listed building. When taken together with the historic functional association between the Site and the listed building, these partial views positively contribute to the significance of Littlefield Manor.



Plate 2: The rear elevations of Littlefield Manor, including the earlier phases, viewed from the east.

- 3.3.8 The northern element of the Site also forms part of the approach to the listed building, comprising a track that serves Littlefield Manor and a few additional buildings. This approach has a rural feel and reflects the role of the listed building as a rural gentry house.
- 3.3.9 Littlefield Manor is a heritage asset of the highest significance, as defined by the NPPF, which derives from the building's historic interest, including the differing construction methods used across its two principal phases, and architectural interest, particularly evident in its high-quality seventeenth-century design. The immediate setting of the listed building, including its associated ancillary buildings, strongly contributes to this significance. The extended setting of

Littlefield Manor also makes an important contribution to its significance, although this does vary across the Site.

Barn 5 yards to left of Littlefield Manor (Grade II; NHL 1377709)

- 3.3.10 The Barn was constructed in the eighteenth century and is a timber-framed building set on a brick plinth and finished in weatherboarding with a half-hipped red tile roof. The building forms part of a small cluster of historic agricultural ancillary buildings immediately north of Littlefield Manor and is listed for group value with the Manor.
- 3.3.11 The setting of the listed building comprises these functional and historic associations with the principal building and the neighbouring agricultural buildings. As discussed above the relationship with Littlefield Manor is a key element of the listed building's significance, with the Barn having been constructed, seemingly as part of a larger set of agricultural building, to support the Manor and assist in farming and maintaining the wider estate. This immediate setting consequently makes an important contribution to the Barn's significance.
- 3.3.12 Beyond this the setting includes the wider agricultural surrounds, principally comprising the Site, which also shares an historic connection with the listed building. The diminutive scale of the Barn, particularly when compared with Littlefield Manor, means that views of the listed building from the surrounding area are limited and restricted by intervening vegetation and built form. As with the Manor, views from within the Site are fullest from the west, notably from Round Hill, where it is possible to view the Barn set alongside Littlefield Manor, which illustrates the Barn's historic role. From the eastern extent of the Site views are more limited and obscured by intervening vegetation, meaning that it is not possible to understand the historic functional association between the listed building and this part of the Site, or to experience the Barn in its own right.
- 3.3.13 The significance of the Barn is derived from its historic interest as an eighteenth-century agricultural building and, particularly, its group value and association with the neighbouring Littlefield Manor. Its setting, particularly its immediate setting, is integral to this. The extended setting of the listed building, comprising the agricultural land historically associated with the Barn, also contributes to this significance through demonstrating this remnant functional association.

Clasford Farm House (Grade II; NHL 1029615)

- 3.3.14 Clasford Farm House is a seventeenth-century building, constructed from timber frame with whitewashed brick infill, set on a brick plinth. The building is of five bays with irregular fenestration and features heavy arched timber framing to the first floor. It has a half-hipped tile roof with end chimney stacks.



Plate 3: Clasford Farm House viewed from the north, with Clasford Lodge to the left.

- 3.3.15 The listed building is located south of Aldershot Road, approximately 75 metres west of the Site at its nearest point. To the northwest there is a range of ancillary buildings that appear to date from the eighteenth century and would have historically served the listed building. These are of a similar design to the Farm House and contribute to the significance of the listed building because they reinforce its character as a rural agricultural building with its associated outbuildings. However, the immediate setting of the listed building has also been markedly changed during the twentieth century as a result of the construction of a number of large-scale light industrial units to the south of the listed building, together with the construction of Clasford Lodge, a poor-quality post-war house which together have eroded the rural and isolated setting that the listed building would have once experienced.

- 3.3.16 Beyond this to the south and southeast the setting of the listed building remains generally rural, with much of this land comprising the western extent of the Site. The Worplesdon Tithe records that the listed building was under the same ownership as the wider Littlefield Manor estate in the nineteenth century, with the Site subsequently also sharing an historic functional association with the listed building. The flat, open nature of the Site here allows views of the listed building and provides a partial experience of it within this largely rural context, reflecting its historic role as a farmhouse. However, the light industrial estate to the southwest is a prominent visual feature which diminishes this contribution. From further east within the Site the mature hedgerows and vegetation limit views of the listed building, with any remaining views being partial, glimpsed views only which do not allow for an experience or appreciation of the Farm House's significance. As such these parts of the Site, including all of the land to the east of the access road to Littlefield Manor, are not considered to contribute to the significance of Clasford Farm House, because the previous historic association is no longer legible.
- 3.3.17 The significance of Clasford Farm House is drawn from its historic and architectural special interest as an example of a post-medieval farmhouse built in a vernacular style. The setting of the listed building has undergone a number of changes in the twentieth century and now makes a varied contribution to its overall significance, although the rural context provided by the northwest extent of the Site does still contribute to the significance of the listed building

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Proposals

4.1.1 The Site is currently being promoted for residential development, with associated infrastructure and landscaping. Development proposals are at an early stage although an indicative masterplan has been prepared to demonstrate the likely layout of the scheme. The proposals have been developed to minimise the potential impacts on the historic built environment, with the entirety of the western extent of the Site retained as open space, including the SANG, whilst large areas of open space will also be provided to the east, helping to retain the existing open views of Littlefield Manor. In addition the development would provide a sympathetic landscaping programme to strengthen the existing planting, where relevant, and assist in reducing or filtering views from the Manor to the surrounding proposed allocation.

4.1.2 The following section provides only an initial assessment of impact based on the broad development principles established to date. Suggested mitigation measures are also included which may be adopted to reduce any potential harm to the significance of the relevant heritage assets identified and assessed above. It will be necessary to update this assessment of impact as the design evolves and to provide a full, detailed assessment that accords with the requirements of the NPPF and Historic England guidance to support a future planning application or in support of the allocation process.

4.2 Initial Assessment of Impact

Littlefield Manor

4.2.1 The proposed allocation would partly erode the current rural setting of the listed building. The proposed allocation would be located on land that is historically connected to the Manor. In addition there will be changes to views from and to Littlefield Manor. From Round Hill, which provides the fullest view of the listed building from within the Site, the proposed allocation would be brought forward from the point at which it is presently seen on the edge of Fairlands, and would consequently reduce the rural character within this particular area. However, it will still be possible to experience the architectural interest of the listed building, together with its associated historic agricultural buildings. Therefore while the rural context of this view will be reduced, this will have a limited impact on the

significance of Littlefield Manor, given its significance lies largely in its architectural interest rather than its former agricultural connections. It should also be noted that the western areas of the Site would be retained as open space because these currently provide the widest and most extensive experience of the listed building and, as part of the view from the principal elevation, are considered to most strongly contribute to its significance. The way in which these particular views contribute to significance would therefore remain largely unaltered.

- 4.2.2 The area directly east of the listed building, within the eastern section of the Site, would be retained as open space. This area provides the most clear and wide views of the rear elevations of the listed building, including the earliest parts of the structure. This means that from within this retained open area the experience of the listed building would remain largely unaltered. Although the proposed allocation would encroach to a small degree into these retained views, it is considered that the existing experience of the listed building would be changed to a minor degree. The remaining views from the eastern parts of the field parcels will be altered or obscured by the proposed allocation, together with the additional planting proposed. Although this will further reduce views of the listed building, at present these are limited by the mature specimen planting which, together with the listed building, provides only a partial experience and appreciation of its significance, with any adverse impact subsequently being limited.
- 4.2.3 The approach to the listed building would also be altered because of proposed alterations to the junction. This would upgrade the existing junction with Aldershot Road which is currently a discreet turning onto a rural lane. This would alter the setting of the listed building and introduce a more urban, less isolated approach. However, the part of the track within closest proximity to the listed building would remain unchanged and therefore any impact to the significance of Littlefield Manor would be limited.
- 4.2.4 The proposed allocation would mean that the existing rural character of the setting to Littlefield Manor would be reduced. In addition, the historic association between the Site and Littlefield Manor would be eroded. Although these changes, coupled with the reduction in views of the listed building from within the Site, would result in harm to the significance of the listed building, the level and impact of that harm would be reduced by the introduction of a number of

mitigation measures outlined above and would ensure that any harm would remain less than substantial.

Barn five yards to left of Littlefield Manor

- 4.2.5 As with Littlefield Manor, the proposed allocation would erode the rural surroundings of the Barn, which historically shared a direct functional association with the listed building due to its agricultural function, although the building now appears to be in non-agricultural use associated with the Manor. In contrast to the Manor, there would be a limited visual impact on the setting of the Barn. Views from Round Hill would be altered, with the proposed allocation becoming more prominent within the backdrop of these views. However, it would still be possible to experience the listed building, within the same context as the Manor house which would allow for an understanding and appreciation of its historic role as an agricultural ancillary building. There would be limited changes to views from the eastern extent of the Site. At present these views provide only a very limited experience of the listed building and do not make a notable contribution to its significance. Overall any impacts would be limited in magnitude and would remain less than substantial.

