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Town and Country Planning Act 1990 (as amended)

PROOF OF EVIDENCE
ON BEHALF OF TANDRIDGE DISTRICT COUNCIL

Appeal by:
Nutfield Park Developments Limited

For recommendation by Tandrige District Council to Refuse

Outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline with all matters reserved, except for Access). (Additional Information Received 08.04.2025 - Addendum to Planning Statement and Updated Green Belt Assessment)

Appeal Site: Nutfield Green Park, The Former Laporte Works, Nutfield Road, Nutfield Surrey
PINS Ref: APP/M3645/W/25/3374913
LPA Ref: TA/2023/01281

Date of Issue: 4th February 2026

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1.0 Introduction

1.1 I am Deborah Gardner, Director at DGC (Historic Buildings) Consultants Limited, an independent heritage consultancy that I established in November 2002. Prior to establishing DGC Consultants I worked for a number of architectural companies specializing in the historic built environment as an architectural technologist including The Conservation Practice, Donald Insalls and Cliver Mercer Associates. During this time, I have worked on a wide range of projects affecting the historic environment throughout the South East including acting as Superintending Officer on behalf of English Heritage for projects at a number of Scheduled Ancient Monument sites including Reculver Roam walls, Bayham Abbey, Battle Abbey, Western Heights Dover and Dover Castle.

1.2 I hold a Post Graduate Diploma in Building Conservation and am a full member of the Institute of Historic Buildings and Conservation; and The Building Limes Forum.

1.3 I have in excess of 30 years' experience specialising in the historic environment, both in terms of understanding and analysing physical fabric, and policy application, specifically by assessing the impacts of development proposals and providing advice on heritage matters, in both the public and private sector. I formed DGC (Historic Buildings) Consultants in 2002 as a consultancy specialising in the repair of historic buildings and Ancient Monuments, providing complementary architectural services and conservation advice to architectural practices, building surveyors, private clients and Local Planning Authorities.

1.4 I have dealt with a diverse range of cases, involving the assessment of physical changes to all manner of heritage assets, and/or development affecting their settings, and developments within all manner of conservation areas. I have undertaken numerous impact assessments where I have considered the impacts of new development on the historic environment (dealing with physical impacts, setting and townscape).

1.5 I am currently engaged by a number of local planning authorities to assess and coordinate a wide variety of application proposals and have provided expert evidence at appeals, including public inquiries, on behalf of both appellants and local planning authorities.

1.6 I have been appointed by Tandridge District Council as expert witness to represent the Local Planning Authority at the appeal inquiry. I understand my duties to the Inquiry; to give independent and objective evidence on matters within my expertise, based on my own independent opinion, not influenced by the instructing party. I confirm that the opinions set out in this Proof of Evidence represent my true opinion. I have stated the facts and matters on which I rely, and have sought to identify all material matters irrespective of whether they support the conclusion I have reached.

1.7 I believe that the facts stated within this Proof of Evidence are true and that the opinions expressed are correct. I have drawn attention to any matters where I consider I lack sufficient information to reach anything other than a provisional conclusion. I will continue to comply with my duties to the Inquiry. I have adhered to the standards and duties of the professional bodies of which I am a member, and will continue to adhere to those standards and duties.

My Involvement

1.8 I was asked by email to provide a quote for acting as Tandridge District Council's heritage witness at the inquiry on the 15th December 2025.

1.9 My scope of work was structured into two phases, the first to provide an initial assessment of the Heritage Impact in respect of reason for refusal 2 which was to be submitted before the Christmas break; the second to provide proof of evidence and attendance at the Public Inquiry scheduled for March 2026.

1.10 I was appointed on the 19th December 2025 on the proviso that the initial advice for stage 1 was to be completed by Monday 22nd December 2025. Due to the time constraints the initial site visit was conducted by my associate Jennifer Coates, an independent historic buildings consultant with whom I work collaboratively; which included photographs, live WhatsApp video calls to me and video footage from which I concluded that the appeal site (eastern part only) would cause harm to the significance of the two designated heritage assets; The Folly grade II and St Peter & St Paul's Church, Grade II*. Within the churchyard south west of the church is Clement Chest Tomb, which was designated grade II on the statutory list (25 April 1984). The setting of the tomb from the pictural evidence available to me at the time was confined to the extent of the churchyard, the setting of which has been considered within the assessment of setting to the church. It was on this basis that it was agreed that I would appear as Tandridge District Council's heritage witness at the Inquiry.

1.11 Whilst the scheme incorporates a residential development to the west and north of the Memorial Hall & Sports Pitch, I considered that these aspects of the development did not afford harm to other designated heritage assets along the High Street and as such the evidence contained within this Proof of Evidence relates only to the proposed Integrated Retirement Community development, referred to as the Appeal Site for the purposes of this Proof of Evidence.

1.12 I have used desk-based research in my Proof, this research is intended to be informative, but it is not exhaustive and as such other information relating to the listed buildings may exist.

1.13 As an independent expert witness, I have reached my own opinions and have come to my own conclusions about the impact of the appeal scheme on the significance of the listed buildings.

1.14 Since my initial assessment, I have subsequently carried out a site visit and concur with my original findings that the proposed Integrated Retirement Community building at the easternmost area of the proposed development site will cause harm to the setting of the two designated heritage assets and that the harm is considered low to moderate in the sliding scale of 'Less than substantial'.

1.15 I note at the outset that the level of harm I have identified within this Proof of Evidence is higher than that identified by Surrey's Conservation Officer at application stage. I entirely agree with the officer's findings it terms of the significance of both listed buildings, however, as I explain within this Proof of Evidence I consider the impact of development of the Integrated Retirement Community Housing to be higher.

The key heritage issues

1.16 According to the Council's second reason for refusal, in the Decision Note of 3rd October 2025:

> *The proposed development would result in less than substantial harm to the heritage significance of St Peter and St Paul's Church and the Folly at Redwood, as defined in paragraph 215 of the NPPF. No heritage or public benefits have been demonstrated as part of this application to outweigh such harm given the unsustainable location of the proposed development. The proposal would therefore be contrary to the provisions Policy DP20 of the Tandridge District Local Plan: Part 2 - Detailed Policies (2014) and the provisions of the National Planning Policy Framework 2024.*

1.17 The heritage issues in relation to this proposal are, therefore, the impact of the Integrated Retirement Community scheme on the significance of these two listed buildings, through development within their settings.

Structure of my Proof of Evidence

1.18 The remainder of the Proof of Evidence is structured as follows:

Section 2: Discusses the Methodology by which I have analyzed and identified the harm to the designated heritage assets in accordance with published guidance.

Section 3 I consider the significance of the two listed buildings (The Folly and St Peter & St Paul's Church) and the contribution the appeal site makes to their significance.

Section 4: My assessment of the appeal scheme on the significance of the two listed buildings.

Section 5: Summary of my conclusions

1.19 I have set out an overview of the relevant legislation and policy framework separately at Appendix 1 of my Proof of Evidence.

2.0 Methodology

2.1 The aim of this Proof of Evidence is to assess the value or significance of the identified heritage assets including their settings and to consider the sensitivity of the assets to accommodate change.

2.2 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categories the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential value	Derives from the potential of a place to yield evidence about past human activity…Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them…The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement
Aesthetic Value	Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects… Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'
Historic value	Derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative… Association with a notable family, person, event, or movement gives historical value a particular resonance…The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'
Communal Value	Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it**…** Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them…They may relate to an activity that is associated with the place, rather than with its physical fabric… Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character,

	particularly to the activities that happen there

Figure 1) Heritage Values, extracted from Conservation Principles 2008

2.3 In summary, Evidential value relates to the physical remains of a building/structure and its setting; Aesthetic value relates to the visual qualities and characteristics of an asset; Historic values to the age and history of the asset and/or the strength of its tie to a particular architectural period, person, place or event; Communal value relates to the role an asset plays in a historic setting, and what it means to that place or community. It can be also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

2.4 Historic England's Conservation Principles (2008) also considers the contribution made by setting and context to the significance of a heritage asset.

Setting *is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape*.

Context *embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places"* [1]

2.5 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

2.6 Historic England, in the adopted guidance "The setting of Heritage Assets Historic Environment Good Practice Advice (GPA3) This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Bullet point 4 on page 2 of GPA3 states that:

> *"Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which it is situated (explicitly recognised in green belt designations)".*

2.7 Under the heading 'Views and setting' we note that the contribution of setting to the significance of a heritage asset is often expressed by reference to views which can be static, dynamic, include a variety of views across or including that asset, and views of the

[1] Conservation Principles (2008) page 39

surroundings from or through the asset.[1] At the same time it is noted that one does not need to be in direct view of a heritage asset to be within its setting. It does not depend on public rights or the ability to access it.

2.8 GPA3 sets out a stepped approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset/s. This process requires one to have an understanding about the significance of the asset/s in order to be able to determine if harm would arise. It is advised that the following steps are undertaken:

- Step 1 -identify which heritage assets and their settings are affected;
- Step 2 -assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3 -assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4 -explore the way of maximising enhancement and avoiding or minimising harm;
- Step 5 -make and document the decision and monitor outcomes.

2.9 It is acknowledged that this is not the only method of assessing setting, the role that it plays and if a site falls within that setting. It has however stood the test of time and has been accepted by Inspectors at appeal and public inquiries and is the method that I have used to assess setting in this Proof of Evidence.

3.0 Assessment of Significance and Contribution

Historic Background Overview

3.1 Nutfield is a village and civil parish in the Surrey district of Tandridge, situated approximately 2 miles northeast of Redhill and 3¾ miles northeast of Reigate. The earliest evidence of human activity in the area dates to the Roman period when in 1755 during the mending if the highway between Nutfield and Ham with stone from the Upper Greensand ridge approximately 900 brass coins from the later empire (dating roughly to 260-402 AD) were found.

3.2 Records of Nutfield as a settlement and farming community are documented in the Domesday Book of 1086 where it appears as “Notfelle” in the Hundred of Waleton (Wallington) and catalogues 25 villani, cattle, pigs, ploughs, a church, a mill, and servants within the manor.

3.3 Nutfield ’s parish church of St Peter and St Paul, originated in the 12th century, as noted in the Domesday Book as a simple nave and chancel structure, likely on Saxon foundations. Architecturally, the core dates to the early 13th century, with the chancel rebuilt around 1200-1225 (its north wall retaining lancet windows) and extended eastward by 10 feet in the early 14th century by Rector Thomas de Roleham whose tomb recess and floriated cross slab remain in the chancel south wall. A north aisle was added c.1230, featuring a three bay arcade with circular pillars, bell capitals and double chamfered arches. The chancel arch was widened with half-octagonal responds and broach stope. Later medieval expansions include the south transept c.1450, and west tower with diagonal buttresses and bell chamber lights late 15th century.

3.4 The construction of the Redhill to Tonbridge railway line in 1842 by the South Eastern Railway facilitated a greater connectivity to Nutfield although its immediate impact on local development was limited until the opening of Nutfield station on the 1st January 1884. The construction of the station bought about residential expansion of the settlement and particularly the construction of Victorian era mansions in South Nutfield.

3.5 The Folly built in 1858, historically was situated within the grounds of Well House, formerly known as The Tower, Nutfield because of the structure within the garden. It is reputed that both the house and the Folly were built to test the suitability of the local Reigate stone for building purposes. The property was owned by the Crawleys (father and son); and it was the father James Crawley who opened a quarry in the field called Cockleys, just to the west of Pimlico Shaw. This was the beginning of large-scale production and by 1886 James' son Claude, had joined the operations and had started a new quarry at The Park, at the bottom of what is now Park Works Road. The expectation of a large export trade to America led Claude Crawley to issue a prospectus in 1886 for a limited company to acquire the quarries. The Company was Crawley & Co. Competition from other producers was fierce and after paying only one dividend it became evident that it could only become profitable by amalgamating the various enterprises. The Fullers Earth Union Limited was formed in March 1890 and it acquired; or controlled, Cockley Works, Nutfield, Park Wood, Nutfield as well three other works in Redhill in addition to other properties acquired in the Bath area. Claude Crawley became the managing director of the new company.

3.6 Nutfield became a key center for the quarrying of Fullers Earth extraction along the Lower Greensand ridge, with operations dating back to 1822. The Redhill – Nutfield deposits supplied approximately 65% of the UK's cumulative Fullers Earth output since 1854 and provided significant economic contributions through industrial clay production. The extraction ceased in 1998 amid environmental concerns and planning restrictions near the Surrey Hill Area of Outstanding Natural Beauty.

3.7 Redhill Aerodrome, partially located in the Nutfield Parish developed from 1933 as an overspill to Croydon Airport and served as an RAF fighter base, supporting operations like the 1942 Dieppe Raid. Post-war, the aerodrome transitioned to civilian use.

Historic Mapping

3.8 The first sourced map is the Tithe Map of 1843. The appeal site, plot 178 is owned by The Fullers Earth Union Limited, occupied by James Hudson and others. The church can be seen to the north east, whilst The Folly had not been constructed at this time. The settlement of Nutfield extends generally westwards from the cross roads which remains today and follows a linear pattern. There is some further development aligned to the road travelling south and at the cross roads itself but this is more sporadic. North of the church, Court Lodge is the only property in evidence along Church Hill.

Fig 1) Nutfield Tithe May 1843

3.9 The first edition Ordnance Survey map 1868-1938 is the first accurate and detailed map to include both listed buildings. The map illustrates that there has been some further development within the existing settlement, but all retaining the linear form. The National School (Boys and girls) had been constructed by this time on the northern side of the road, at the western fringes of the settlement.

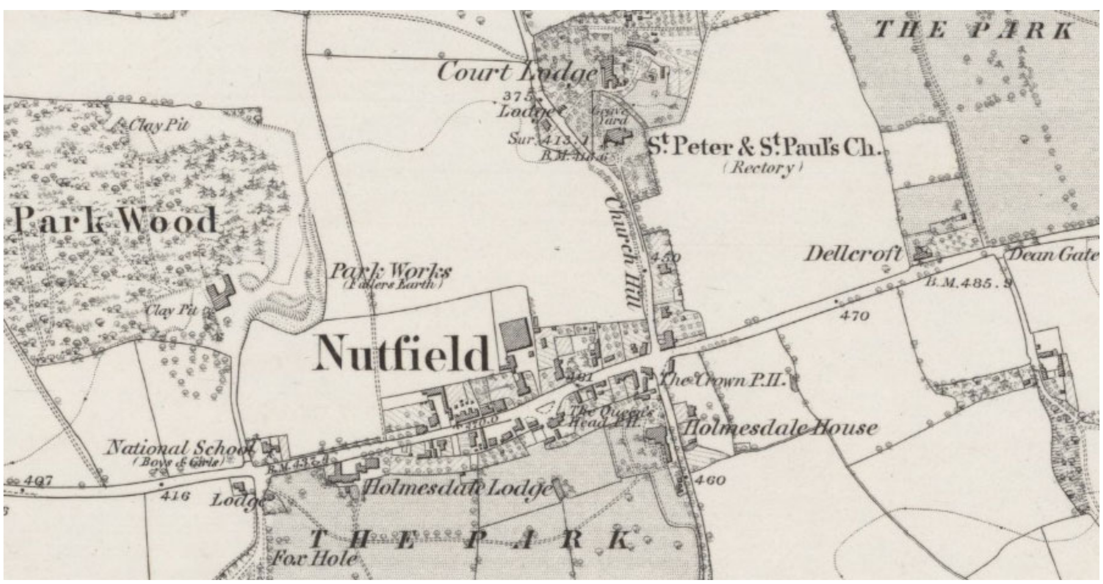

Fig 2) First Edition Ordnance Survey Sheet XXVII.SW 1895

3.10 The subsequent revised Ordnance Survey maps surveyed between 1895-1938 record the chronological development of Nutfield. These are shown below and serve to document that the appeal site remained unchanged through the expansion of the village.

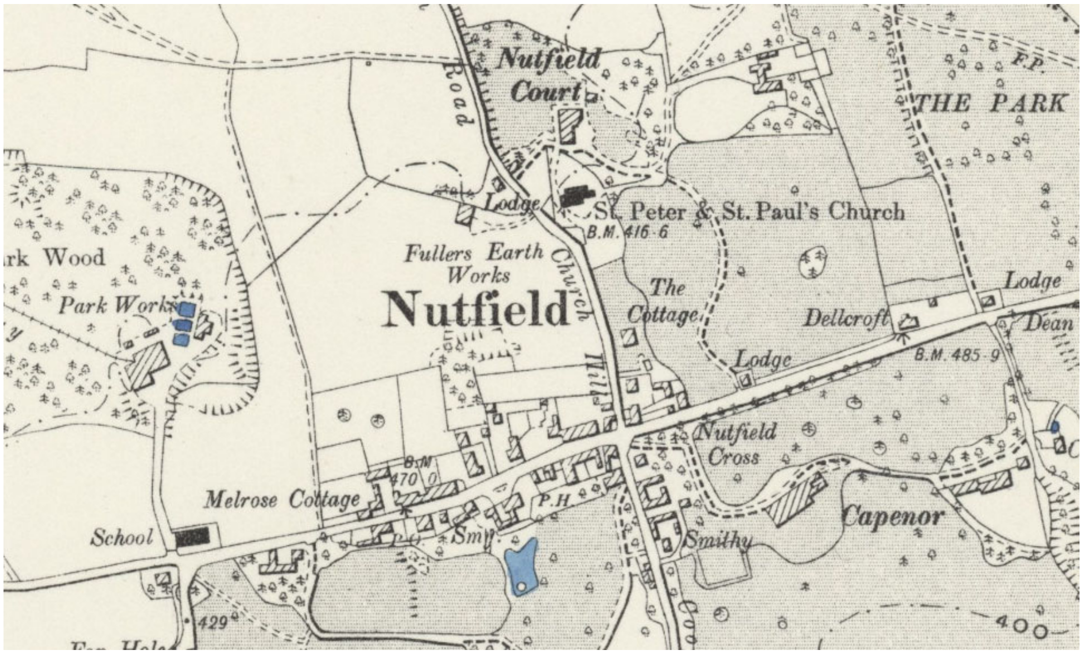

Fig 3) First Edition Ordnance Survey Sheet XXVII.SW 1910

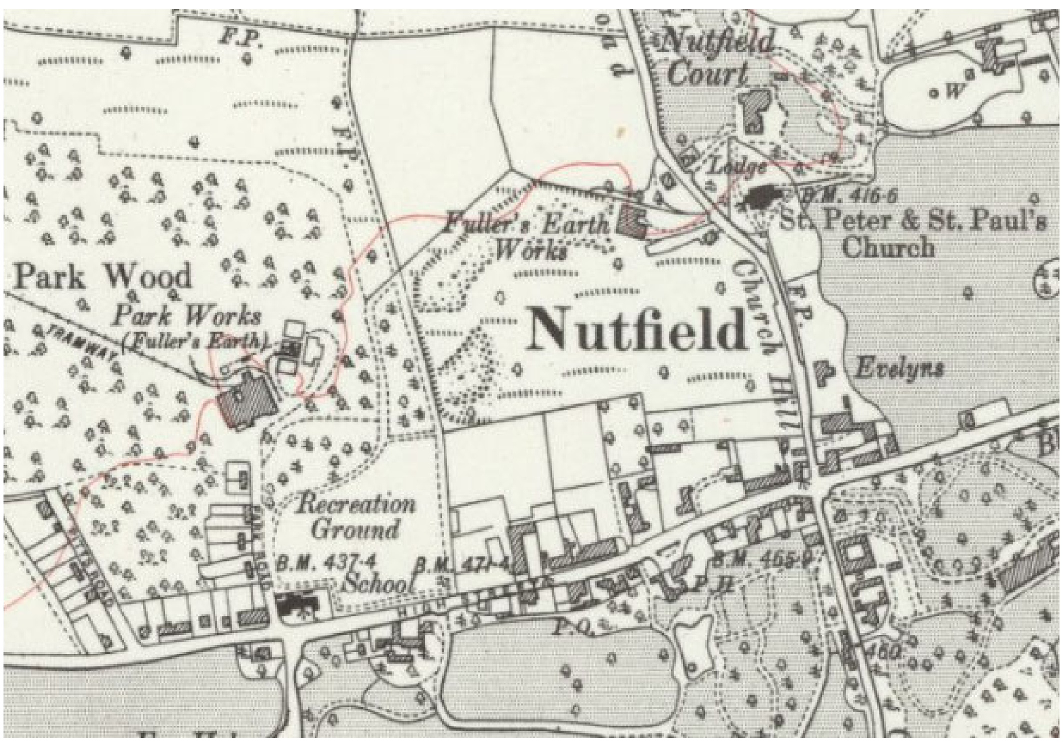

Fig 4) First Edition Ordnance Survey Sheet XXVII.SW 1934

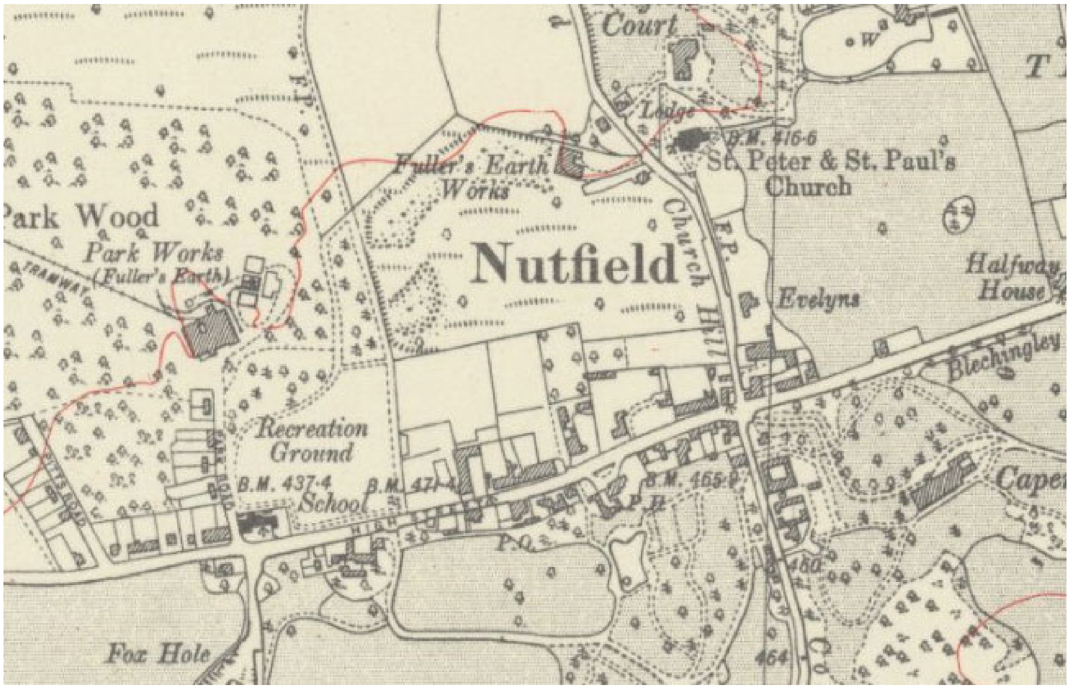

Fig 5) First Edition Ordnance Survey Sheet XXVII.SW 1938

3.11 The satellite imagery available from Google Earth includes an aerial photograph dated December 1945 which provides a visual extent of the workings of the extraction site and the landscape context including built form of the surrounding area. It also shows a buffer area of woodland to the south east corner of what is not the Appeal Site which continues along the boundaries of the properties aligned to the High Street.

Fig 6) Google Earth satellite image dated December 1945.

3.12 A further satellite image taken in December 1999, after the earthworks had ceased shows the extent of reinstated woodland to the northern extent of the former workings. The woodland belt to the north of the Folly and south west of the church is clearly discernible in both images illustrating the survival of the historic wooded and rural context.

Fig 7) Google Earth satellite image dated December 1999

3.13 Later images show the appeal site's return to a natural landscape, albeit the most scarred aspects of the earth works reverting to grassland rather than woodland. It is within this parcel of land that it is proposed to construct the Integrated Retirement Community housing, which includes thinning of the woodland periphery immediately around the site.

Fig 8) Google Earth satellite image dated June 2013 (the designated heritage assets starred)

NUTFIELD PARISH CHURCH OF ST PETER & ST PAUL

Summary of Significance

3.14 Church of St Peter and St Paul was listed grade II* on the 11 June 1958 and described in the designation as:

> *Church. C13 with tower rebuilt to top in 1786, restored in 1882 by W.O. Milne. Coursed stone to base of tower, rubblestone above with repairs in brick to top. Rendered and pebbledashed south aisle and nave with stone dressings. Plain tiled roofs, Horsham slabs to chancel and wooden shingles on spire. Aisled nave with porch to south and vestry to south west. Tower and spire to west end, chancel and priests vestry to east and north. Two stage battlemented tower with turret on north east corner and angle buttressing. Two-light foil headed windows to top stage, one light Victorian window to first stage. Perpendicular style Victorian window on west face. Renewed Victorian windows to south, Perpendicular style to north aisle. L C14 and 1 C15 window remain on south chancel wall. West door in moulded surround, south door planked with strapwork hinges in gabled half glazed timbered porch; quatrefoil decoration to arch spandrels.*
>
> *Interior:- 3 bay nave arcades, C13 on round piers with corbelled arches. C14 corbelled chancel arch on attached piers with moulded capitals. Blocked C13 arch to north Chapel. Continuous mouldings to tall impressive tower arch. Rubble stone walling revealed in chancel.*
>
> *Fittings:- C15 arched piscina on south chancel wall. Rood screen - wood part C16 part C19 restoration. Jacobean Pulpit with foliage and band decoration on stone stem, part C17 part C19. C15 stone octagonal font bowl on stem of 1665 with quatrefoil decoration and inscription on stem reading "HH TW 1665".*
>
> *Stained Glass:- East window 1890 by Edward Burne Jones produced by Morris and Co. Good example with deep greens and blues. Further window by Burne Jones in south east of window of south aisle. Dedicated to Mary French.*
>
> *Monuments:- South chancel wall: Brasses. Standing figures of man and wife circa 15 inches tall. Stone plaque above to Benjamin Hollingsworth dated 1755. Monument to Robert of Fulham. Rector '305-28. Chest under arched canopy with corbel and roll mouldings. Foliated cross incised into Tomb lid. North chancel wall: Rectangular tablet to Charles Cullman, died 1651. Stone with moulded edge. Shield above with Coat of Arms.*
>
> *South Aisle wall: Old weathervane from Tower survives. Iron. Dated 1707, with inscription in cut letters "IBRC". North Aisle wall: Monument to John Peter Elige. By Lupton 1814. Grey stone stele on white plinth with flanking scrolls and apron guttae. Mourning cherub above plinth on symbols of Army Surgeons craft - Cannon, Shields etc.*

3.15 Pevsner describes the church as "*Renewed from end to end, and given a new s aisle in 1882. W.O. Milne did it. What is left is a kind of macedoine: C13 N arcade of standard type, C13 chance S lancets (N lancet into the vestry), C13 blocked arch to a N chapel, chancel arch perhaps of c.1300, a couple of Perp windows, and a Perp tower with a patched-up brick top of 1786, now re-gothicized. Short splay-footed shingle spire.*

Quite and impressive tower arch, with continuous mouldings.-

FONT. Octagonal C15 bowl put on Gothic Survival stem dated 1665. – SCREEN, C14?. Four light bays with paired heads enclosing quatrefoils, the central bay with ornate trefoils in the spandrels. Very renewed. – STAINED GLAS. E window by Burne-Jones, i.e Morris & co., 1890, and a good example, especially the deep sultry blue tracery lights – SE WINDOW of the S aisle (1891) also by him. – PLATE. Cup of 1665, probably marking the same post-Restoration return to ceremonial as the replaced font. – BRASS. William Grafton and wife, stock C15 work (chancel s side). MONUMENT. Probably to Thomas of Pulham, rector 1305-28, with indents for figures. The recess has slightly intersecting mouldings, typical of the early C14 (chancel S side)"

Fig 9) Nutfield church, a sepia drawings by WJ Saunders 1857

3.16 The church of St Peter and St Paul is listed grade II*, designated by Historic England as "particularly important buildings of more than special interest" and representing about 5.8% of all listed structures.

3.17 In common with many historic places of worship, the significance associated with the building stretches across the full range of heritage values. As a multi-phase building, there is archaeological evidence inherent in the 13th century and later fabric of the church, it therefore has evidential value.

3.18 As a place of worship, the church has considerable commemorative, symbolic and spiritual associations for the local community; and therefore, has high communal values but, perhaps, the most tangible and relatable heritage values associated with the church are the aesthetic and historic values.