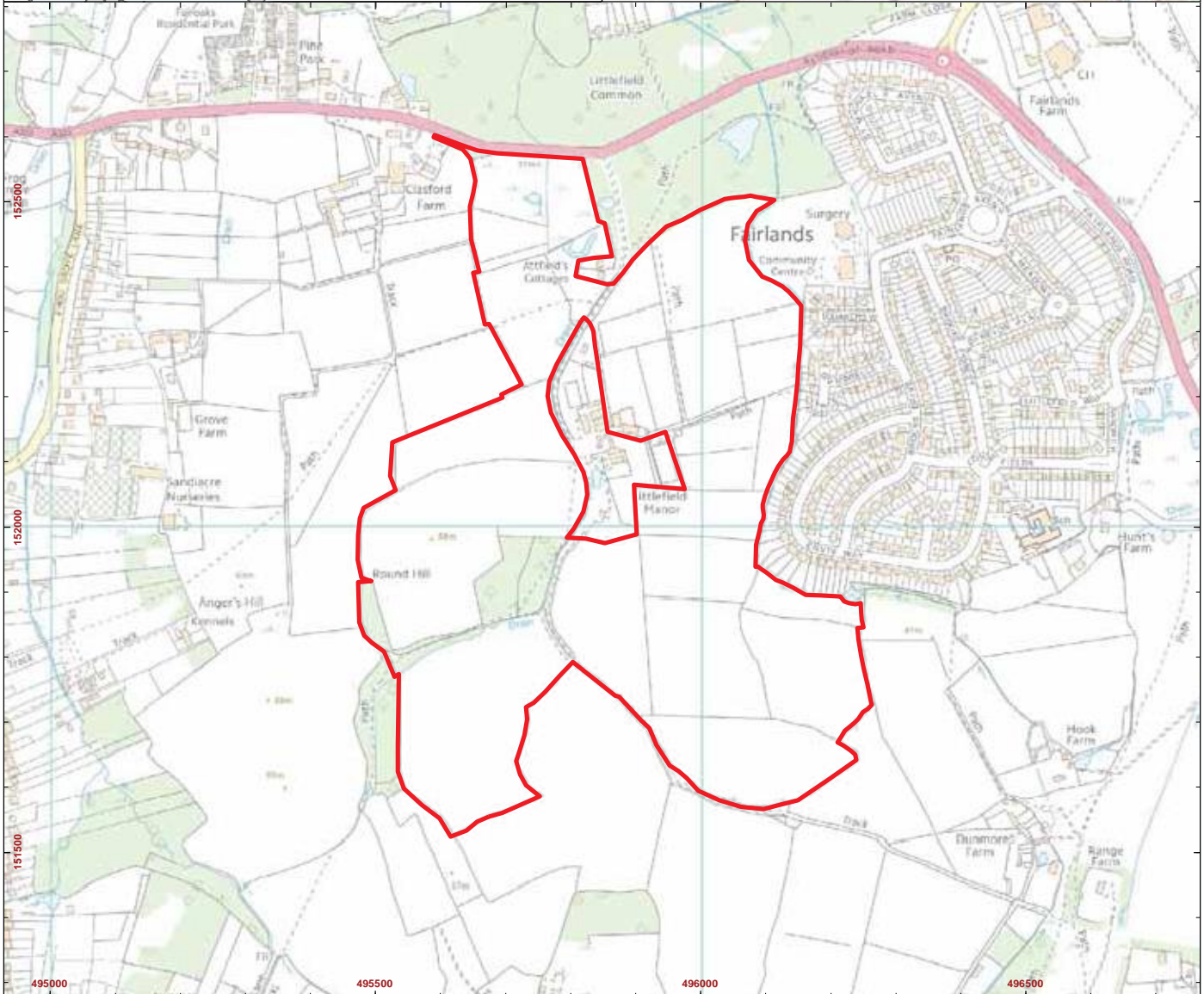
Clasford Farm House




- 4.2.6 The western extent of the Site would remain largely undeveloped. Therefore, this remnant element of the listed building's rural setting would be unchanged, with its contribution to the significance of the listed building also unchanged. The proposed residential development and associated highways works would be screened from the listed building by intervening built development and the abundance of planting in this location, with no visual impact on the listed building. Whilst the Site does share a remnant functional association with the listed building, this only remains legible within the northwest extent of the Site. This part of the setting would remain, unchanged by the proposed allocation. As such the proposed allocation will have no impact on the significance of Clasford Farm House.

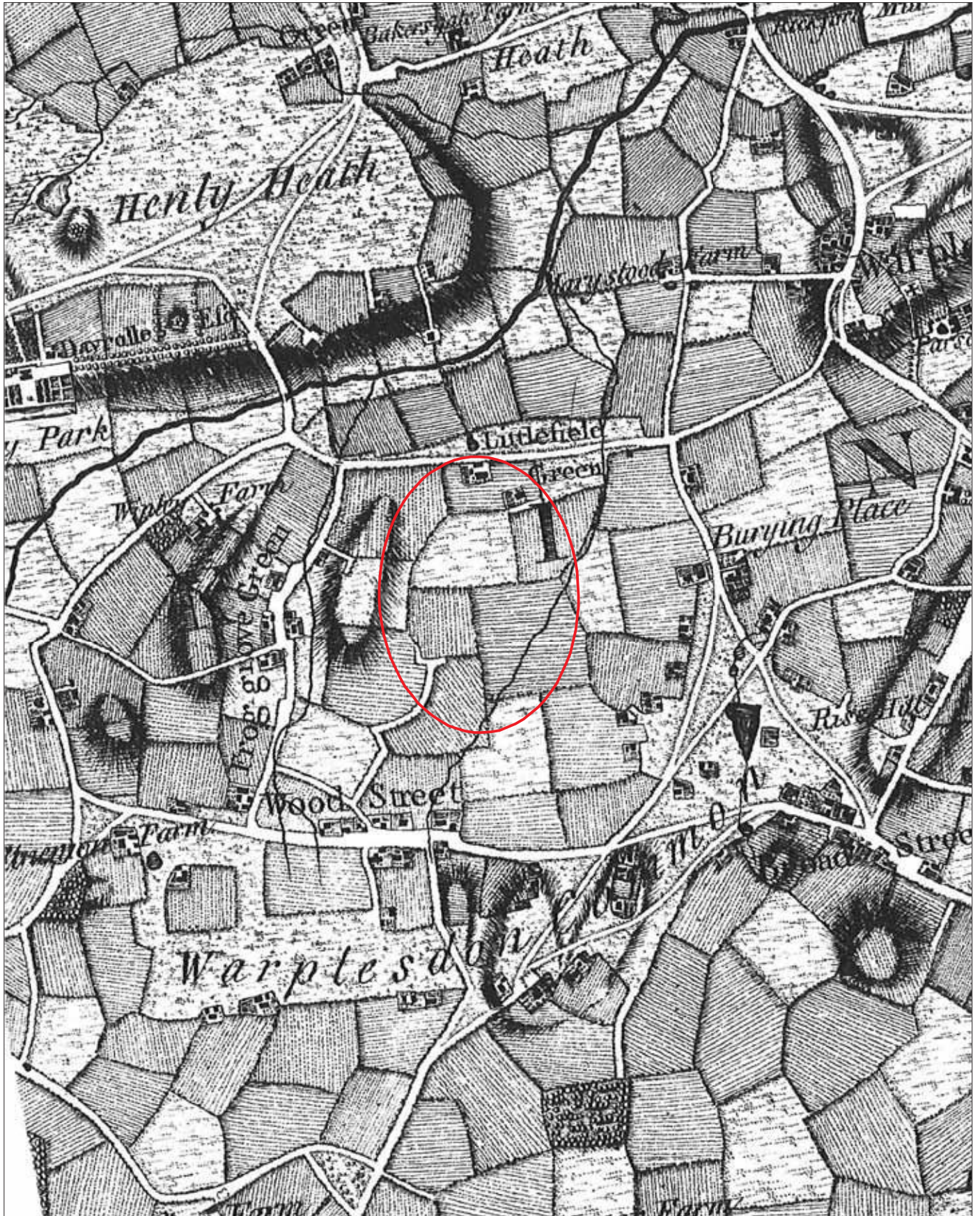
5.0 CONCLUSION

- 5.1** This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment that would result from a proposed residential allocation on land at Fairlands, Guildford. This Statement builds upon earlier assessment work undertaken by CgMs and the wider design team and responds to the illustrative masterplan.
- 5.2** It has been demonstrated that the proposed allocation, and subsequent development, of the Site has the potential to affect three listed buildings as a result of development within their settings. With regards to Clasford Farm House it has been demonstrated that there will be no impact on the significance of this heritage asset, with the special interest of the listed building preserved. The assessment concludes that the proposed allocation has the potential to result in adverse impacts to the significance of the Grade II* listed Littlefield Manor and its associated listed Barn, both of which are surrounded by the Site. However, extensive mitigation measures have been devised which would help to ensure that any harm would be less than substantial in National Planning Policy Framework terms.
- 5.3** This Built Heritage Statement meets the requirements of the NPPF and provides sufficient information to inform the emerging allocation and the Delivery Document. It will be necessary to update this report as the masterplan develops and before submission as part of a formal planning application.