3.19 The church, remains a highly attractive building and is a good example of English medieval ecclesiastical architecture that has evolved over the centuries. Externally and internally, the many alterations it has undergone are now effectively a record of the ways in which worship has changed during the lifetime of the building, each generation adapting it to prevailing liturgical practices, architectural fashions or for the comfort and convenience of the congregation. It is considered that its architectural interest extends to include the internal features and plan form as well as the exterior. Its location with its steep northerly slope, elevated from the road in a very pretty and well planted churchyard with Lychgate makes it a pleasant encounter approaching from the south. It's architectural Interest is high.

Photo i) Nutfield church

3.20 As is commonly the case with medieval churches, St Peter & St Paul has undergone alterations over the centuries which have been described above. The history of alteration and restoration is of interest itself. The early origins of the medieval fabric of the building indicates a clear historic interest which is reinforced by the description of the church from A History of the County of Surrey: Volume 3 published by Victoria County History, London 1911, an extract of which can be found at (Appendix 5). St Peter and St Paul's church is considered to be a building of considerable historic interest.

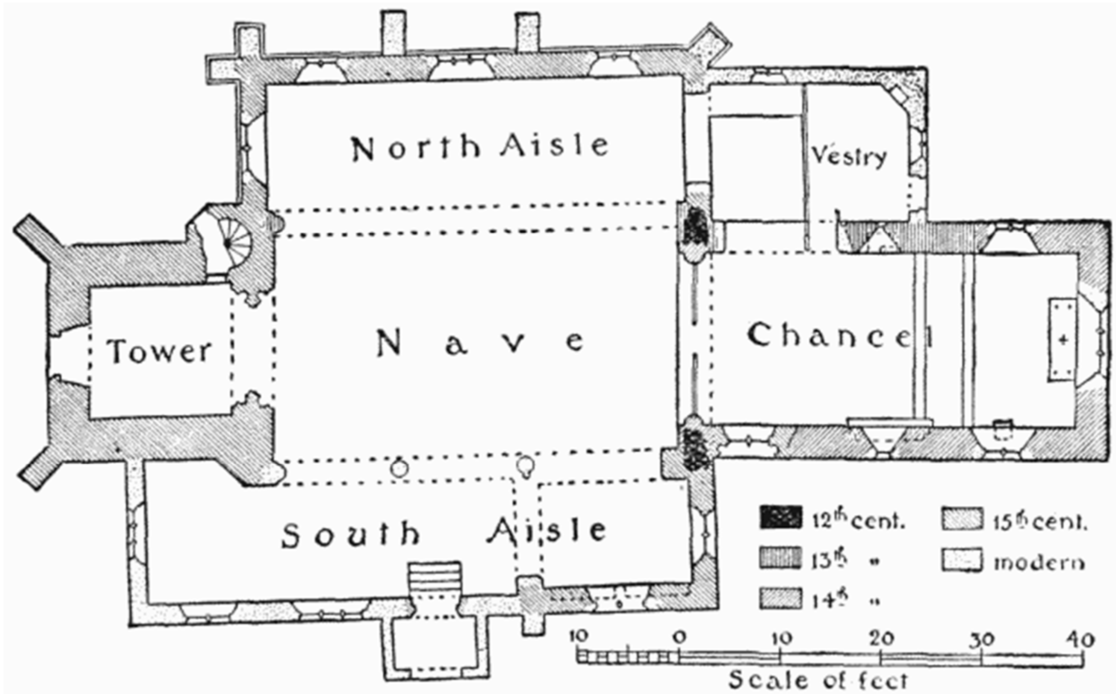

Fig 10) Plan of the Church of St peter and St paul, Nutfield

3.21 Historic England Conservation principles describe how historical value derives from the ways in which past events, people and aspects of life can be connected to the present day through a building or place, (paragraph 39). Illustrative value illustrates aspects of history. This is explained as the perception of a building/place acting as a 'link' between the past and present. Such a link has the power to aid interpretation, and understanding, of the past. The shared experience of the building (i.e. shared between the past and the present) enables a tangible connection to be made with past communities and their activities (paragraph 41). It also allows insights into the past.

3.22 The church is easily recognisable as a historically significant structure, which is highly evocative of the past and is capable of making a strong connection between its medieval origin and the present day. At close quarters it has an imposing presence, accentuated by its elevated position above the road. It is a significant and defining element of Nutfield, although it stands somewhat separate from the main settlement.

The setting of the church and its contribution to significance

3.23 As the historic background section, including map regression; has shown, there has been little change to the setting of the church by way of built development. The extraction of Fullers Earth would have affected the setting of the church whilst operational, due largely to the noise of the process, however it is considered that there was sufficient buffer retained by way of woodland to visually screen the works area. This is clearly demonstrated by way of the Google images dated December 1945 and December 1999 above (Figs 6 & 7)

Historic changes

3.24 I deal at first with the earliest change, the extraction of Fullers Earth. The historic map regression and indeed the satellite image of 1945 clearly show that the proposed site for the Integrated Retirement Community remained wooded in the south east corner of what is now the Appeal Site and along the southern boundaries with the properties aligned to the High Street, the operation area being located to the north and west. It is therefore clear that the woodland in this part of the appeal site was retained. Undoubtedly the noise of the mining operation subsumed the sensory experience of the natural landscape, which would have impacted upon the sense of place and rural experience of the church.

3.25 The second change to the setting was the construction of the cottage that is seen within the views from the churchyard across to the appeal site. The Ordnance Survey maps determine that this residential property was constructed in the first half of the twentieth century. Built form existed to the north and north west of the church and the design of the property references the local vernacular and typology of the area, set within a generous plot. The Cottage sits at the same lower level as the road and as such has limited impact upon the views between the appeal site and the church which are both situated in an elevated position.

3.26 The reinstatement of natural landscape to the former extraction site, has occurred since the ceasing of the operations, which forms the final change in the setting of the church and has further enhanced the setting of St Peter and St Paul's Church; restoring an idyllic countryside resonance of bird song and other sounds associated with the natural environment. Visually both in its original context and the reversion to the natural landscape the rural sense of place is retained and restored.

3.27 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (GPA 3) (Appendix) notes at paragraph 9 on page 4, under the heading 'Change over time':

"*Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term*."

3.28 The church sits encapsulated by trees in the approaching views as one descends along footpath 188 whilst travelling south west, from the north. An appreciation of its elevated position can be experienced from the footpath, where views of the church are seen above the low lying Nutfield Court. These views are considered near views, no far reaching views from either the north or the east are possible due to dense established shrubs and matures trees.

3.29 As footpath 188 continues and the south east corner of the church is in view, the vistas from the church are more open. To the south, the setting of the church is contained within the churchyard towards the Lychgate. To the west the elevated position of the church and the higher ground of the Appeal site, on the opposing side of Church Hill, afford further reaching views of isolated / scattered cottages; vernacular in their typology, and a rural wooded landscape with glimpsed views through the trees of grassed areas. It is considered that the setting of the church is rural.

3.30 I note that in Table 6 of the Appellant's Heritage Statement the text states: "*The Church is a significant asset in the local landscape, although largely self-contained within a churchyard surrounded by mature trees including evergreen to the west side."* Furthermore, the table continues; "*Proposed development is within land that has previously been worked for mineral between 1914 and 1949. No surviving historical context between the Church and the PDA. No effect upon our ability to appreciate the significance of the asset or its setting from the proposed development*"

3.31 I disagree with this analogy for the reasons. Whilst I acknowledge that this is indeed the case in views from the north and east, when looking west from the church, the topography affords near and intermediate views beyond the churchyard. In addition the established footpaths through the woodland retain historical value, informing how aspects of life can be connected to the present day. They are still used today and provide established access to the church.

3.32 The Appellants text within table 6 makes reference to "No predicted views at ground level from the Church due to woodland and Beechfield Cottage. Having visited the site I contend that there would in fact be intervisibility between the Integrated Retirement Community Housing of the Appeal Site and the church and that the effect of thinning the established woodland to create the development proposed, would afford a greater intervisibility.

3.33 It would seem that there is perhaps some contradiction in the Appellants Heritage Statement table 6 as within the same paragraph as stating no Ground Views – a term in itself I cannot understand nor indeed relate to in accordance with the guidance of GPA Note 3; and then, immediately suggesting "*Possible filtered views through woodland from within the Churchyard that forms the curtilage*".

Summary of Setting of the church

3.34 St Peter and St Pauls church is a rural place of worship with historic connections through the countryside and its setting is important to understanding that historic context.

3.35 The setting of the church makes an important and strong contribution to its significance. The tranquil churchyard, the relationship of the listed building with scattered historic properties on the opposing side of the road, and the wooded rural sense of place in views to the south west including the Appeal site is evocative of the ancient connections between the church and the landscape in which it sits. That historic rural context has been preserved and is an important element of the church's narrative; one that should be maintained when considering the development which is the subject of this application.

Setting and contribution of the appeal site to significance

Setting (Views from the Church)

3.36 In this section I analyse the part of the setting in which the appeal site sits, and specifically the part of the appeal site where built form would be introduced into the setting (i.e the part occupied by the Integrated Retirement Community Housing component

3.37 The woodland of the Appeal site, contributes to the rural sense of place and from the elevated position of the church and its churchyard affords views into the wooded Appeal site, framing the cottage and its sizeable plot on the opposing side of the road promoting the sense of sporadic settlement which is a characteristic of the locality.

Photo ii & iii) Views towards the subject site from the Lychgate and church respectively.

3.38 The NPPF states that "*setting is defined as the surroundings in which a heritage asset is experienced. It is not fixed, spatially bounded area, but rather an evolving environment that includes elements that contribute to the asset's significance, such as key views, physical presence, and wider, less visible environmental factors like noise or, landscape"*

Photo iv) View of St Peter and St Paul looking towards the Appeal site

3.39 Public footpath NTF 188 runs through the churchyard heading north and along this path near the south east corner of the church, St Peter & St Paul, its associated Lychgate, churchyard and the Appeal site can be seen. The road is not visible in this context due to the elevated position of the designated heritage asset and the site.

3.40 The views are contained to immediate and near, far reaching vistas obscured, typically due to the surrounding vegetation and the orientation of the footpath.

Fig 11) Illustrative Masterplan Figure 32 D as existing

3.41 Continuing further south down the footpath, is the position of the Illustrative Masterplan Photomontage Viewpoint 19 which shows the cottage with the woodland of the appeal site behind. The viewpoint is important, illustrating the vistas from within the elevated churchyard. Within these vistas, glimpsed views through the trees of the grassland beyond are visually discernible and positively contribute to the rural experience and sense of place.

3.42 As can be appreciated from the historic map regression the woodland in views south west of the churchyard have historic value, being the natural landscape that existed to the south and south east of the extraction site, whilst in operation and thus reinforcing the historic context which remains evident today. The established footpaths that again were in use at the time of the First Edition Ordnance Survey maps show a connectivity through the woodland to the church and vice versa, establishing that historically there has always been a level of intervisibility between the church and the Appeal site.

3.43 Views from the church looking south west are more open and not encapsulated by mature trees as is the case from the north east. This openness allows for further reaching views within which, the Appeal site provides the rural backdrop.

3.44 It is my opinion that the views towards the wooded Appeal site present physical presence and is a strong and key contributor to the overall sense of place and thus the setting of the church.

Setting (Views from the Appeal Site)

3.45 Paragraph 9 of GPA Note 3 (Appendix 3) under the heading ‘Access and setting’ notes that the contribution of setting to significance does not depend on public rights of way or ability to access it, and the significance of a heritage asset is not dependent on a number of people visiting it. My assessment in this case does not rely on public access, or large numbers of people accessing the appeal site. That said, I consider it relevant that there is a number of public footpaths across the appeal site, in which part of the setting of the church is accessible, and can be experienced and enjoyed by the general public.

3.46 Views from within the Appeal site are equally important and whilst the Appeal site is private land; it is used by the village residents for walking their dogs and recreation, forming trails beyond the national footpaths, along which vistas of the church and particularly its spire, are visible. On my site visit I encountered a number of people walking their dogs, and the footpaths and trails appeared to me to be well used: it is therefore a place from where the setting of the church can be, and is enjoyed.

3.47 The current adopted footpaths can be seen on the historic Ordnance Survey maps and inform of their past use enabling the rural community to walk to the Church for worship. Footpath 571 and 188 afford an easy travel route by foot leading directly to the churchyard from both the west and the north east. I therefore consider that there is a historic connection between the appeal site and the church which is reinforced in the views along those footpaths where the church and its spire come into view.

3.48 The text box on page 11 of GPA Note 3, under the heading 'Experience of the asset' highlights accessibility, permeability and patterns of movement as an attribute of the experience of heritage assets that may be relevant. In terms of historic value and continuity I consider it relevant that a pathway on this alignment to reach the parish church has existed since at least the Ordnance Survey map of 1868 (but probably much longer); this makes the footpath as an approach to the church by foot all the more reminiscent of the past.

3.49 There is clear intervisibility between the Appeal site and the church St Peter and St Paul, the degree of intervisibility being greatest in the winter months when the trees have lost their leaf canopy. It is therefore my view that during the year there will be times that the presence of the church will be evident or revealed. The established natural environment reinforcing the Church's rural sense of place. I therefore consider that whilst the church may only be a subtle part of the experience of the wooded appeal site, it should not be ignored or discounted.

Photo v & vi) View towards church including zoomed in image showing the church spire

3.50 Paragraph 40 of GPA Note 3 (Appendix 3) explains that features such as woodland and hedgerows may be removed or changed during the period of a development. I would suggest that this will be the case in the appeal proposal, through deliberate action to enlarge the cleared area to accommodate the proposed Integrated Retirement Community housing aspect. I therefore consider it relevant to take into account that the setting of the church will change by the removal of some the trees, affording a greater intervisibility. In such a scenario, a visually more noticeable relationship between the appeal site and the church would be established.

Photo vii) View from trail within Appeal site; church spire clearly discernible

Photo viii) View from trail to footpath 571 showing the church including zoomed in image

3.51 Paragraph 013 (ID: 18a-013-20190723) of the NPPG (Appendix 4) states:

"The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views to and from the asset will play and important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have historic or aesthetic connection that amplifies the experience of the significance of each."

3.52 Aside from the views, the second way in which the appeal site contribute to the appreciation of the church is the experiential relationship between them. The two remain perceptually and associatively connected. Their close proximity and the relative ease and rapidity with which it is possible to move between the appeal site and the immediate surroundings of the church, allows each to be experienced and interconnected with each other. It is reinforced by the elevation of the two and the rural nature of the surrounding locality.

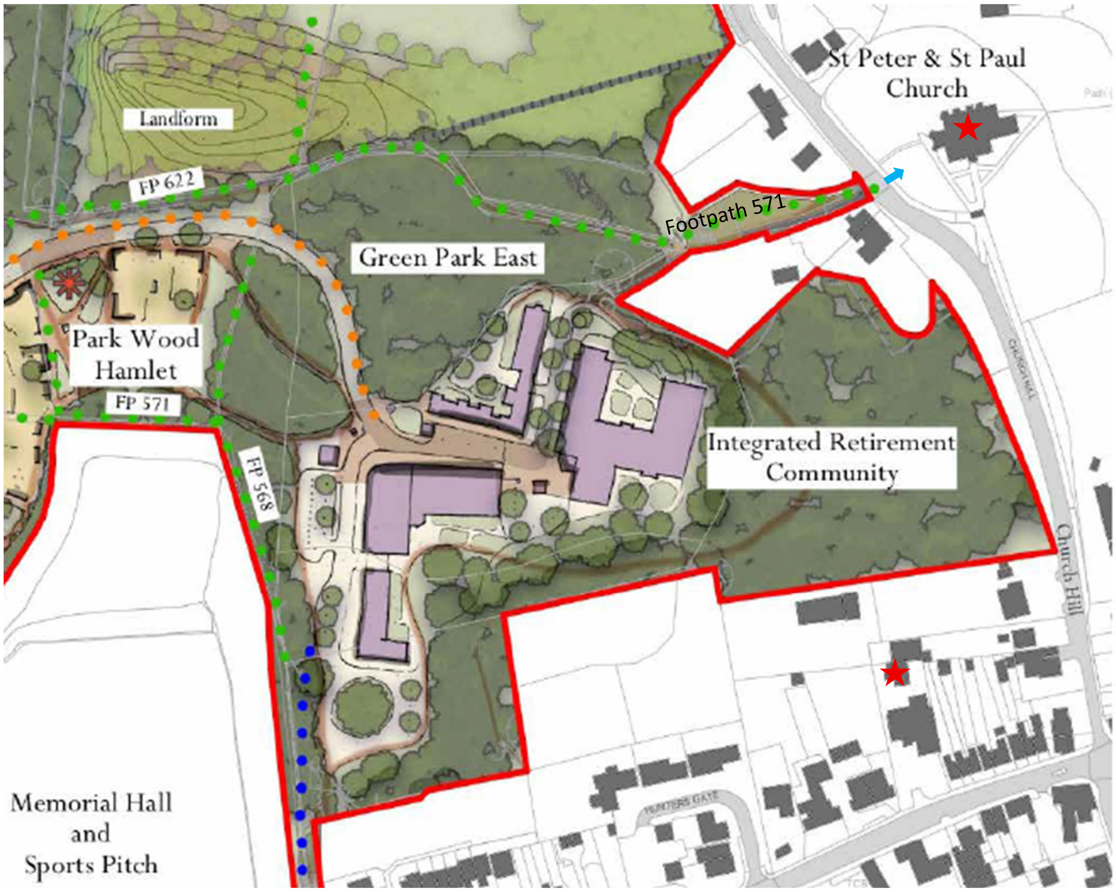

Fig 11) extract from the Illustrative Masterplan showing the proposed Integrated Retirement Community Housing, the designated heritage assets (starred), footpath 571 and steps to churchyard (shown as cyan arrow).

Photo ix & x) Views to church from footpath 571 & entrance from Church Hill to footpath 571.

Fig xi) The distance between the appeal site and the churchyard steps (effectively the width of the road and pavement). Access to churchyard steps illustrated by white arrow.

3.53 In terms of the wider experience of the appeal site, it is relevant to point out that traffic noise could be heard clearly in this area, and undoubtedly forms part of the sensory experience of the surroundings of the church from the appeal site, however the natural bird song was the primary experience.

Summary

3.54 Overall in conclusion I consider that the appeal site, and specifically the part of it where the IRC is to be located, forms an important part of the setting and contributes to the significance of the asset

THE FOLLY IN THE GROUNDS OF REDWOOD

Summary of Significance

3.55 The Folly is a grade II listed building added to the statutory list on the 25th April 1984 and is described as:

Folly Tower. 1858. Coursed stone with brick quoins to angles; stone quoins on lowest stage. Square, 3 stages with rendered dressed stone battlemented parapet to top; gargoyles in angles of string course at base of parapet. Stringcourses over ground and first stages. One 2-light stone dressed window in each face of upper stages. Door to left hand side. Single storey brick extension to right side.

3.56 Generally, the golden age for folly building commenced in the 18th century driven by the aristocracy's penchant for the grand tour, bringing back both physical souvenirs as well as ideas. Inspired by ruins of ancient Greek and Roman empires, and the discovery of architectural theories of Palladio, Serlio and Vitruvius stately homes in England were constructed in the fashionable European styles, however the designs for many were led by practical necessity. In the garden or wider landscape, however, there was no need for practicality and here the owner and architects could design a structure free from constraints: a folly. Sometimes they were built for entertainment, a place for picnics or as a hunting lodge, or just decoration with no practical use at all.

3.57 They remain relics of a former bygone era built of local materials, in a diverse range of shapes and unexpected in nature.

3.58 The Folly historically was situated within the grounds of Well house, formerly known as The Tower, Nutfield. It is reputed that both the house and the Folly were built to test the suitability of the local stone for building purposes. The property was owned by the Crawleys (father and son); and it was the father James Crawley who opened a quarry in the field called Cockleys, just to the west of Pimlico Shaw. This was the beginning of large-scale production and by 1886 James' son Claude, had joined the operations and started a new quarry at The Park, at the bottom of what is now Park Works Road. The expectation of a large export trade to America led Claude Crawley to issue a prospectus in 1886 for a limited company to acquire the quarries. The Company was Crawley & Co. Competition from other producers was fierce and after paying only one dividend it became evident that it could only become profitable by amalgamating the various enterprises. The Fullers Earth Union Limited was formed in March 1890 and acquired or controlled Cockley Works, Nutfield, Park Wood, Nutfield as well three other works in Redhill in addition to other properties acquired in the Bath area. Claude Crawley became the managing director of the new company. A by product of the extraction pits was a surplus of quarried Reigate stone which it is believed was used to construct the listed building.

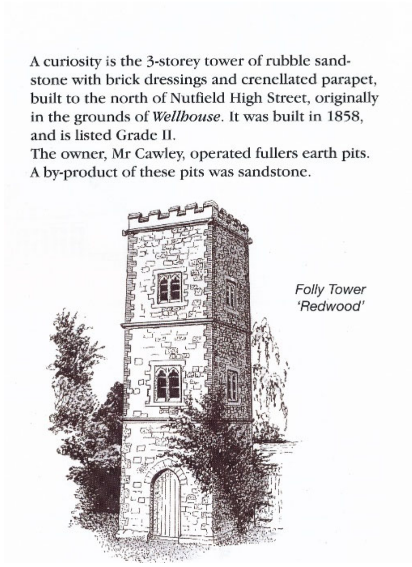
A curiosity is the 3-storey tower of rubble sandstone with brick dressings and crenellated parapet, built to the north of Nutfield High Street, originally in the grounds of *Wellhouse*. It was built in 1858, and is listed Grade II.
The owner, Mr Cawley, operated fullers earth pits.
A by-product of these pits was sandstone.

Fig xi) Illustration of the Folly taken from Nutfield: Our Village since Doomsday written by Richard Deacon and published by Nutfield History Group 1995

3.59 The Folly now resides in the grounds of Redwood, a modern residential dwelling set within expansive grounds and stands three storeys in height largely surrounded by modern housing and the domestic paraphernalia associated with this. Only its north and northeastern aspect retains its historic context of a rural wooded landscape.

3.60 From the High Street, just the uppermost castellated battlements of the Folly are visible, glimpsed above the built form aligned to the High Street; these views are limited to within the immediate environs of the host building Redwood in the approaches along the High Street; and from the road entrance to the private Hunters Gate estate.

3.61 There are no glimpsed views from Church Hill travelling north towards the church. These views are obscured by the fall in topography, natural screening and the built form aligned to the road at its southern end. There are, however, views contained within the Appeal site and this intervisibility is most profound in the winter months.

3.62 The Folly is a mid-19th century structure, constructed in Reigate stone and derives the majority of its significance from its aesthetic and historic values. A square tower, three storeys in height with gothic arched stone windows to each elevation of the upper storeys; it is a handsome structure and its architectural significance lies in its dramatic appearance but also its design intent and scale affording views over its surroundings.

The setting of the Folly and its contribution to significance

3.63 Historically, the setting of the tower was formed by Well House and views of the surrounding natural landscape. Since its construction the surroundings have been redeveloped introducing modern housing and the associated domestic paraphernalia in views to the east, south, west and north west. which has done much to erode the contribution of setting. Albeit largely obscured from views within the public realm; its historic significance is commensurate with the local vernacular and the wish for landowners to build such structures in the wider landscape.

3.64 Whilst views within the grounds of Redwoods are private and as such have not been visited as part of the site assessment, it is clear from the aerial photography taken on the 11 December 2025 that the wooded backdrop to the Folly in views to the north and north east contributes positively to its setting, providing the only remaining historic association between the listed building and its bygone rural landscape. Whilst I conclude therefore that the contribution that the setting of the Folly makes is limited, the value of the woodland setting of the Appeal Site still provides historic context and past rural associations with the landscape. Since it is the last remnant of the listed building's historic and rural setting, I consider that this aspect of its setting holds the highest value..

Setting and contribution of the appeal site to significance

3.65 Paragraph 9 of GPA 3 (Appendix 3) discusses 'cumulative change'; where the significance of a heritage asset has already been compromised by unsympathetic development affecting its setting, as is the case in this instance. According to GPA 3, consideration still needs to be given to whether additional change will further detract from the significance of the asset. A very relevant example of negative change provided in GPA 3 is that of "*severing the last link between an asset and its original setting*"

3.66 The Appeal site is the last remaining fragment of natural landscape which informs upon the historic sense of place and context of the Folly and I consider that as the last surviving remnant it strongly contributes to the setting of the designated heritage asset.

3.67 I contest the Appellants view that the later development including the swimming pool built in 2013 north west of the listed building that the Folly is now divorced from the proposed development area; Table 6 of the Heritage Statement. In my opinion, views of the appeal site can still be appreciated from the tower to the north and north east and that these vistas look directly into the Appeal site and in particular the proposed siting of the Integrated Retirement Community. I again note reference is made to no views at ground level but that views are predicted at the top of the tower. Given that this aspect of the proposed development is suggested being 14.5m in height (max) I consider that the mass and scale of the proposed development will ensure that it would be entirely discernible from the Folly, severing its final connection to its historic landscape and that these views will be accentuated in the winter months when intervisibility between the Appeal site and the Folly will be at its greatest.

3.68 When considering change in the setting of the structure I surmise that during the period of extraction of Fullers Earth, whilst the works were some distance to the north and the natural wooded screening was retained, there would have been a change to the serenity of the landscape character by way of the noise associated with the operation. The workings were closed down in the late 20th century and in the subsequent years, the area has reverted to a natural landscape comprising large swathes of woodland encapsulating areas of grassland. I therefore consider that the reinstatement of the natural landscape has positively contributed, enhanced and reinforced the setting of the designated heritage asset.

3.69 As already stated, whilst the Appeal site is privately owned it is frequented by the residents of the village for recreational purposes and beyond the national footpaths well-trodden trails through the woodland provide connectivity to all aspects of the site. As previously noted paragraph 9 of GPA Note 3 states that the contribution to setting does not depend upon public rights of way or the ability to access it. From one such path views of the Folly; its architectural form and character, are clearly discernible, through the trees.

Fig xii) Views of the Folly taken from within the Appeal site.

3.70 I consider that the views from the Appeal site towards the Folly are as valuable as the northern vistas from the Folly to inform upon the historic context and contribution made by the natural landscape and rural countryside, although noted that the intervisibility is enhanced through the winter months, the appeal site at certain times of the year when the leaf canopy is lost, further reveals and reinforces the associative relationship between the appeal site and the Folly

3.71 Like the church of St Peter and St Paul, the enhancements the Appeal site affords are not born out of simply a visual appreciation, but appreciation of the sounds of the natural environment – bird song, the wind through the trees, all of which reinforce the rural context and countryside. There is also experiential value by way of the historic connection between the Appeal site and the listed building, the stone from which the tower was constructed being excavated out of the Fuller Earth operations works.

3.72 No Illustrative Masterplan photomontages have been prepared for the Folly, however given that the views north into the wooded Appeal site are the last remaining vistas that inform upon the historic and rural context, I have no doubt that the experience and understanding the building is influenced by the rural wooded land of the Appeal site and reveals something of the largely lost original rural setting of the building.

4.0 Impact Assessment

4.1 In my impact assessment I refer to the accurate visualisations that have been produced on behalf of the Appellant and submitted by the Appellant as part of the application documents. I understand that the appeal scheme is an outline application, and that the visualisations have been prepared using a model of the illustrative masterplan (not the parameters being applied for). Given that the Appellant considered these visualisations relevant, and representative of the likely changes that the appeal scheme would bring about, I have likewise used these to inform my assessment.

4.2 I have also made reference to other aspects of the submitted documentation to ascertain aspects of the suggested development which fall outside of those being applied for, namely access. These documents provide some clarity on the existing context, the scale and form of the proposed illustrative development. The particular documents considered in this Proof of Evidence are:

i Illustrative Master Plan.

ii The Appellant's Design and Access Statement; Building Heights Parameter Plan and particularly the viewpoints contained therewith.

iii The Appellant's Heritage Statement

iv Landscape and Visual Appraisal & Green Belt Assessment

v Arboricultural Assessment Parts 1-5

4.3 I have also made reference to aerial views of the site and the surroundings taken by drone and those taken by myself, along public rights of way and paths within the site from where the designated heritage assets can be seen, to appreciate the current association between the appeal site and the two designated heritage assets that are considered within this Proof of Evidence.

4.4 I first refer to the visualisations of the appeal scheme, specifically from LVA Part 3 Figure 32 D which I reproduce below:

Fig 12) Illustrative Masterplan Photomontage Figure 32 D

It is noted that no Masterplan illustrative figures have been produced to show the existing and proposed development in respect of the Folly.