APPENDIX A: HISTORIC MAP REGRESSION



<p>  Site Boundary </p> <p style="text-align: center;">±</p>		<p>Scale at A4: 1:10,000</p> <p>0  250m</p> <p style="text-align: center;">Figure 1: Site Location</p>
---	--	---

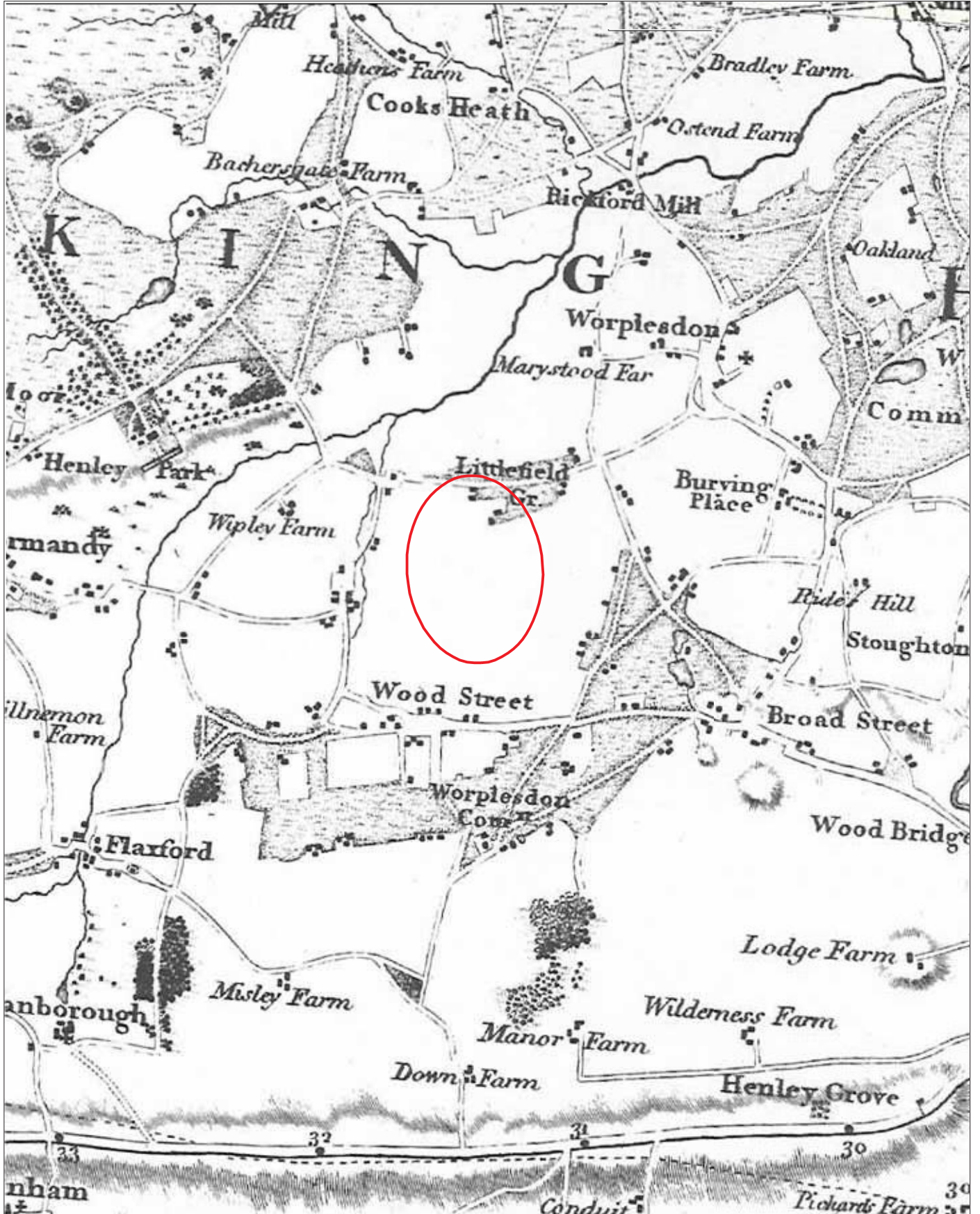


 Site Location



Not to Scale:
Illustrative Only

Figure 2:
1768 Rocque Map of Surrey



 Site Location



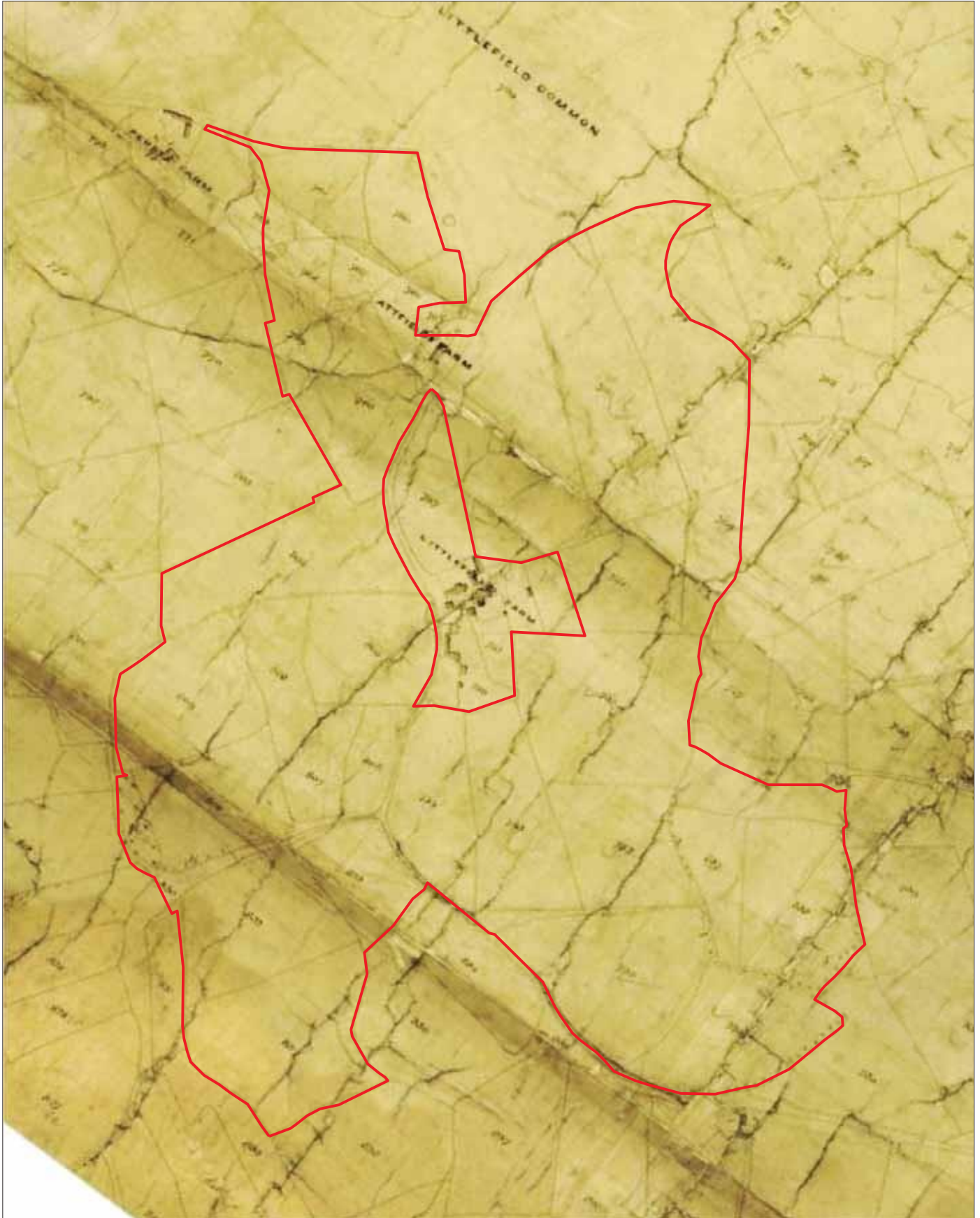
PART OF RPS

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Not to Scale:
Illustrative Only