4.5 Whilst I acknowledge that the proposed development looks to retain a woodland buffer around the periphery of the site, the construction of the Integrated Retirement Housing will result in the thinning out of existing trees thereby enlarging the existing grassed area to accommodate the size of the development. Having studied the arboricultural information I have been unable to ascertain the extent of loss for this particular area, as the numbers given relate across the entirety of the development site.

St Peter and St Paul's church

4.6 The impact of the appeal scheme in the context of the church could be summarised as a comprehensive and fundamental change of the appeal site, from rural woodland and countryside to a sub-urban residential development.

4.7 It is clear to me that the appeal site is part of the setting of the church, and that it positively contributes to, and reveals, its significance as a once isolated church with medieval origins with connectivity through the historic natural landscape. The wooded Appeal site strongly contributes to the visually rural aspect with glimpsed views through of grassed areas and leaf canopy rising above the roofscape of the cottage on the opposing side of the road. The change brought about by the appeal scheme could not be described as preserving this unique, and important, part of the setting of the church.

4.8 The appeal site is still a visually and experientially important part of the setting of the church; its reversion back to a natural landscape after the ceasing of Fullers Earth extraction has reinforced and further revealed the association between the church and the Appeal site, although it is accepted that this enhancement varies with the seasons. The loss of this part of the setting of the medieval church, would fundamentally and detrimentally lessen the ability to experience a connection between the church and the countryside when looking west.

4.9 It is clear to me that the experience of this part of the setting of the church, and the nature of the approach to it, would be radically and permanently transformed. The appeal site would no longer resemble rural countryside. When looking at the Illustrative Masterplan, visualisations Figure 32 D, the extent of change and loss of rural context is clearly discernible.

4.10 English Heritage's *Conservation Principles* notes, at paragraph 44, that historical value depends on 'sound identification and direct experience' of fabric or, as is the case in this instance, the landscape that has survived from the past. At present the appeal site has retained a good deal of authenticity, as an instantly recognisable rural setting to the church, and the building can be seen in filtered views in leafless conditions from it and across it (albeit not all parts, and it would be obscured when the trees are in leaf).

4.11 In the views described above, the appeal scheme would be visually intrusive, introducing a built form on an elevated site so that it rises above the cottage that resides within the foreground of the views towards the west from the churchyard. The sense of isolated built form encapsulated in a rural context would be lost.

4.12 Added to this perception would be the lighting of the appeal scheme in hours of darkness (I would expect directional general lighting would be incorporated to avoid undue light spill, but the lighting of the buildings etc. would inevitably be noticeable), as well as the activity and noise generated by the new residential quarter. The height of the built form (estimated to be 14.5m max) will interrupt the silhouetted branches of the trees, rising up dramatically above the height of the existing cottage and introducing a built form of considerable mass and scale into the skyscape.

4.13 The impact of the appeal scheme on the significance of the church of St Peter and St Paul would be an erosion of its historic interest and legibility as a medieval church, with historic connections through the woodland, which has stood for centuries as the focus of a small rural enclave (of a church and cottage), surrounded by woodland. The appeal scheme would transform the relationships (historic, associative, experiential and visual) between the church and its rural wooded setting, which contains historic approaches from the West from which the church can still be experienced.

4.14 Such a loss of significance is summarised in paragraph 163 of Conservation Principles:

"*The historic environment is constantly changing, but each significant part of it represents a finite resource. If it is not sustained, not only are its heritage values eroded or lost, but so is its potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment*."

4.15 The harm I have ascribed to the significance of St Peter and St Paul would be less than substantial within the meaning of the NPPF. There is a great deal of interest in the fabric, form and features of the church, and when measured against all that significance, the impact of the appeal scheme would be low to moderate. That is not because the harm is relatively inconsequential, but because on the whole, the setting is a relatively small component of the significance of church. Even though there would be a material impact on an important aspect of this, the harm has to be calibrated against the significance of the building on the whole. For that reason, I attribute a low to moderate level of less than substantial harm.

4.16 It would nevertheless be harm – and particularly relevant because of the uniqueness of the character and contribution of this part of its setting – and it would affect a Grade II* heritage asset; deemed a particularly important building of more than special interest as defined by the NPPF.

4.17 I acknowledge that in my assessment the level of harm I have identified is higher than that denoted in the Historic Environment Planning: Historic Buildings consultation. Whilst I agree with the officer's summarisation of significance of the designated heritage assets and the areas where harmful impact has occurred, I consider that the level of harm is greater by the loss of rurality within the setting of St Paul and St Peter, diluting its historic and experiential value'.

4.18 Section 66(1) of the 1990 Act does not distinguish between substantial and less than substantial harm. It places, instead, a strong statutory presumption against granting planning permission for development that would fail to preserve the setting of a listed building, as would be the case if the appeal scheme was allowed. It is a matter that must be given considerable importance and weight in the planning balance. In considering the impact and in making the decision, I would reinforce again that the grade II* listed church is a building that is of "particular importance" [ibid].

The Folly

4.19 The impact of the appeal scheme in the context of the Folly could be summarised as a comprehensive, and fundamental change of the appeal site, from rural woodland to a suburban housing development of some considerable mass and scale.

4.20 The appeal scheme would obliterate the remaining rural setting to the North / North East of the Folly. It would no longer be possible to see the rural woodland landscape from the 19^{th} century tower, without the interruption of built form, or indeed appreciate glimpsed views of the tower through trees, redolent of its once rural setting. The experience of the Folly in conjunction with the last remaining part of its once rural setting would be permanently lost.

4.21 The development of the Appeal site (Integrated Retirement Community Housing) would permanently end any sense of connection to the woodland and rural character, severing the ability to appreciate the centuries old historical functional and associational relationships of the building with this land; by changing the woodland to a suburban residential housing estate. It is for these reasons that I have evaluated the harm as low to moderate which is higher than the level of harm determined in the Historic Environment Planning: Historic Buildings consultation.

4.22 English Heritage's *Conservation Principles* notes, at paragraph 44, that historical value depends on 'sound identification and direct experience' of fabric or, as is the case in this instance, the landscape that has survived from the past. At present the appeal site has retained a good deal of authenticity, as an instantly recognisable rural setting to the Folly, and the building can be seen in filtered views in leafless conditions from it and across it (albeit not all parts, and it would be obscured when the trees are in leaf).

4.23 Such a loss of significance is summarised in paragraph 163 of Conservation Principles:

"*The historic environment is constantly changing, but each significant part of it represents a finite resource. If it is not sustained, not only are its heritage values eroded or lost, but so is its potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment*."

4.24 The impact of the appeal scheme on the significance of the Folly would be an erosion of its architectural and historic interest, severing it from its last remaining rural context.

4.25 Paragraph 9, on page 4 of GPA3 states that:

"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Bullet point 1 goes on to state:

"Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance".

4.26 It is my opinion that the severity of the impact is amplified by the fact that this part of the setting of the Folly is unique, as the only remnant of its historic rural context. The appeal scheme would have the effect of permanently removing that, thus the appeal scheme would radically transform the relationships (historic, associative, experiential and visual) between the structure and the only remaining part of its setting that can still be experienced and understood as a remnant of its rural context.

4.27 The harm I have ascribed to the significance of the Folly would be less than substantial within the meaning of the NPPF. Given that the aesthetic and historic values of the structure contribute the most to its overall significance , the impact of the scheme would be low to moderate on the sliding scale, often used to measure less than substantial harm. This however should not be taken as an inconsequential level of harm but that because on the whole setting is a relatively small component of the significance of the structure.

4.28 It would nevertheless be harm - particularly relevant because of the uniqueness of the character and contribution of this part of its setting, by removing the last remnant of what I would consider the most important aspect of its setting.

4.29 I acknowledge that in my assessment the level of harm I have identified is higher than that denoted in the Historic Environment Planning: Historic Buildings consultation. Whilst I agree with the officer's summarisation of significance of the designated heritage assets and the areas where harmful impact has occurred, I consider that the level of harm is greater by virtue of the loss of the last remaining part of its historic and rural context.

4.30 Section 66(1) of the 1990 Act does not distinguish between substantial and less than substantial harm. It places, instead, a strong statutory presumption against granting planning permission for development that would fail to preserve the setting of a listed building, as would be the case if the appeal scheme was allowed. It is a matter that must be given considerable importance and weight in the planning balance. In considering the impact and in making the decision, I would reinforce again that development of the Appeal site will result in the permanent loss of the structure's rural woodland context.

Summary

4.31 Development of the site including removal (in part) of the trees to facilitate construction of the Integral Retirement Community housing will erode the rural character by way of the urbanisation of the site and create a greater intervisibility which will result in the loss of evidential landscape value and impact upon the sense of place that provides legibility to the historic and rural context and thus the setting of the heritage assets.

4.32 The development fails to take the opportunity to improve, complement and enhance the local context and setting of the heritage assets and thus fails to take account of the rural characteristics of the locality.

4.33 As such, the proposed development would be inappropriate for its context and have a negative impact on the setting of the heritage assets (and therefore their significance); thus, failing to meet the requirements of the NPPF, Tandridge Local Plan Part 2: Policy DP20 of and thus the statutory requirements of s72 of the Planning (Listed Buildings and Conservation Areas Act.

5.0 Conclusion

5.1 I acknowledge that in my assessment the level of harm I have identified is higher than that denoted in the Historic Environment Planning: Historic Buildings consultation; it is my view that the proposed development and the thinning out of the trees around the Integrated Retirement Community Appeal site would result in a greater intervisibility thus introducing a built form of some considerable mass and scale that would change the rural setting to one of semi-urbanisation in respect of the church; and with regards to the setting of the Folly would remove the last remaining aspect of its historic context and rural setting.

5.2 I conclude, that the proposed development would result in the loss of the historic woodland landscape features which form the retained setting of the designated heritage assets. The urbanisation of the appeal site will erode the rural character and severs the historic context that contributes positively to the significance of the designated heritage assets. The proposals are therefore considered to be inappropriate, failing to meet the policy requirements clearly set out in Policy DP20, which demands development proposals that seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment

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5.3 Harm would be caused to the setting of the listed buildings of the Folly and St Peter and St Paul’s church and under paragraph 212 of the NPPF, any level of harm must be given considerable weight in the decision-making process. In my deliberation of the scheme presented to me, I have determined that the harm arising, which is deemed to be low to moderate of the ‘less than substantial’ spectrum, will be permanent and irreversible.

5.4 Given the clear negative aspects of the proposed development, and the failure to meet the requirements of s66 of the PLBCAA, the NPPF, and Tandridge District Council’s Local Plan, I conclude that based on the consideration of setting and its importance, the appeal proposal causes unacceptable levels of harm to the significance of the heritage assets, and that in the case of The Folly will result in the comprehensive loss of the last remaining historic association to the rural woodland setting.

Appendix 1 – Listed Buildings Designation including map

Appendix 2 - Historic England The Setting of Heritage Assets GPA Note 3

Appendix 3 - NPPG

Overview: historic environment

What is the main legislative framework for the historic environment?

In addition to the planning framework which is primarily set out in the Town and Country Planning Act 1990:

- the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest
- the Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for monuments of national interest
- the Protection of Wrecks Act 1973 provides specific protection for wreck sites of archaeological, historic or artistic interest
- the Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

While not part of the legislative framework, the UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972 (to which the UK is a signatory) makes provision for the World Heritage List, which is a list of cultural and/or natural heritage sites of outstanding universal value.

Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as applying the relevant policies in the development plan and the National Planning Policy Framework.

Paragraph: 001 Reference ID: 18a-001-20190723

Revision date: 23 07 2019

What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph: 002 Reference ID: 18a-002-20190723

Revision date: 23 07 2019

Plan-making: historic environment

What is a positive strategy for conservation and enjoyment of the historic environment?

In line with the National Planning Policy Framework (paragraph 185), plans should set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.

The delivery of the strategy may require the development of specific policies, for example, in relation to use of buildings and design of new development and infrastructure. Plan-making bodies will need to consider the relationship and impact of other policies on the delivery of the strategy for conservation.

Paragraph: 003 Reference ID: 18a-003-20190723

Revision date: 23 07 2019

What is an appropriate evidence base for plan-making?

Policy on this is set out in paragraph 187 of the National Planning Policy Framework. Guidance can be found in the Plan-making section of the planning practice guidance.

Paragraph: 004 Reference ID: 18a-004-20190723

Revision date: 23 07 2019

How can heritage issues be addressed in neighbourhood plans?

Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies into action at a neighbourhood scale.

It is beneficial for any designated and non-designated heritage assets within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.

The historic environment record is a useful source of information on the local historic environment. The local planning authority heritage advisers can advise on local heritage issues to be considered when preparing a neighbourhood plan.

Further information on:

- Neighbourhood planning generally can be found in the neighbourhood planning section of the planning practice guidance
- Heritage specific issues and neighbourhood planning is provided by Historic England.

Paragraph: 005 Reference ID: 18a-005-20190723

Revision date: 23 07 2019

Decision-making: historic environment

What is 'significance'?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Further commentary on the significance of World Heritage Sites.

Paragraph: 006 Reference ID: 18a-006-20190723

Revision date: 23 07 2019

Why is 'significance' important in decision-making?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (see How can the possibility of harm to a heritage asset be assessed?).

Paragraph: 007 Reference ID: 18a-007-20190723

Revision date: 23 07 2019

How can proposals avoid or minimise harm to the significance of a heritage asset?

Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.

Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such appraisals or investigations can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way.

See the Historic England website for further advice on assessing the significance of heritage assets.

Paragraph: 008 Reference ID: 18a-008-20190723

Revision date: 23 07 2019

What assessment of the impact of proposals on the significance of affected heritage assets should be included in an application?

Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (National Planning Policy Framework paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

Paragraph: 009 Reference ID: 18a-009-20190723

Revision date: 23 07 2019

Where can local planning authorities get help to assess the significance of heritage assets?

In most cases the assessment of the significance of the heritage asset by the local planning authority is likely to need expert advice in addition to the information provided by the applicant, historic environment record, similar sources of information and inspection of the asset itself. Advice may be sought from appropriately qualified staff and experienced in-house experts or professional consultants, complemented as appropriate by consultation with National Amenity Societies and other statutory consultees and other national and local organisations with relevant expertise.

Paragraph: 010 Reference ID: 18a-010-20190723

Revision date: 23 07 2019

What is a historic environment record?