Figure 3:
1793 Lindley & Crosley
Map of Surrey

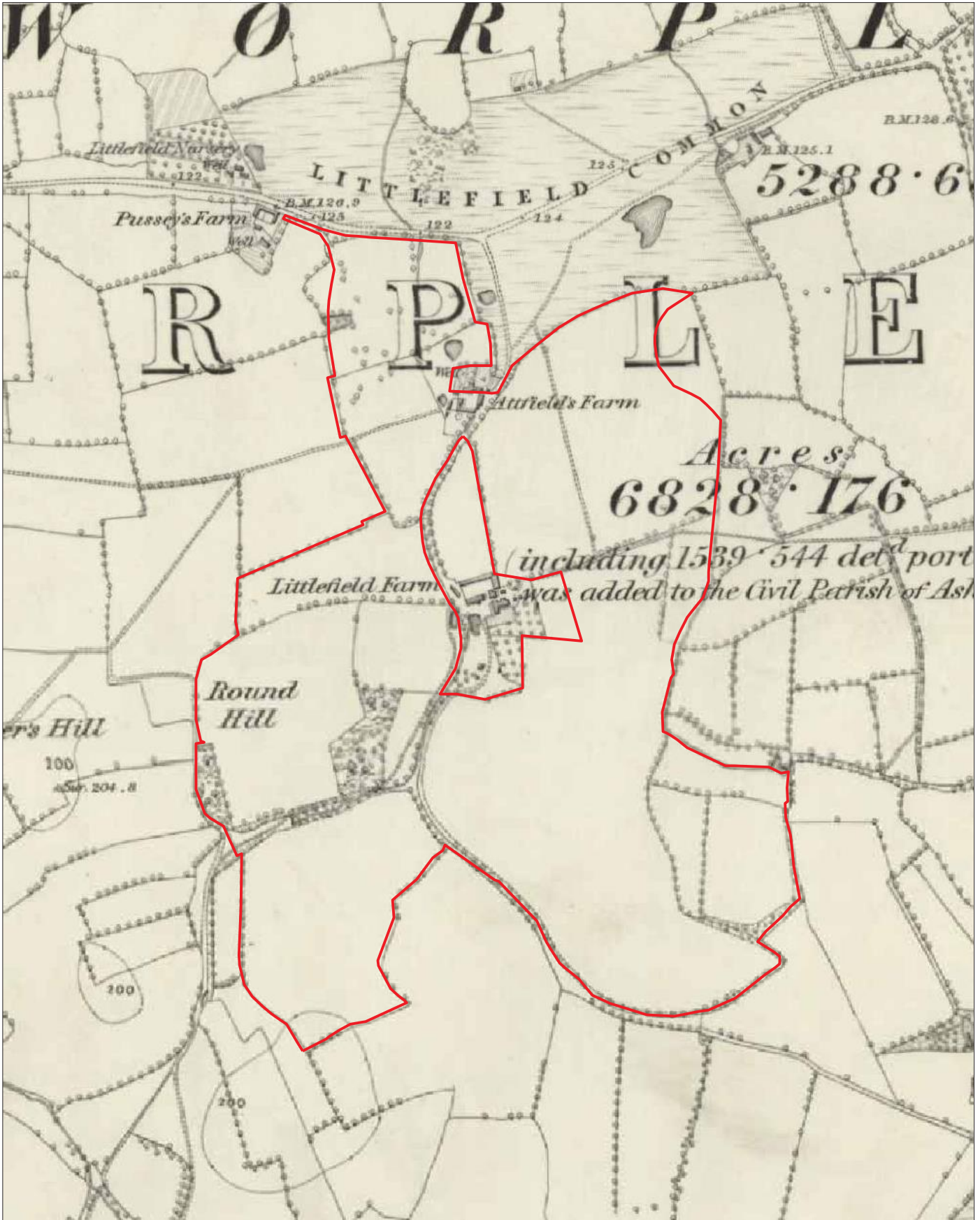


 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1838 Worplesdon Tithe
Map

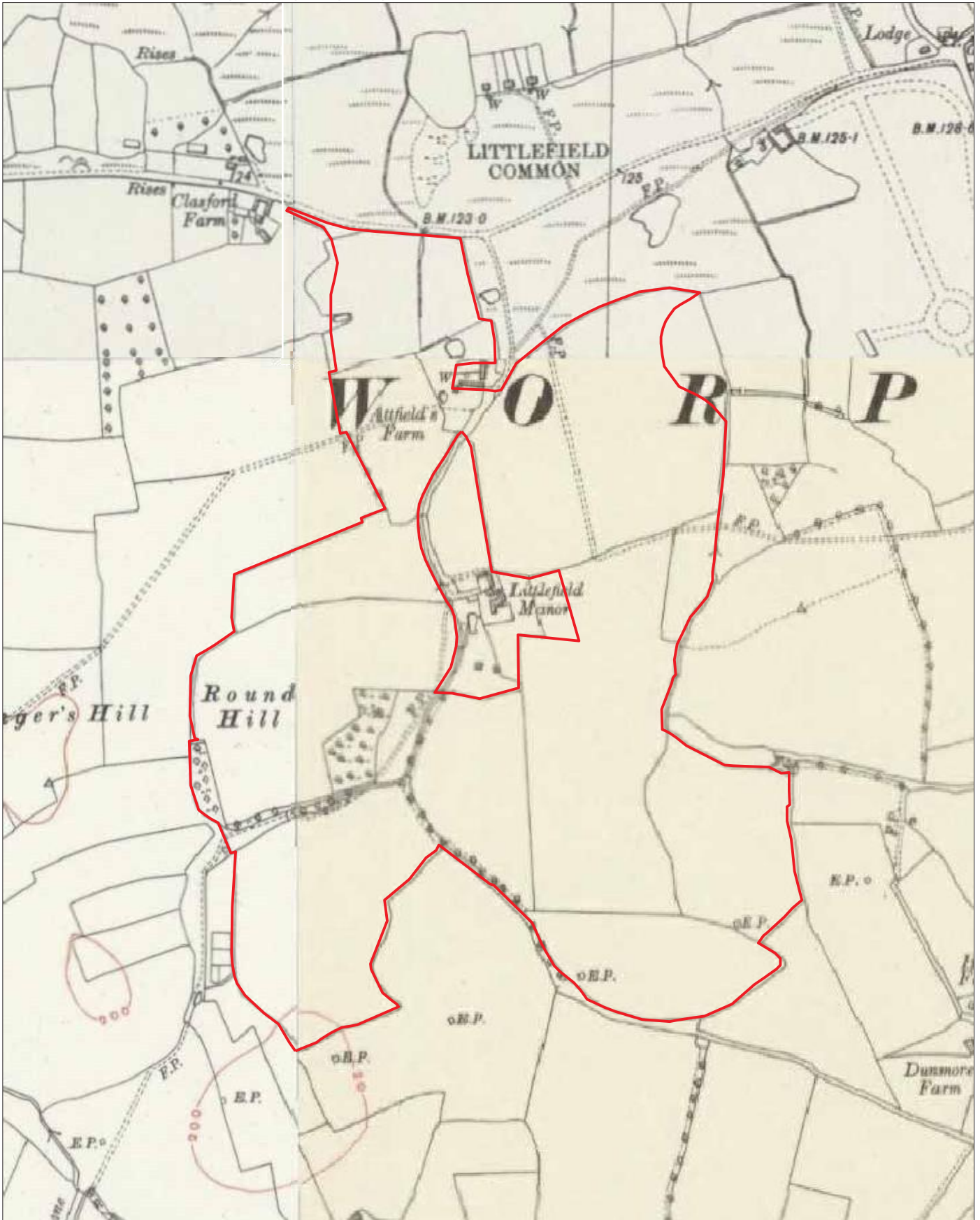


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1873 Ordnance Survey
(1:10560)



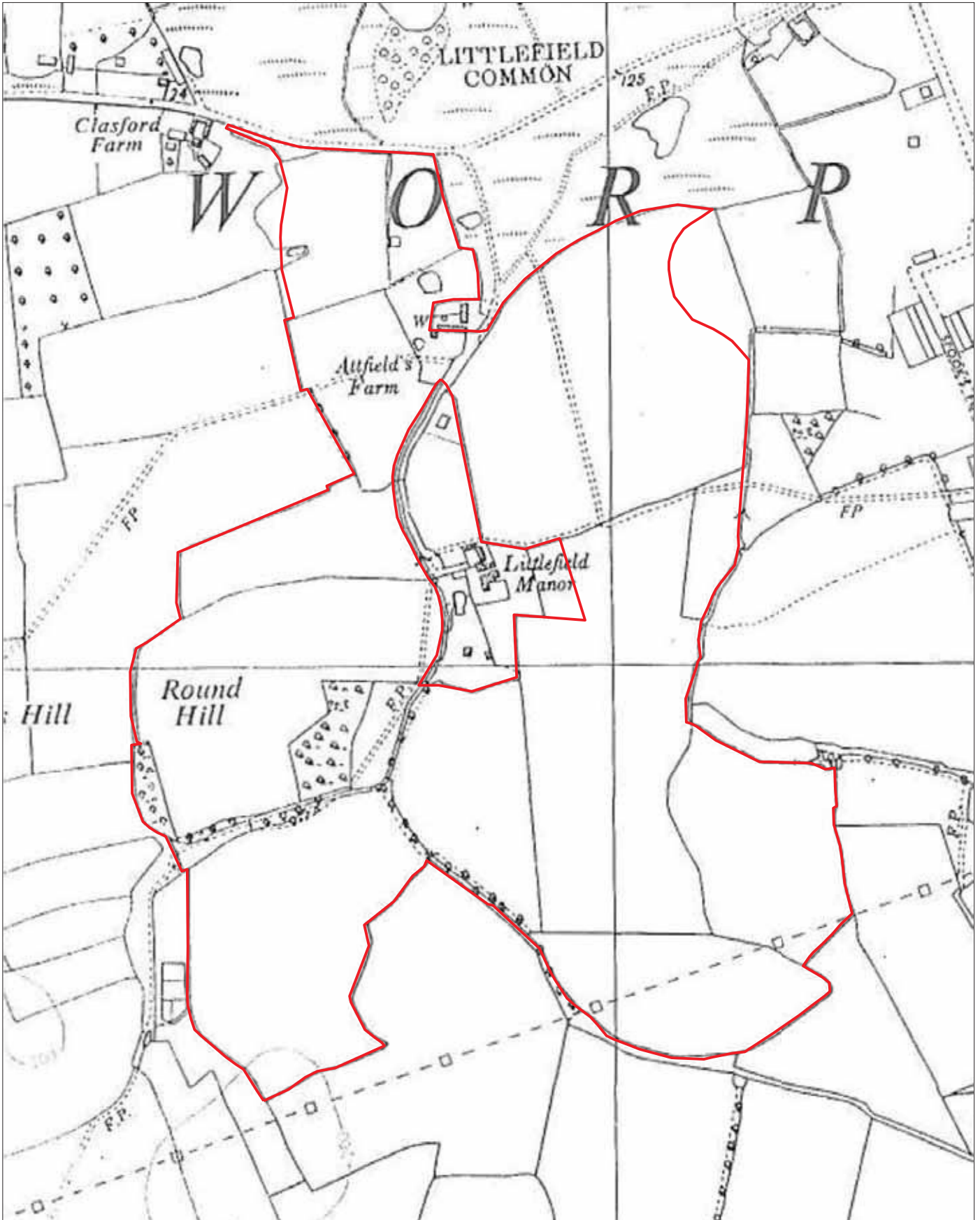
 Site Boundary



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Not to Scale:
Illustrative Only

Figure 6:
1934-8 Ordnance Survey
(1:10560)



 Site Boundary



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Not to Scale:
Illustrative Only

Figure 7:
1961 Ordnance Survey
(1:10560)



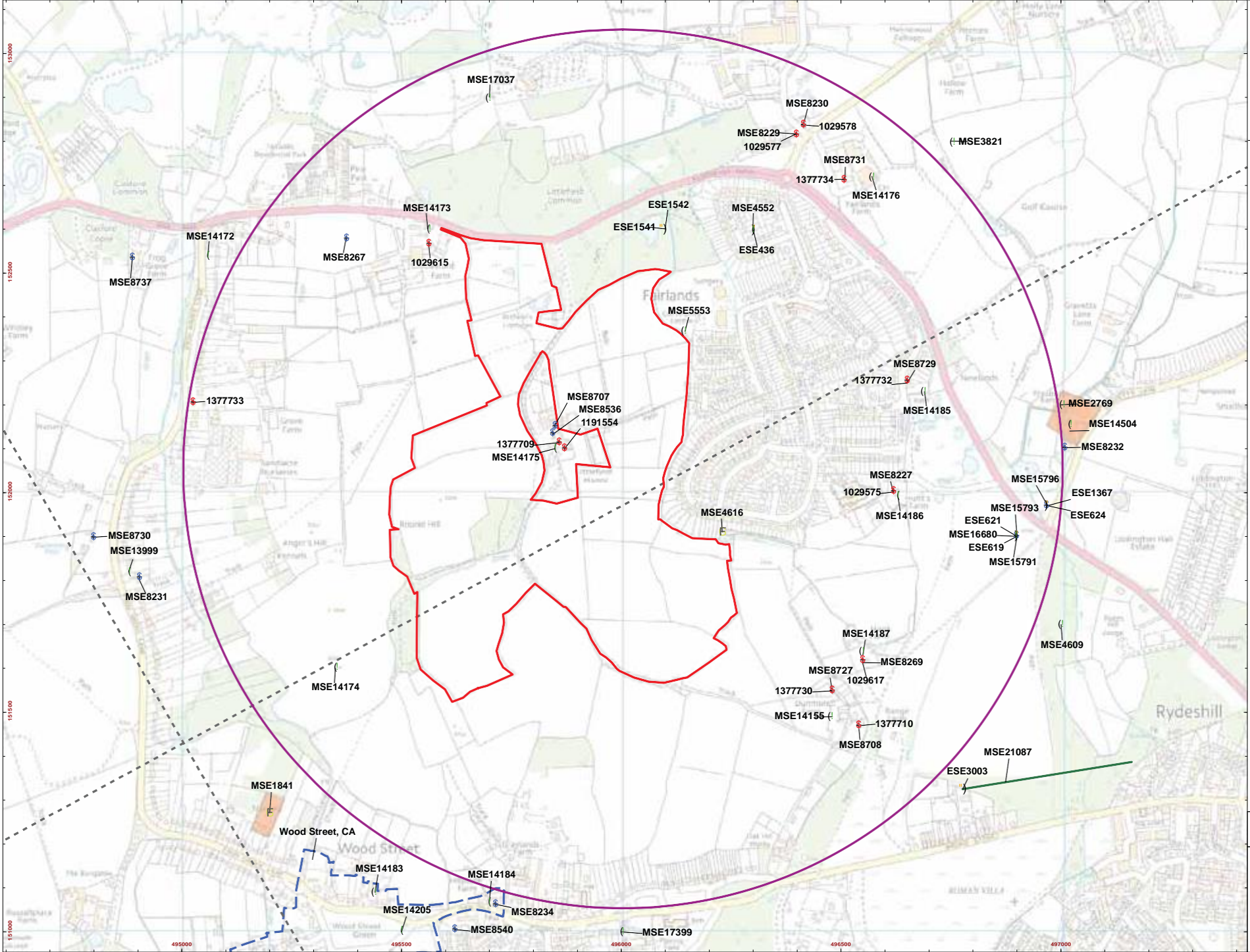
 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
2015 Google Earth
Image

APPENDIX B: HERITAGE ASSETS PLAN

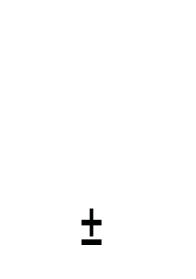


- Site Boundary
- Search Radius 1km

- Designated Heritage Assets:**
- Listed Building
 - Conservation Area
 - Area of High Archaeological Potential

- Non-Designated Heritage Assets:**
- HER Record (Point)**
- Building
 - Find Spot
 - Monument
- HER Record (Linear)**
- Monument
 - Projected Roman Road

- Previous Archaeological Work:**
- Event Record (Point)



Scale at A3: 1:8,000

Appendix B:
HER Data Plot (data sourced from Surrey HER)

APPENDIX C: LISTING CITATIONS



Historic England

LITTLEFIELD MANOR

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LITTLEFIELD MANOR

List entry Number: 1191554

Location

LITTLEFIELD MANOR, ALDERSHOT ROAD

The building may lie within the boundary of more than one authority.

County: Surrey

District: Guildford

District Type: District Authority

Parish: Worplesdon

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14-Jun-1967

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 288194

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SU 95SE WORPLESDON C.P. ALDERSHOT ROAD

5/130 Littlefield Manor 14.6.67

GV II*

House. C16 to rear with late C17 front range. Timber framed to rear with red brick infill, blue/grey brick front with red brick dressings, plain tiled roofs. 2 storeys with gable attics over basement, offset end stack to rear with brick dog-tooth band to top, further stacks to rear. Basement Plinth, plat bands over ground and first floors, brick on edge coping to top. Symmetrical seven

bay front with end wings, 2 bays wide, projecting. Straight sided gables over end wings, shaped gable to centre with segmental top. One 2-light headed casement window in each gable under brick plat band. Seven "cross" windows across first floor under gauged brick heads, six on ground floor. Central studded and ribbed oak door up a flight of four steps. Fine volute scroll brackets to flat hood over blocked transome light.

Rear: Wings to rear, one with half-hipped roof. Tile hung gable bay with frame exposed on first floor.

LeL hand return front: original 4-light diamond mullion window to ground floor. Arched C17 door to centre of front with rose and thistle decorations in spandrels of the surround. Further door with heraldic decoration.

Interior: Original panelling in ground floor room to right, large open fireplace in leL handroom.

PEVSNER: BUILDINGS OF ENGLAND, SURREY (1971) pp 540-1

Listing NGR: SU9584452132

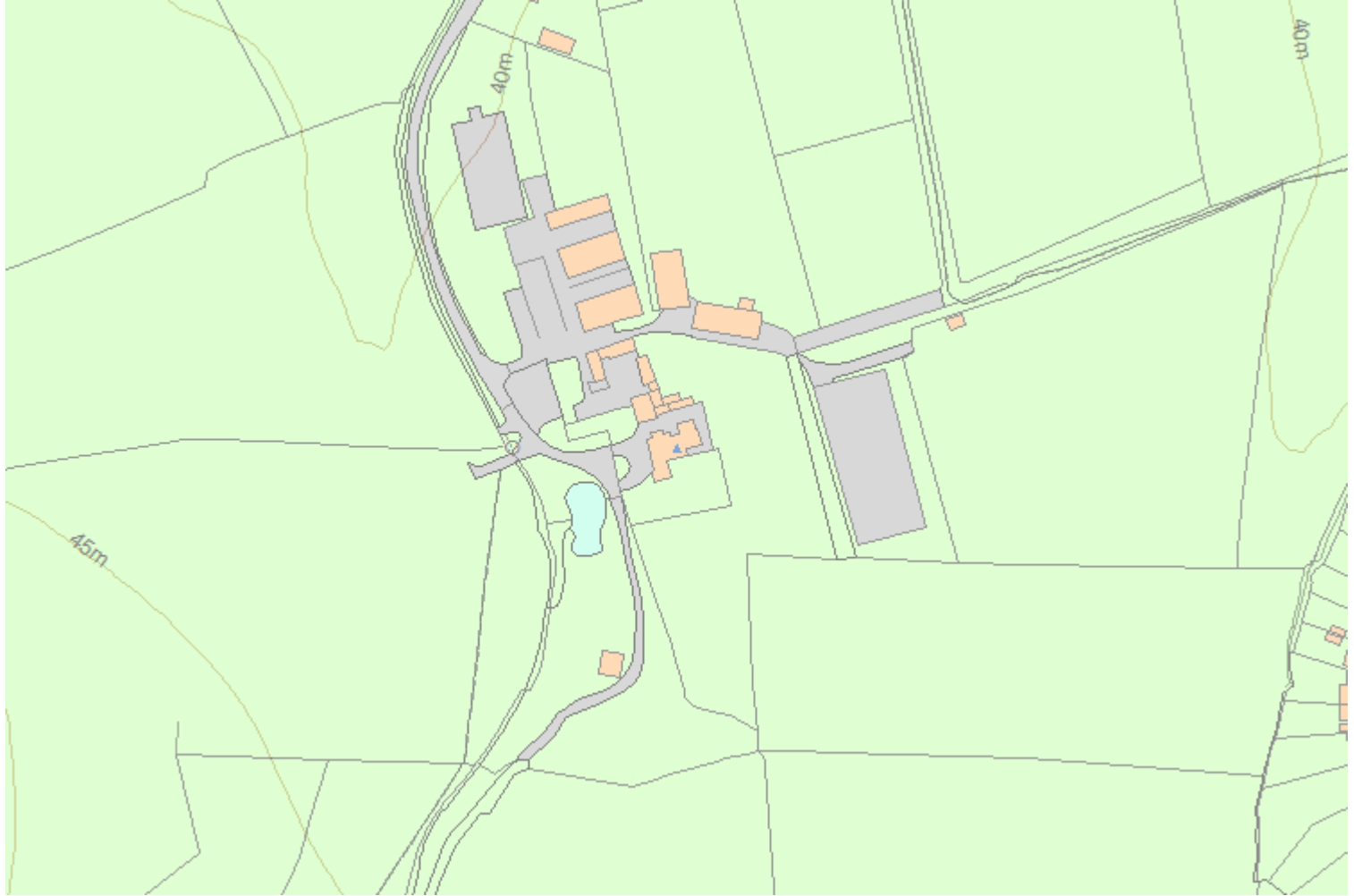
Selected Sources

Books and journals

Pevsner, N, Nairn, I Rev. by Cherry, *The Buildings of England: Surrey*, (1971), 540-541

National Grid Reference: SU 95871 52099

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/178074/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 02-May-2018 at 08:31:09.