Historic environment records are publicly-accessible and dynamic sources of information about the local historic environment. They provide core information for plan-making and designation decisions (such as information about designated and non-designated heritage assets, and information that helps predict the likelihood of currently unrecorded assets being discovered during development) and will also assist in informing planning decisions by providing appropriate information about the historic environment to communities, owners and developers as set out in the National Planning Policy Framework. See the Historic England website for details of how to access historic environment records.

Paragraph: 011 Reference ID: 18a-011-20190723

Revision date: 23 07 2019

How do Design and Access Statement requirements relate to heritage assessments?

A Design and Access Statement is required to accompany certain applications for planning permission and applications for listed building consent.

Design and Access Statements provide a flexible framework for an applicant to explain and justify their proposal with reference to its context. In cases where both a Design and Access Statement and an assessment of the impact of a proposal on a heritage asset are required, applicants can avoid unnecessary duplication and demonstrate how the proposed design has responded to the historic environment through including the necessary heritage assessment as part of the Design and Access Statement.

Paragraph: 012 Reference ID: 18a-012-20190723

Revision date: 23 07 2019

What is the setting of a heritage asset and how can it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

See further guidance on setting of heritage assets and wind turbine development.

Paragraph: 013 Reference ID: 18a-013-20190723

Revision date: 23 07 2019

Should the deteriorated state of a heritage asset be taken into account in reaching a decision on an application?

Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset in any decision (National Planning Policy Framework paragraph 191). Local planning authorities may need to consider exercising their repair and compulsory purchase powers to remedy deliberate neglect or damage.

Paragraph: 014 Reference ID: 18a-014-20190723

Revision date: 23 07 2019

What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 193 to 196 of the National Planning Policy Framework.

Paragraph: 015 Reference ID: 18a-015-20190723

Revision date: 23 07 2019

When is securing a heritage asset's optimum viable use appropriate in planning terms?

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset.

Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development.

'Area-based' designated heritage assets such as World Heritage Sites and conservation areas will not themselves have a single use (though any individual heritage assets within them may). Therefore, securing the optimum viable use of the area-based asset as a whole is not a relevant consideration in assessing the public benefits of development proposals affecting such heritage assets. However, securing the optimum viable use of any individual heritage assets within the area-based designated heritage asset may still be a relevant consideration.

Paragraph: 016 Reference ID: 18a-016-20190723

Revision date: 23 07 2019

What evidence is needed to demonstrate that there is no viable use?

Appropriate marketing is required to demonstrate that a heritage asset has no viable use in the circumstances set out in paragraph 195b of the National Planning Policy Framework. The aim of such marketing is to reach potential buyers who may be willing to find a viable use for the site that still provides for its conservation to some degree. If such a purchaser comes forward, there is no obligation to sell to them, but it will not have been demonstrated that the heritage asset has no viable use .

Paragraph: 017 Reference ID: 18a-017-20190723

Revision date: 23 07 2019

How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194 to 196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 194).

Paragraph: 018 Reference ID: 18a-018-20190723

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Appendix 4 –A History of the County of Surrey: Volume 3. Originally published by Victoria

Parishes: Nutfield

County History, London, 1911.

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Keyword Highlight

In this section

- NUTFIELD
  - MANORS
  - HOLILOND.
  - CHURCH
  - ADVOWSON
  - CHARITIES

Footnotes

NUTFIELD

Notfelle (xi cent.); Notfeud, Nutfield and Notfeld (xiii cent.); Nutefeld and Nuttefeld (xiv cent.).

Nutfield is a village 3½ miles east of Reigate. The parish is bounded on the north by Gatton and Merstham, on the east by Blechingley and Burstow, on the south by a detached portion of (formerly) Horne, on the west by Horley and Reigate. It measures 5 miles from north to south, 2 miles from east to west in the northern part, and less than 1 mile in the southern part. It contains 3,576 acres.

The parish of Nutfield extends from the Upper Green Sand at the foot of the chalk range, over the Gault, the outcrop of which is wider here than is usually the case in Surrey, the Lower Green Sand, and the Wealden Clay, which forms the soil of the lower half of the parish. On the ridge of the Lower Green Sand there is a considerable width of the sandy clay known as the Sandgate Beds. This is the soil in which fullers' earth is found. It is in Nutfield that this has been most extensively worked, but it occurs, more or less, wherever the Sandgate Beds can be traced, and can be followed from West Surrey to Maidstone; its existence no doubt had a great deal to do with the formerly flourishing clothing trade of Surrey. The quality of the earth dug from the Nutfield pits, as well as the quantity, made them famous. (fn. 1) The industry was formerly of great importance, though not now so considerable; fullers' earth is still in demand however, owing to its peculiar properties in absorbing oil and grease. Pits are still worked in Nutfield parish, and close to the parish in Reigate. The Fullers' Earth Union, and the Surrey Fullers' Earth Company, are the principal proprietors. (fn. 2)

The village and church of Nutfield lie upon the Green Sand hill on the road between Blechingley and Reigate, which follows the top of the ridge, and is probably an ancient way. There is scarcely any open ground in the parish. A branch of the Mole traverses the southern part. The South Eastern Railway, Redhill and Tunbridge branch, runs through the parish from east to west; it was opened in 1842, but the station, at South Nutfield, some distance from Nutfield village, was only opened twenty years ago.

The hamlet called Ham, 2 miles south-west of Nutfield village, was an outlying part of Blechingley, added to Nutfield in 1894. (fn. 3)

The history of Nutfield, so far as it exists, is the history of the fullers' earth industry. But in 1755 about 900 Roman brass coins of the later empire were found in an earthen vessel crushed by a wheel in the road between Nutfield and Ham. (fn. 4) As roads were usually mended with stone from the nearest quarter, the vessel was probably brought with the stone from the Upper Sand ridge.

No Inclosure Act or Award is known. When Manning and Bray wrote, (fn. 5) there was waste at Nutfield Marsh where certain tenants only had rights of common.

The ridge of the hill at Nutfield offers a pleasant situation for houses, of which there are several of a good character. Nutfield Court is the seat of Mr. J. T. Charlesworth; Nutfield Priory, which stands in a park, of Mrs. Fielden; Woolpits, where was an old house, of Mr. Frederick Scrutton; Holmsdale House of Miss Sharwood. The Rev. E. Sandford, instituted in 1792, rebuilt the rectory; it stands in a small park. At South Nutfield, nearer the railway, a large number of gentlemen's houses have been built of late years.

There is a cemetery under Parish Council management.

The school (national) was built in 1863.

South Nutfield, or Lower Nutfield, is an ecclesiastical district in the middle part of the parish, near to and south of the railway. It was made an ecclesiastical district in 1888. The church (Christ Church) consecrated in 1888, is in 13th-century style, in red brick, consisting of nave, chancel, and north porch, with a shingled belfry and spire. The church stands near the old hamlet of Ridge Green.

An infant school (Church of England) was opened in 1889.

The southern part of the parish is in the ecclesiastical district of Outwood, formed in 1870 (see Burstow).

MANORS

At the time of the Domesday Survey *NUTFIELD* was held of the king by Ida of Lorraine, wife of Count Eustace II of Boulogne. (fn. 6) Nutfield was afterwards held of the Crown as of the honour of Boulogne, (fn. 7) when that honour came to the king by forfeiture. (fn. 8) In the time of King Edward Ulwi had held Nutfield for 13½ hides; it was afterwards assessed for 3, but its value had increased from £13 to £15. (fn. 9) There were 10 serfs attached to the land, a somewhat large proportion. (fn. 10)

During the reign of Henry I the manor was granted by the king, at the petition of the Countess Ida, to the priory of St. Wulmar at Boulogne. (fn. 11) In 1195 Hubert de Anestie rendered account to the Exchequer of £16 for the farm of Nutfield, held of the abbot, and of £4 of that farm for the past year when the land was seized into the hands of the King of England because the abbot was of the land of the King of France. (fn. 12) Hubert de Anestie, still living in 1211–12, when he held the lordship of Nutfield, (fn. 13) left as heiress Denise, who married Warin de Monchensey. (fn. 14) In 1246–7 the Abbot of St. Wulmar quitclaimed to Monchensey and his heirs the £16 rent in Nutfield and all right which the abbot or his successors might have in the manor. (fn. 15)

Denise survived her husband Warin de Monchensey and her son William and, in 1288, after the death of the latter, was granted the custody of her son's lands during the minority of Denise, daughter and heir of William. (fn. 16) In 1290 Joan, half-sister of William de Monchensey, (fn. 17) and William de Valence, Earl of Pembroke, her husband, protested against the right of the younger Denise to inherit her father's lands on the plea of illegitimacy, which was, however, disallowed. (fn. 18) In 1290 Denise was married to Hugh de Vere, (fn. 19) and in 1304 after the death of her grandmother, Denise de Monchensey, inherited the manor of Nutfield. (fn. 20) Denise the granddaughter died in 1314 and, her husband being already dead, the manor passed to her cousin Aymer de Valence, Earl of Pembroke, son of Joan Countess of Pembroke. (fn. 21) He died ten years later, but in the inquisition made on his lands at the time of his death there is no mention of Nutfield, though it is not evident when he parted with it. He held in 1316. (fn. 22) In 1325–6 it was held by John de Cobham, (fn. 23) to whom it had been demised by Sir Ralph de Cobham, (fn. 24) presumably his brother.

The latter seems to have been a younger brother of Stephen de Cobham of Rundale, but this is not certain. (fn. 25) He died before 1329, in which year, in a suit concerning the manor, John de Cobham, senior, stated that he held the manor for life, calling to warrant John, son and heir of Sir Ralph, then a minor. (fn. 26) At the same time Mary, widow of Sir Ralph and wife of Thomas Earl of Norfolk, Marshal of England, claimed to hold a third as dower. (fn. 27) In 1359, probably after the death of John de Cobham, senior, the manor was held by Sir John de Cobham, son and heir of Ralph and Mary, usually referred to as the son of the Countess Marshal. (fn. 28) He alienated the manor to Fulcon Horwode in that year. This was apparently a grant for life only, (fn. 29) as Sir John de Cobham, who served in the French wars under the Black Prince, conveyed the reversion of his lands to the Crown in 1359, (fn. 30) 'by reason,' as was stated in 1377, when the matter came before Parliament, 'of the great love and good affection he bore towards the prince, eldest son of the said King' (Edward III). (fn. 31) Sir John surrendered his lands by giving the king a gold ring for livery of seisin, a procedure which Parliament, in 1377, stated to be legal and valid without any document, especially when such a surrender was made to the king himself. (fn. 32) The manor of Nutfield was among those so conveyed, (fn. 33) but though the king had re-granted the manor to Cobham for life, (fn. 34) it was seized into the king's hands in 1363, as it was found that the alienation to Fulcon de Horwode in 1359 had been made without royal licence, (fn. 35) and early in 1364 the manor was granted by the Crown to Sir Nicholas Lovayne, (fn. 36) to whom Horwode quitclaimed all right in 1365. (fn. 37) In 1367 William Strete presented to the church as lord of Nutfield. (fn. 38) It is probable that Strete obtained the manor in consequence of a debt incurred by Lovayne. In 1372 and for several years afterwards the manor was in the hands of trustees, who had been enfeoffed by consent both of Lovayne and of Strete, apparently for the purpose of raising the sum of £550 due to Strete from Lovayne. (fn. 39) In 1375 Strete acknowledged the payment of £275, (fn. 40) but soon after, possibly in payment of the remainder of the debt, Strete seems to have obtained full possession of the manor, as he held it in 1377, though it was still in the hands of trustees. (fn. 41) An inquisition taken in that year on the death of Sir John de Cobham, recording the grant of his lands to the Crown, states that William Strete held the manor of Nutfield. (fn. 42) In 1380 trustees quitclaimed the manor of Nutfield to Sir Nicholas Carew and his son Nicholas; (fn. 43) possibly this was also a mortgage. William Strete by his will, 1383, desired that his manor of Nutfield should be sold for £900, but that if the purchaser were Nicholas Carew the price should be £800. (fn. 44) Edmund Strete, kinsman and heir of William, quitclaimed all his right to the Carews in 1384. (fn. 45) Sir Nicholas the father died in 1390. (fn. 46) His son in 1432 settled the manor on himself and Mercy his wife and their issue; (fn. 47) it seems, about this period, to have been frequently in the hands of trustees. (fn. 48) The manor passed to his son and grandson; the latter died in 1466 and left a son, also called Nicholas, (fn. 49) who died soon after. The major part of his lands, including Beddington, then passed to his uncle, James Carew. (fn. 50)

Cobham. *Gules a cheveron or with three stars sable thereon*.