End of official listing



Historic England

BARN 5 YARDS TO LEFT OF LITTLEFIELD MANOR

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BARN 5 YARDS TO LEFT OF LITTLEFIELD MANOR

List entry Number: 1377709

Location

BARN 5 YARDS TO LEFT OF LITTLEFIELD MANOR, ALDERSHOT ROAD

The building may lie within the boundary of more than one authority.

County: Surrey

District: Guildford

District Type: District Authority

Parish: Worplesdon

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Dec-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 288195

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SU 95SE WORPLESDON C.P. ALDERSHOT ROAD

5/131

Barn 5 yardstoleLof Littlefield Manor

GV II

Barn. C18. Timber framed on brick plinth, weatherboard cladding above half-

hipped plain tiled roof. Rectangular. 3 bays. Central door with window above, further window to right. Further door to right. Included for group value only.

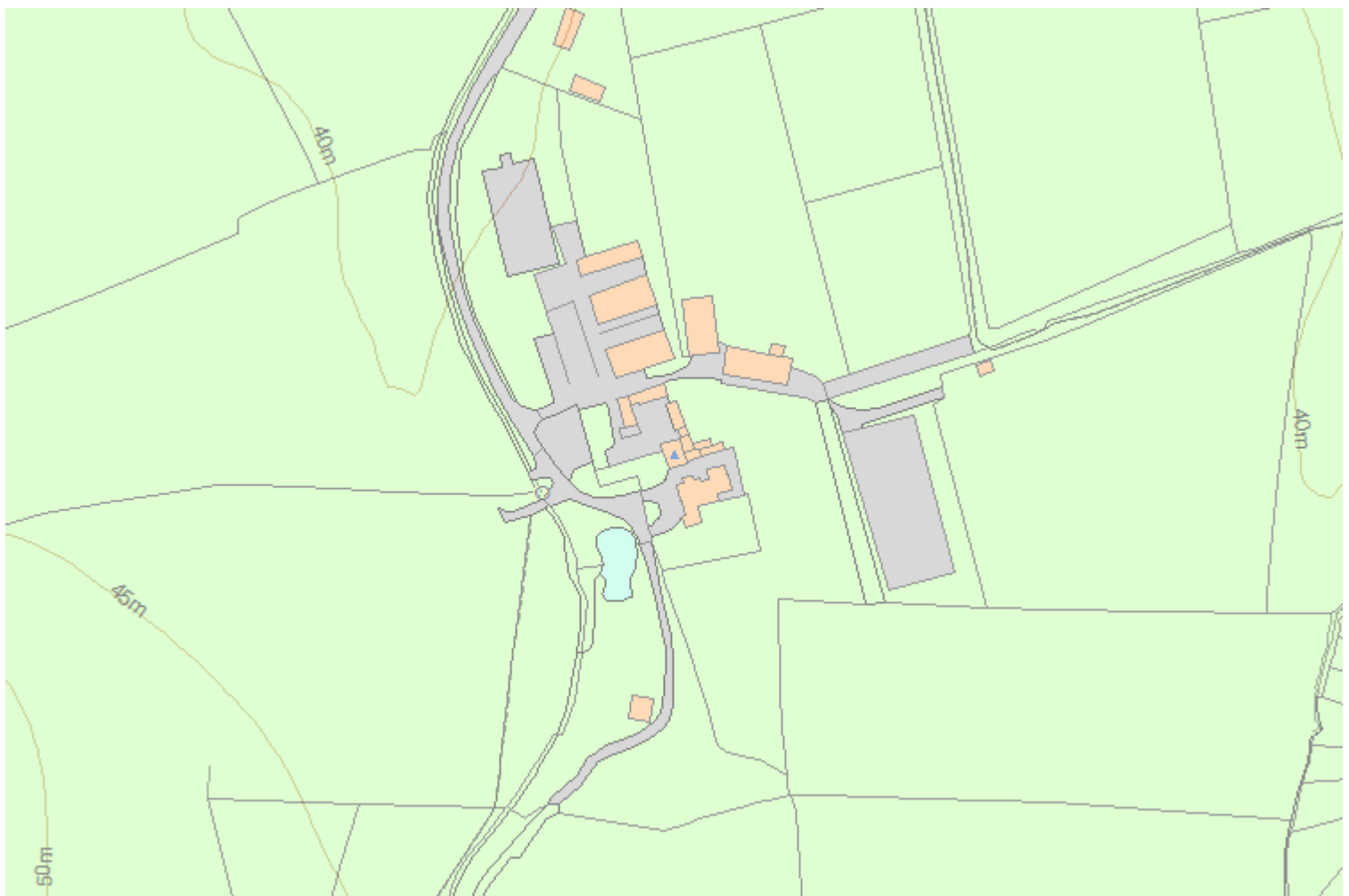
Listing NGR: SU9585952114

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU9585952114

Map



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Historic England

CLASFORD FARM HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CLASFORD FARM HOUSE

List entry Number: 1029615

Location

CLASFORD FARM HOUSE, ALDERSHOT ROAD

The building may lie within the boundary of more than one authority.

County: Surrey

District: Guildford

District Type: District Authority

Parish: Worplesdon

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Jun-1967

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 288193

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SU 95SE 5/129 14.6.67 WORPLESDON C.P.

ALDERSHOT ROAD

Clasford Farm House

II

House. C17. Timber framed on brick plinth, exposed above with whitewashed brick infill, plain tiled roof originally thatched, half-hipped to ends. 2 storeys. Ridge stacks to right and 1eL. 5 framed bays with heavy arched bracing to first

floor. Metal casement windows, 4 across the first floor, 5 below. Ribbed and studded door to right with arched heads to ribs, in gabled brick porch with block rustication to jambs and dentils to gable. Right hand return front: curved bracing exposed. Rear: pentice extension across ground floor, wing to right. Interior: substantial framing exposed. Deep brick fireplaces.

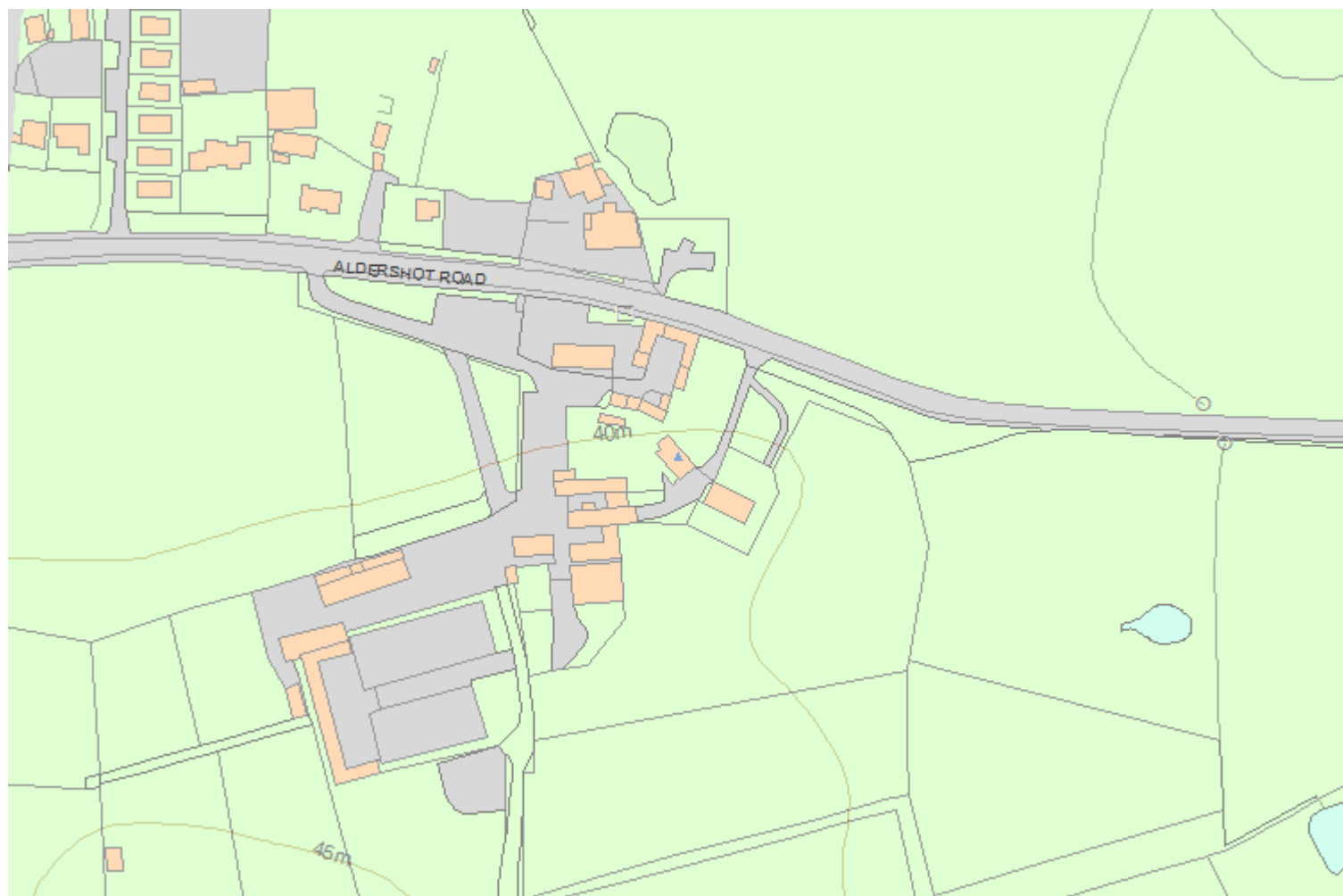
Listing NGR: SU9556252565

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU9556252565

Map



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APPENDIX 4: SANG ASSESSMENT AND DELIVERY TECHNICAL
NOTE



Technical Note

Project: Fairlands, Guildford
Title: SANG Assessment and Delivery
Date: 10 May 2018
Client: Thakeham Homes
Prepared by: Matt Jones BSc, MSc, CEnv, MCIEEM

1 Introduction

- 1.1 This Technical Note has been produced on behalf of Thakeham Homes in support of the promotion of land for development at ‘Fairlands’, near Guildford; refer to Figure 1. The Technical Note documents a review of Strategic Suitable Alternative Natural Greenspace (SANG) availability within the Borough of Guildford and identifies the current and proposed Strategic SANGs relevant to the ‘Fairlands’ site.
- 1.2 The proposed development at ‘Fairlands’ would comprise two distinct areas; refer to Figure 2. In the east of the site, development would include up to 550 new homes; associated highway and drainage infrastructure; new access from Aldershot Road (A323); and associated landscaping. A SANG of approximately 16.8ha is proposed in the west of the site, as well as a ‘Park and ride’ site.
- 1.3 A preliminary appraisal of the ecological suitability of the ‘Fairlands’ site for development has been undertaken; this is detailed in an Ecological Deliverability Report (EAD Ecology, 2017) and has been submitted to Guildford Borough Council. This document should be read in conjunction with this Technical Note.

2 SANG delivery within Guildford Borough

- 2.1 Guildford Borough Council (GBC) has published the ‘Thames Basin Heaths Special Protection Area (SPA) Avoidance Strategy Supplementary Planning Document’ (July, 2017; hereafter referenced as ‘the Avoidance Strategy’). ‘Current’ and ‘Potential’ Strategic SANGs within the Borough are documented within the Avoidance Strategy; these have been summarised in Table 1 and shown on Figure 3.

Table 1. Current and potential Strategic SANGs within the Borough of Guildford

Current Strategic SANG	Potential Strategic SANG (Council-owned land)	Potential Strategic SANG (land outside Council ownership)
Riverside Nature Reserve, Guildford Chantry Woods, Guildford Effingham Common, Effingham Lakeside Nature Reserve, Ash Vale	Tyting Farm, south-east of Guildford Burpham Farm, northern Guildford	Ash Lodge Drive, Ash Manor Farm, Tongham Russell Place Farm, Wood Street Village; Long Reach, West Horsley

- 2.2 Ash Lodge Drive SANG has Full Planning Approval and has been constructed. At the time of writing, however, the SANG has not been legally transferred to GBC and thus no developments can be allocated to the SANG. For this reason, Ash Lodge Drive SANG is still identified as ‘Potential’. Russell Place Farm SANG and Manor Farm SANG also have Full Planning Approval but have yet to be constructed.

- 2.3 In addition to the above, further SANG 'options' occur at Broad Street and Backside Common and Stringers Common, Worplesdon, and Tongham Pools, Tongham. Both sites are currently owned by Surrey County Council but are not considered 'preferable' by Guildford Borough Council and are not considered in detail in the 'Avoidance Strategy'.
- 2.4 The 'catchments' around the 'Current' and 'Potential' SANGs (i.e. the areas within which residential development (and other contributing development) can be linked to a specific SANG) are set out in Figures 4-5. 'Fairlands' occurs to the west of Guildford and is located within the catchment of the existing Riverside Nature Reserve SANG. It also occurs within the 'potential' Russell Place Farm SANG catchment at Wood Street Village and the 'potential' Burpham Court Farm SANG catchment to the north of Guildford.
- 2.5 At the end of March 2017, the amount of unallocated SANG remaining at the Riverside Nature Reserve was 4.69ha (GBC, 2017); refer to Table 2. This provides sufficient SANG for 244 units. GBC is currently in the process of updating existing SANG capacity numbers, which will be documented in its Annual Monitoring Report for 2018. As development within the Borough will have passed through another annual cycle, it is anticipated that the capacity of Riverside Nature Reserve SANG and all other SANGs will have decreased since March 2017. The precise SANG capacities for Russell Place Farm and Burpham Court Farm have yet to be confirmed.

3 SANG delivery at Fairlands

- 3.1 550 units are proposed within the Illustrative Masterplan for 'Fairlands'; refer to Figure 2. Based on a SANG requirement of 8ha per 1000 new residents and 2.4 people per unit, the proposed SANG would mitigate up to 875 new units, i.e. provide mitigation for the proposed residential element of the development and an additional strategic SANG capacity of 325 units. The SANG catchment area would be 4km (SANG area: approximately 16.8ha).
- 3.2 The proposed SANG at 'Fairlands' lies close to the main urban conurbation of Guildford. Importantly, is also close to the Thames Basin Heaths SPA; refer to Figure 6. Therefore, it is considered that the 'Fairlands' SANG would be a sustainable and effective SANG location.

4 Summary

- 4.1 The proposed SANG at 'Fairlands' would provide mitigation for the proposed 550 dwellings that could be provided at this location. In addition to avoiding demand on existing SANG capacity, additional Strategic SANG capacity would also be delivered, thus facilitating residential delivery further in the west of Guildford area. It is considered that the proposed SANG at 'Fairlands' would provide a sustainable SANG location, close to Guildford, and would function effectively as an 'interceptor' location, given its geographic position relative to the Thames Basin Heaths SPA.

Figure 1. Location Plan



Figure 2. Illustrative Masterplan



Land at Fairlands
Masterplan with Context
For Thakeham



Drawing No. 01399_SK_03
Scale: A3 NTS Rev D1



Figure 3. Existing and Potential SANGs in Guildford Borough: Source: Guildford (GBC, 2017)