The manor of Nutfield was, however, divided among his sisters and co-heirs, (fn. 51) Sancha wife of John Iwardby or Ewerby, Anne wife of Christopher Tropenell, and Elizabeth wife of Walter Twynyho. (fn. 52) In 1508–9 Nutfield was held by John Ewerby, Anne Tropenell and Walter Twynyho. (fn. 53) The Ewerbys seem to have conveyed their share of the manor in equal portions to the other co-heirs, as complete moieties were soon after held by the Tropenell and Twynyho families. (fn. 54)

The manor was not again united until 1619. The Tropenell moiety descended to Thomas, also called Giles, son of Christopher and Anne, and to his daughters and co-heirs, Ann wife of John Eyre, Elizabeth wife of William Charde, Mary wife of John Young, and Eleanor wife of Andrew Blackman, all of whom were holding a moiety jointly in 1557. (fn. 55) The Chardes seem to have relinquished their share soon afterwards. In 1570 John Young and Mary conveyed a third of a moiety to Thomas Bristow. (fn. 56) In 1576 Richard Mompesson and Susan daughter and heir of Andrew Blackman (fn. 57) conveyed a third of the moiety to William Gawton, (fn. 58) who in 1583 obtained the third which belonged to the Eyres. (fn. 59) Gawton died ten years later seised of two-thirds of a moiety; (fn. 60) his son William (fn. 61) obtained Thomas Bristow's third in 1597, (fn. 62) and died seised of a complete moiety of the manor in 1610. (fn. 63) Richard Gawton, his son and heir, (fn. 64) conveyed this moiety in 1619 to Daniel Bassano and Thomas Turner. (fn. 65)

In the meantime the Twynyho moiety had passed from Walter Twynyho and Elizabeth to their son Edward, and to his son Anthony. (fn. 66) Anthony Twynyho died in 1529, and his sisters and co-heirs, Ann wife of Henry Heydon, and Katherine wife of John Dauntesay, each became seised of a moiety of a moiety. (fn. 67) That of the Heydons descended to Francis Heydon, their son and heir, while Bridget, daughter and heir of John and Katherine Dauntesay, married Hugh Hyde and inherited her mother's fourth share. (fn. 68) These parties held the moiety in 1564, (fn. 69) but Heydon probably quitclaimed his share soon after, as in 1566 Hugh Hyde and Bridget conveyed the entire moiety to Nicholas Best. (fn. 70) Apparently Nicholas at his death left the property to three sons in equal parts; Christopher Best, who died in 1598, held a third of a moiety of Nutfield, which he left to Nicholas his son and heir. (fn. 71) William Best was probably another son, and seems to have obtained both the share of his other brother and that of his nephew Nicholas, as he died in 1602 seised of a moiety of Nutfield, (fn. 72) and Henry, his son, (fn. 73) is referred to in 1603 and 1609 as holding an entire moiety. (fn. 74) In 1619 Henry Best and Etheldreda his wife conveyed this moiety to Daniel Bassano and Thomas Turner, who, (fn. 75) at the same time, obtained the Tropenell moiety as already shown. Bassano, barrister of the Inner Temple, was evidently a trustee as, in 1641, presumably after the death of Thomas Turner, he conveyed Nutfield to John Turner, eldest son of John Turner of Ham in Blechingley, to the second son, also called John, and to the third son Thomas. (fn. 76)

The eldest son died before 1651, (fn. 77) and John and Thomas Turner held Nutfield jointly in 1658. (fn. 78) Thomas the survivor, by will proved December 1671, devised the manor to John, George, and Thomas Turner, sons of his brother John, late of Ham. (fn. 79) The survivor John conveyed in 1707 to his son John in fee; the latter died in 1713, his sister Charity, wife of Joseph Cooke, being his heir. (fn. 80) On the death of the latter in 1740 without issue the manor was divided between Cooke's sisters and co-heirs, Elizabeth Eboral and Mary Gotty. (fn. 81)

Elizabeth's son William died in 1775 and he by will devised to his niece Mary Eliza who held this moiety in 1808. (fn. 82) William Gotty and Mary conveyed their moiety to Sir George Colebrook, bart., in 1763. (fn. 83) Colebrook in 1774 conveyed half to Anthony Aynscomb and half to John Clement; Aynscomb left his share to his wife, who died in 1800, with remainder to her sister Bett Tyler, afterwards wife of William Burtt, and she held this fourth part in 1808. (fn. 84) John Clement's fourth descended to his son and grandson, the latter selling in 1805 to John Perkins. (fn. 85) The parts held by Mary Eliza and the Burtts afterwards passed either to John Perkins or John Newton, as these two held the manor in 1841. (fn. 86) Newton afterwards obtained Perkins' share, and Mr. John Newton was lord of Nutfield until after 1895, after which date it passed to Jervis Kenrick, who held in 1899. Mr. Henry Partridge of Castle Hill, Blechingley, was recently lord of the manor, but it is now held with that house by Mr. A. P. Brandt.

William Charde and Elizabeth his wife, descendants of Ann Tropenell, held a moiety of the site and capital messuage of Nutfield in 1557. (fn. 87) According to Manning and Bray, using Mr. Glover's deeds, (fn. 88) it passed to a daughter of William Best above named, Mary wife of Richard Jewell. He left a son John, whose son, also John, married Mary Tyler and died without issue. She married Anthony Aynscomb, see above. It is now the property of Mr. J. T. Charlesworth.

The family of Hadresham or Hedresham was settled in Nutfield at the end of the 12th century, their lands there being afterwards known as the manor or reputed manor of *HATHERSHAM*. In the reign of Richard I Hubert de Anestie granted a wood in Nutfield called Widihorn to John de Hadresham and his heirs, (fn. 89) and about the same time John also received a grant of a mill there, the names of Robert and Peter de Hadresham appearing among the witnesses to this deed. (fn. 90) In 1271–2 Peter de Caterham and Alice his wife quitclaimed 6 acres of land in Nutfield to Bartholomew de Hadresham, (fn. 91) and in 1316 John, son of James de Hadresham, received a grant of a meadow there called Merchauntesmead. (fn. 92) In 1358 John de Hadresham died seised of a tenement in Nutfield, held of the chief manor, consisting of a capital messuage, 60 acres of land of which 20 could be cultivated, 4 acres of meadow, 20 of pasture, and 10 of wood. The tenement was said to be worth 23*s*. per annum. (fn. 93) The same amount was paid in the 17th century as the annual rent of the manor of Hathersham. (fn. 94) John left a son and heir, William de Hadresham. (fn. 95) The lands afterwards passed to the Asshurst family. William Asshurst held land in Nutfield in the early 15th century, (fn. 96) and in 1507 John Asshurst, son of William, died seised, among other lands, of the 'manor of Hadresham'; he left no issue. (fn. 97) Agnes, widow of John Asshurst, afterwards married John Skinner, (fn. 98) and seems to have brought this land to his family. Sir Thomas Wyatt the poet held the manor in 1538, (fn. 99) but he was possibly a trustee, his father, Sir Henry Wyatt, having acted as such for John Skinner and Agnes in the conveyance of property which they held in East Betchworth. (fn. 100) In 1556 the manor of Hathersham was held by James Skinner and Margaret his wife, (fn. 101) and on James's death without issue in 1558 passed to the family of his brother. (fn. 102) John Skinner, nephew of James according to the inquisition taken at his death, died seised of the manor in 1584. (fn. 103)

Richard Elyot of Albury was a nephew and heir. (fn. 104) In 1603 Richard and Thomas Elyot conveyed the manor of Hathersham to Henry Drake and Charles Evans, (fn. 105) Sir Thomas Palmer and Alice his wife, widow of John Skinner, surrendering their claim. (fn. 106) Drake and Evans seem to have divided the manor, as in 1609 Drake died seised of a moiety, (fn. 107) which his son Edward conveyed to Richard Killick in 1614, (fn. 108) and in 1616 it passed from Killick to Henry Shove. (fn. 109) Shove apparently acquired the other moiety also, as his family afterwards held the entire manor, of which they retained possession until the latter part of the 18th century. (fn. 110) It was held in 1768 by Henry Shove and Ann his wife. (fn. 111) According to Manning, Shove died in 1771, when, by the terms of his will, Hathersham was sold, becoming the property of Robert Smith. (fn. 112) In 1790–1 Robert Smith the son and Elizabeth his wife sold to Sir Sampson Wright, (fn. 113) whose widow, Lady Wright, held the property in 1808. (fn. 114) It passed after her death to Mr. S. Simms. (fn. 115) It is now held as a farm.

In 1350 Thomas de Wolbergh died seised of a tenement in Nutfield which he held of the lord of Nutfield for the service of 33*s*. 9*d*. (fn. 116) His son, John de Wolbergh, was witness to a deed in 1359. (fn. 117) In 1364 Cecily de Beauchamp held five acres of meadow in Nutfield of John de Wolbergh. (fn. 118) In 1463 William Sydney died seised of the manor of *WOLBERGH* leaving two daughters and co-heirs, Elizabeth afterwards wife of John Hampden, and Anne, afterwards wife of William Uvedale. (fn. 119) The Uvedale moiety remained in this family until after 1528. (fn. 120)

In 1572 the whole manor was held by William Jeale. (fn. 121) In 1602 William and Ovington Jeale, probably sons of the first William, conveyed to George Evelyn, (fn. 122) who settled Wolbergh shortly after on his daughter Katherine on her marriage with Thomas Stoughton. (fn. 123) Stoughton, who survived his wife, died in 1611 seised of the 'manor or farm of Woolboro,' George Stoughton, his brother, being his heir. (fn. 124)

The latter conveyed the manor in 1623 to John Turner, (fn. 125) from whom it passed to Thomas Turner of Nutfield. The latter by will of 1671 left 'the messuage, &c., containing 160 acres in Nutfield in occupation of Anne Barnes called Woolborough,' to his nephew Thomas Turner. (fn. 126) The latter, according to Manning, conveyed in 1685 to William Barnes, whose son conveyed to William Lukyn in 1722. (fn. 127)

From Thomas and Robert Lukyn the property passed, in 1740, to Helen Shelley, (fn. 128) daughter of Robert Bysshe, wife of John Shelley, and grandmother of Sir Bysshe Shelley, who died in 1815. (fn. 129) He was succeeded by Sir Timothy Shelley, whose eldest son, Percy Bysshe Shelley, the poet, was drowned in 1822. Sir Timothy, at his death in 1844, was therefore succeeded by his grandson, Sir Percy Florence Shelley. (fn. 130)

HOLILOND.

—The family of atte Holilond was settled in Nutfield in the early 13th century. In an inquiry concerning their lands, made in the reign of Edward III, it was stated that during the reign of King John Denise de Monchensey (fn. 131) had alienated to Reginald de Holilond a messuage, 42 acres of land, 8 acres of meadow, 10 of pasture and 1 of wood in Nutfield, parcel of the manor of Nutfield, to hold to him and his heirs at the rent of the true value. (fn. 132) This alienation was made in 1202–3, the charter being enrolled 'in a certain missal' of Battle Abbey, the abbot of which, Richard atte Holilond, was brother to Reginald. (fn. 133) The property was afterwards held by Robert son of Reginald, and John son of Robert. (fn. 134) John atte Holilond in 1349 obtained a pardon from the Crown for having entered into the said premises without licence from the king; both his father and grandfather had been similarly in fault. (fn. 135) The name of Thomas atte Holilond appears as witness to a deed in 1359, (fn. 136) and in 1400 John atte Holilond held land in Nutfield. (fn. 137)

The subsequent ownership of these lands is not apparent, but they clearly had given their name to the family which held them so long, and the present Holland House, or Hall Land House, in Nutfield is the survival of the name.

CHURCH

The church of *ST. PETER and ST. PAUL* stands on a site with a steep northerly slope, close to the road, in a very pretty and well-planted churchyard, and some way below the crest of the ridge on which the village is built. It consists of a chancel 36 ft. 4 in. long by 17 ft 4 in. wide, north vestry and organ chamber, nave 40 ft. 2 in. by 22 ft. 3 in., north aisle 12 ft. 9 in. wide, south transept 10 ft. 3 in. deep by 14 ft. 11 in wide, south aisle 15 ft. 5 in. wide, south porch and a west tower 14 ft. 1 in. by 13 ft. wide. All these dimensions are taken within the walls.

The plan of the nave doubtless dates from the 12th century, but the oldest architectural details are to be found in the chancel, which inclines southward from the axis of the nave, and seems to have replaced the 12th-century chancel early in the 13th century. It was about 26 ft. long originally, but was lengthened 10 ft. early in the 14th century.

A north aisle was added to the nave about 1230; the arcade still remains, but the aisle walls have been removed at a widening of the aisle in the 15th century. The chancel arch was widened to its utmost limits early in the 14th century. A south transept was added in the 15th century, about 1450, and the west tower is the work of the latter half of the same century. The south aisle was built in 1882, and the north vestry and organ chamber are also modern. The tower has been repaired at different times, the upper part being much rebuilt late in the 18th century; in recent years a great deal of restoration work has been undertaken, with the result that nearly all the window tracery has been renewed.

The east window of the chancel has three cinquefoiled lights with tracery under a pointed head of 15th-century style, but all of modern stonework. The north-east window is of two trefoiled lights with a quatrefoil in the head under a two-centred arch, but only the inner jambs and hollow-chamfered rear arch are old. Just west of the window is a straight joint in the wall, which has been stripped of its plaster, marking the line of the east wall of the 13th-century chancel. In the 13th-century walling is one complete lancet, tall and narrow, with a plain chamfer on the outer face, now looking into the vestry, and close to it on the west the head of a second lancet of different detail, with an external rebate, and perhaps of earlier date. It is evident that the complete lancet was the eastern one of a pair, the springing of the rear arch of the second window being yet visible, but the window head just noticed is too near it to allow for a splay of equal angle, which would be natural in a pair of contemporary windows, and has either been moved eastward at the insertion of the modern arch to the organ chamber, or belongs to an older arrangement. As at present set, it is accurately half-way between the chancel arch and the east wall of the 13th-century chancel, a fact which suggests that it is in position, and that the complete lancet is a slightly later addition. This is also possible from the way in which the sill of the complete lancet breaks into the head of a recess in the sill below, which though now much altered was originally a locker with two arched openings, the eastern of which is now represented by its sill only, while the western has lost its inner order and is masked by a modern memorial brass hinged to serve as a door to it. Two cinquefoiled arches, one large and one small, open into the modern vestry and organ chamber.

Only the lower part of the 13th-century south wall of the chancel remains, the upper part having been rebuilt when the chancel was lengthened, with three windows, two of a single trefoiled light and one at the south-east of two cinquefoiled lights. Only the east jamb of the western of the two trefoiled lights is left, the window having given place to a two-light 15th-century window, but both the other windows preserve their old jambs and rear arches, the external masonry being modern. Below the south-east window is a 15th-century piscina with a shallow half-round basin in the sill and a shelf. Below the middle window is a 14th-century tomb recess with jambs of two chamfered orders, broach stopped, with a two-centred arch, dying on the chamfer of the jambs; in the recess is a contemporary slab with a floriated cross in low relief, and on its hollowed edge a partly destroyed inscription:—'SIRE THOM[AS DE R]OLEHAM GIST ICI DEU DE SA ALME EYT MERCI.' (fn. 138)

The chancel arch is a 14th-century insertion, having half-octagonal jambs with broach stops at the base, and moulded bell capitals with scroll-moulded abaci; the arch is double-chamfered on both sides and has no label.

The 13th-century north arcade of the nave is of three bays with circular pillars, water-moulded bases, and bell capitals; there is no east respond, the arch dying on the east wall face, but on the north face of the return in the aisle is a short length of chamfered abacus which looks to be of earlier date than the arcade, and may have belonged to an arch opening to a former north transept. The west respond is half-round with a capital like those of the pillars, but the base is buried beneath the floor. The arches are two-centred and of two chamfered orders.