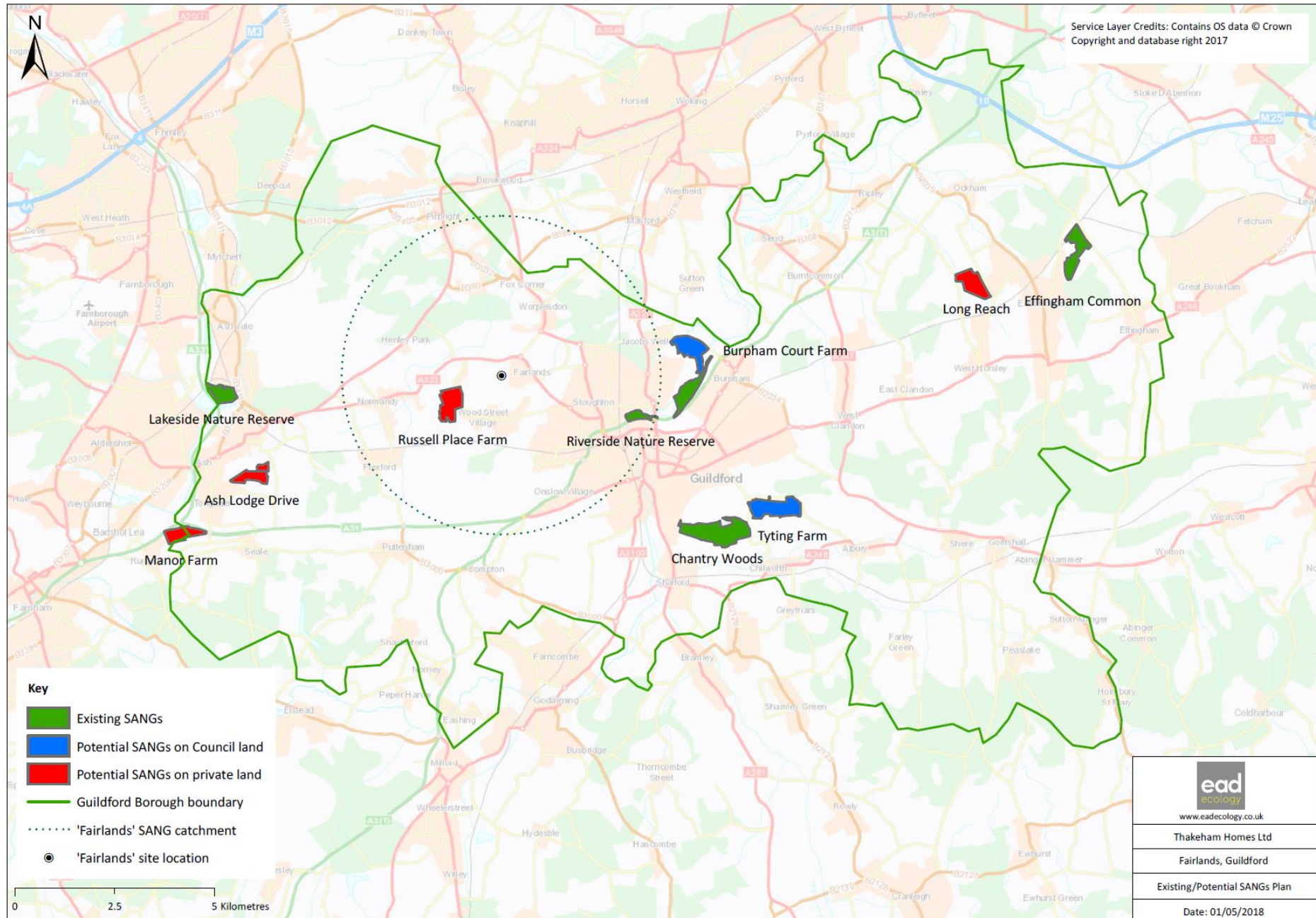
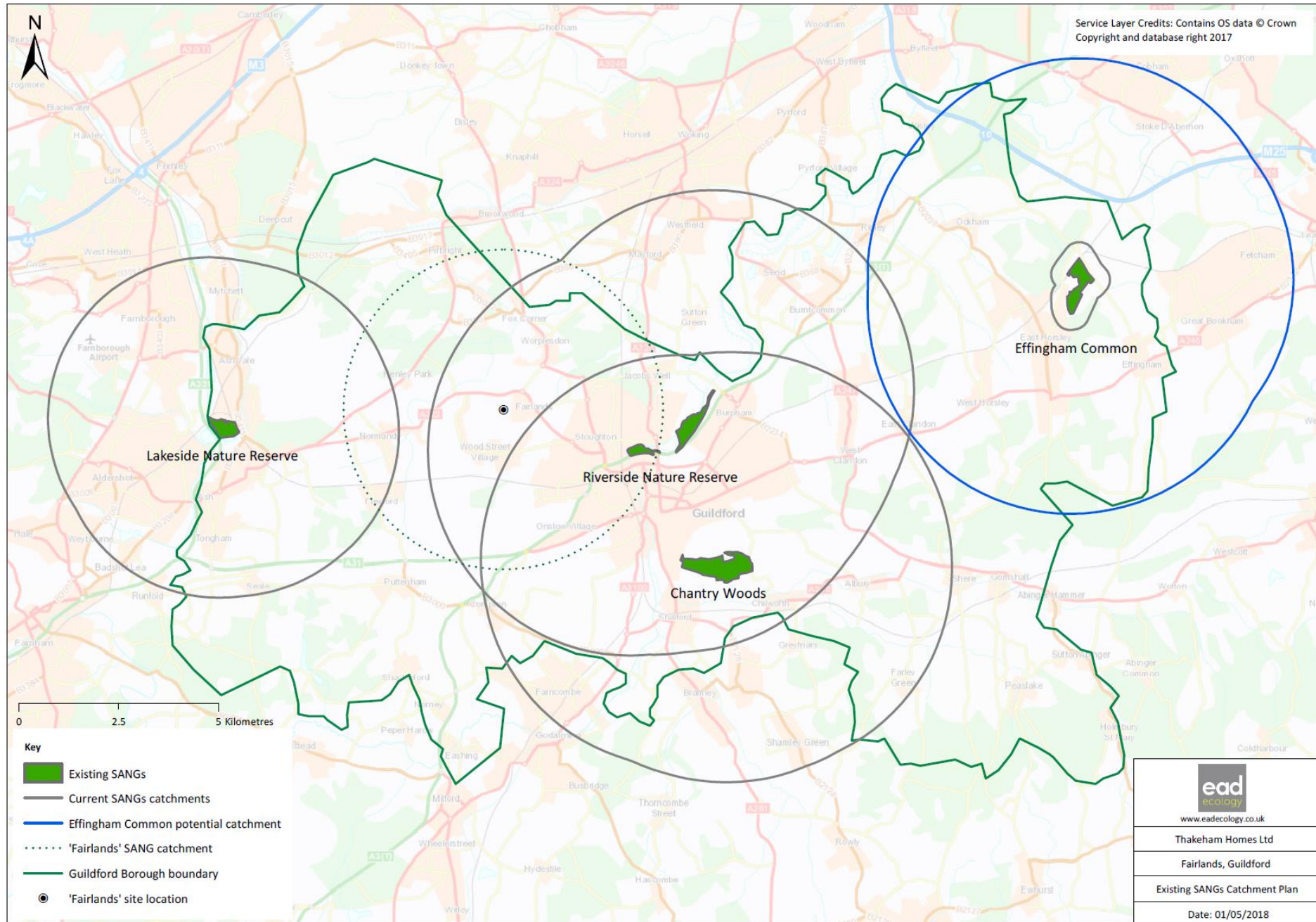


Figure 4. Catchment areas around Existing SANGs in Guildford Borough: Source: Guildford (GBC, 2017)



 www.eadecology.co.uk
Thakeham Homes Ltd
Fairlands, Guildford
Existing SANGs Catchment Plan
Date: 01/05/2018

Figure 5. Catchment areas around potential SANGs in Guildford Borough: Source: Guildford (GBC, 2017)

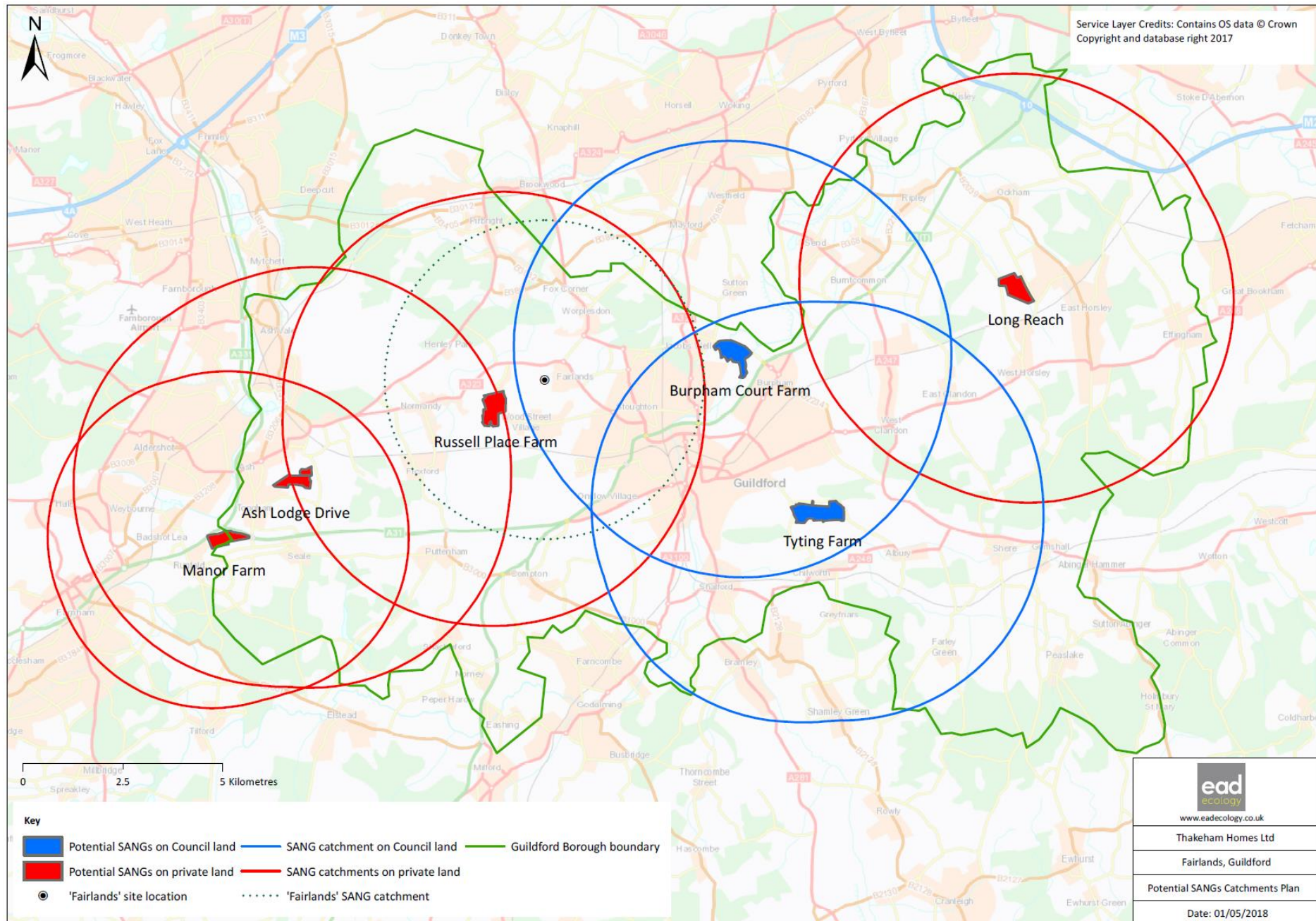


Figure 6. Location of Thames Basin Heaths SPA zones within Guildford Borough: Source: Guildford (GBC, 2017)

SPA zones in the borough of Guildford