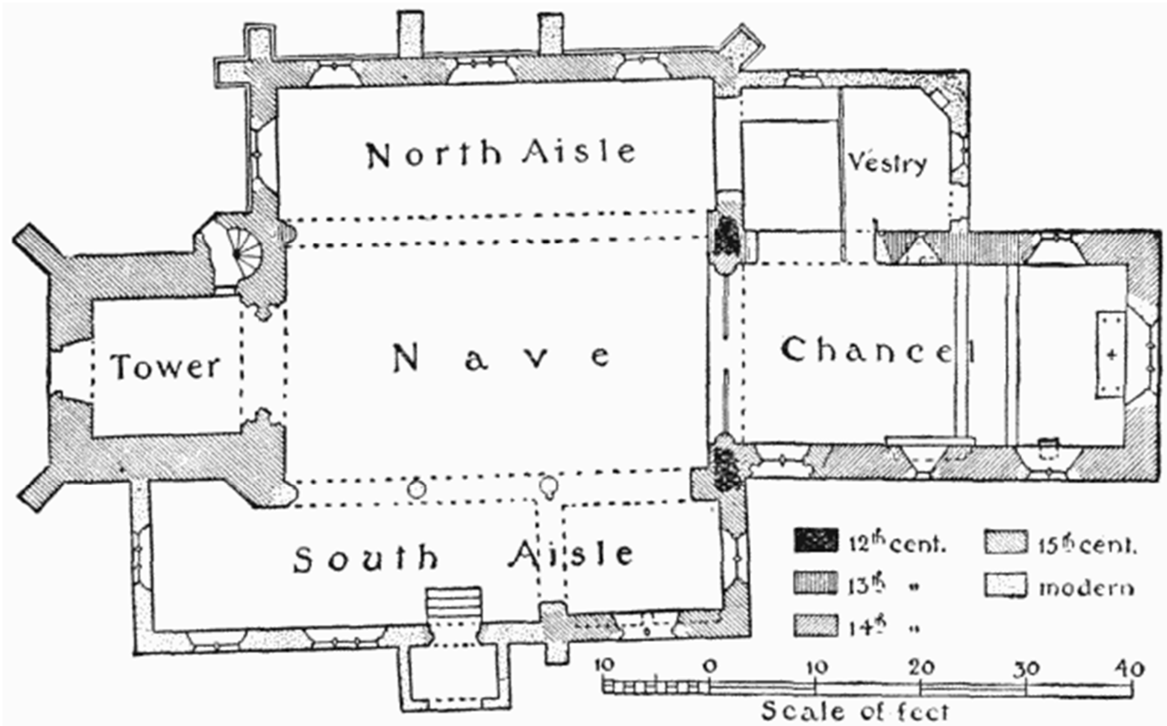
The south arcade is of three bays, and is all modern except the east arch and respond, which has chamfered edges and a moulded capital of 15th-century detail. The pillars are circular with moulded capitals and bases; the eastern pillar having an attached shaft on its south side to receive the modern arch between the transept and aisle.

All the windows of the north aisle have been modernized outside; the first and third on the north are of two lights, and the middle one of three lights, all with traceried pointed heads of 15th-century style; the inner jambs are old, as are also the rear arches, which are hollow-chamfered, and the west window has two lights of 14th-century character with old inner jambs and arch. A modern archway opens from the aisle into the organ chamber.

The south transept has a 15th-century east window of two cinquefoiled ogee-headed lights with old tracery in a pointed head; the jambs are of two hollow chamfers, and the window has a moulded label outside. The south window of the transept has two lights under a geometrical traceried head; the inner quoins are old, but the outer stonework is all modern. Under the window are two recesses each 6 ft. 3 in. long with four-centred arches, doubtless sepulchral, but now empty; the chamfered jambs have broach stops at the base. On the outer face of the gable of the transept is a sundial dated 1758.

The south doorway is of the 15th century, moved out with the wall, and has moulded jambs and a two-centred arch. The two south windows of the aisle are square-headed, the first of three lights and the second of two; the west window is of three lights under a traceried pointed head; all three windows are modern.

The west tower is of three stories, but rises without a break. It is strengthened by diagonal buttresses at the western angles and has a stair-turret at its north-east corner. The arch opening into it from the nave has chamfered jambs and a two-centred arch of two hollow chamfers with a wide hollow between, and the west doorway is of two hollow-chamfered orders and has a four-centred head with a modern window of three lights over it. The second story is lighted on the north, south, and west by single trefoiled lights, and the third story by two-light windows with cinquefoiled four-centred heads. The diagonal buttresses are faced with stone slabs bearing inscriptions, now partly hidden by the cement coating, referring to some late 16th or 17th-century repairs, (fn. 139) and the tower is tied by iron rods, on the straps of which is the date 1740. Later repairs are shown by a small stone panel on the south side below the bell-chamber window bearing the date 1786, and this date also occurs on several rain-water heads. Over the tower is a shingled wood spire changing from square to octagon above the parapet, and crowned by a weather vane with the date 1767. The tower is coated with cement, which has fallen away here and there, showing that the parapet and upper parts of the buttresses have been repaired with brickwork. The north wall of the aisle, in addition to its east diagonal buttress and the two at the western angle, has been strengthened by raking buttresses of brick between the windows. The south porch is a modern one of wood. Owing to the slope of the ground there are several step; down from the south doorway to the floor level of the aisle.



Plan of the Church of St. Peter and St. Paul, Nutfield

The roof of the chancel is covered with Horsham stone slabs and has a modern wood-panelled ceiling; a moulded tie-beam across the middle appears to be old. The nave roof, also covered with Horsham slabs, is open timbered, a plaster ceiling having been removed; two of its tie-beams are old. The north aisle has a gabled roof with collar-beam trusses, formerly plastered; the timbers are old and plain, and the south aisle roof is modern. Both aisle roofs are tiled.

There is a good deal of interesting woodwork in the church.

In the chancel is a seat made up with two old bench-ends with carved poppy-heads, probably of early 16th-century date, and the 15th-century rood-screen still stands across the chancel arch. Its doorway has a two-centred pointed head with traceried spandrels, and the arch springs from carved bunches of foliage on the doorposts, on the inner faces of which are three sunk quatrefoils, an unusual detail. The side bays are each divided into two trefoiled openings, with a quatrefoil over in the traceried pointed head of the bay; the middle rail is moulded, and the plain boarding below it is modern in the south half of the screen. The muntins are all moulded: on the face of the northernmost is a short length of half-octagonal shaft with a moulded capital, from which sprang a vaulted cove below the loft; on the moulded cornice stands a line of brattishing, but the rest of the loft has, as usual, been removed. The space above the screen was evidently once boarded, as in the soffit of the chancel arch is a row of square holes (now filled in) in which the uprights were fixed.

The font is dated 1665, but the octagonal panelled bowl is clearly some two centuries earlier, and the date doubtless records its return to the church after having been thrown out by Puritan fanatics in the time of the Commonwealth.

The hexagonal pulpit contains a number of early 16th-century linen-pattern panels in two tiers, one pair of panels being modern; the framing of the pulpit appears to be modern also.

The middle window of the north aisle contains a few fragments of 15th-century glass in the two piercings over its middle light.

On the south wall of the chancel is a brass plate inscribed: 'Orate p' aiabz Willī-Graffton qndā Clīci hui' ecclesiae et Johē ux eius et Joh[] filli eordm qor aiabz ppiciet deus am[en].' Above it is the figure of a man in a long cloak girt at the waist and with fur trimming; his hands are clasped in prayer; also a woman in long high-waisted gown and a loose head-dress hanging down behind her. Over the man is a shield charged with a cheveron, and over the woman one charged with a cheveron impaling a saltire. On the south wall of the south aisle is a small 17th-century brass with a Latin inscription to Edmund Molyneux.

On the north wall of the chancel is a chalk panelled tablet to Charles Gillman, son of Anthony Gillman of Reigate. The date of his death was left blank, and has been roughly scratched in at a later date—'13th April 1631.' The inscription finishes: 'as by y^{e} monum^{t} of y^{e} said Anthony in Reigat apears'; the shield over is charged with a leg cut off at the thigh, booted and spurred.

There are six bells; the treble by Mears and Stainbank, 1897; the second by William Eldridge, 1663; the third, Thomas Mears, 1793; the fourth, C. and G. Mears, 1848; the fifth and the tenor, Wm. Eldridge, 1662.

The oldest piece of the communion plate is a cup with a trumpet stem with the hall-mark of 1665; it has a cover dated 1666; there is also a chalice and paten of 1849. In the vestry are kept two wooden collecting boxes with handles, of the usual 17th-century type; both have painted inscriptions, 'Pray remember the poore,' with the name of the parish.

The registers date from 1558.

ADVOWSON

The Domesday Survey mentions the existence of a church at Nutfield, (fn. 140) but no other early record of it is found. It was valued at £8 12*s*. in the Taxatio of 1291. (fn. 141) It is not mentioned in the gift of the manor to the priory of St. Wulmar of Boulogne, nor in the surrender of the manor by the abbot to Warin de Monchensey, but there is nevertheless some reason for supposing that the advowson became the property of the priory and was retained after the surrender of the manor. John de Warenne, Earl of Surrey, presented to the church in 1328, (fn. 142) and it is possible that he had received a grant of the advowson when the possessions of alien priories had been seized by the

Crown some years before; another advowson which he held in 1328 had come into his possession in that manner. (fn. 143) In 1337, at the beginning of the Hundred Years' War, the Sheriff of Surrey was ordered to restore church, goods and chattels to Giles de Fossato, parson of Nutfield Church, whose possessions had been seized because he was 'a native of the power of the king of France.' (fn. 144) As a reason for this concession it was stated that the king had considered the poverty of Giles and wished to have compassion on him. (fn. 145)

It is not evident how the advowson passed to the lord of the manor, but it had become his property by 1363, (fn. 146) and was held by successive lords until the death, in 1466, of Nicholas Carew. (fn. 147) His son, who died shortly after, left, as has been shown, sisters and co-heirs who married into the families of Ewerby, Tropenell, and Twynyho, and each sister retained a third of the advowson. (fn. 148) The portions belonging to the two latter families descended with their respective shares of the manor (q.v.). (fn. 149) Of the latter property each of the two families afterwards held a complete moiety, which probably accounts for the fact that their shares of the advowson were constantly referred to as moieties also, though in reality they were thirds only. In 1580 William Best presented on a grant from William Charde and Elizabeth, one of the Tropenell heiresses. (fn. 150) These two thirds were finally conveyed to the Turner family in 1619. (fn. 151) The third held by the Ewerbys passed to the family of St. John by the marriage of Joanna the daughter and heir of Sir John Ewerby with John St. John. (fn. 152) The son of John and Joanna, also called John, (fn. 153) presented to the church in 1550, (fn. 154) and in 1590 conveyed one moiety of his third to Henry Burton and the other to Walter Cole. (fn. 155) In 1620 Walter Cole and William his son and heir sold their share to Sir Thomas Penruddock, Sir George Stoughton and George Duncombe, trustees of Ann, Dowager Countess of Arundel. (fn. 156) In 1626 presentation was made by Sir Julius Caesar by virtue of a grant made him by Burton and Cole, (fn. 157) presumably before the latter gave up his right in the advowson. The king presented by lapse in 1634 because Christopher Best had not sued out livery of the advowson. (fn. 158) Henry Lord Mowbray, grandson of Ann, Dowager Countess of Arundel, (fn. 159) presented in 1640, (fn. 160) and this family seems to have acquired Burton's share also, as in 1658 the Earl of Arundel held a full third turn of presentation, the other two-thirds of the advowson being held, as has been said, by John and Thomas Turner. (fn. 161) In 1660 the Crown presented. (fn. 162) According to Manning, Henry Lord Maltravers, Earl of Norwich, and Henry Howard his son granted the next turn to West and Keck in trust for Burbury in 1676, (fn. 163) and in 1677 John and Thomas Turner granted their turn to Henry Hesketh, who afterwards purchased Burbury's interest and sold to William Hollingsworth. (fn. 164) The latter presented in 1711 and again in 1731. (fn. 165) Lord Mowbray (fn. 166) finally conveyed his share to William Beckford in trust for Sir Lionel Jenkins who, by will, devised it to Jesus College, Oxford. The Turners' share descended with the manor (q.v.), and after the death of William Hollingsworth presentation was made both by Joseph Cooke, as lord of the manor, and by Jesus College. The case was brought before a commission of six clergy and six laymen, but as these decided equally in favour of the college and lord of the manor, nothing was settled. (fn. 167) Finally, however, a decision in Cooke's favour seems to have been made, as his incumbent continued to hold the living. (fn. 168) The college afterwards treated with him for purchase, but the transaction was not completed until after his death, his sisters conveying to the college shortly after 1740. (fn. 169) Jesus College has since held the advowson. (fn. 170)

CHARITIES

Smith's Charity is distributed as in other Surrey parishes.

Footnotes

- 1. Topley, *Geol. of the Weald*, 130–3.
- 2. *V.C.H. Surr*. ii, 279–80.
- 3. By Loc. Govt. Bd. Order 31855.
- 4. Manning and Bray, *Hist. of Surr*. ii, 266, and local information.
- 5. *Hist. of Surr*. ii, 266.
- 6. *V.C.H. Surr*. i, 312*b*, and note 5.
- 7. *Vide infra*; Chan. Inq. p.m. Edw. II, file 34, no. 7.
- 8. After the death of William son of King Stephen in 1159 the honour was *in diminio Regis*; Pipe Roll 8 Hen. II, m. 1 d.
- 9. See note 6.
- 10. *V.C.H. Surr*. i, 314, n. 2.
- 11. Cart. Antiq. A. 30.
- 12. Pipe R. 7 Ric. I, m. 18 d.
- 13. *Red Bk. of Exch*. (Rolls Ser.), 582.
- 14. Ibid. 500; *Cal. of Chart*. 1226–57, p. 288; *Abbrev. Plac*. (Rec. Com.) 252. This Warin de Monchensey is stated, in the pedigrees, to have married Joan, sister of the Earl of Pembroke, by whom he had a daughter Joan. It is, however, quite evident from the documents above cited that he must have married, as his second wife, Denise who was the mother of his son William. A pedigree of the Monchenseys in Lansd. MS. 860, fol. 166, confuses this Denise de Anestie, who married into the family, with the Denise who married Hugh de Vere and who was really granddaughter of the first Denise. Hubert de Anestie's wife was also called Denise (Add. Chart. 24606), but it was certainly his daughter, not his widow, who married Warin de Monchensey. See also note on Holilond, *infra*.
- 15. Feet of F. Surr. 31 Hen. III, no. 309.
- 16. *Cal. Pat*. 1281–92, p. 292.
- 17. See note 14; G.E.C. *Peerage*, &c.
- 18. *Rolls of Parl*. i, 38*b*.
- 19. *Cal. Pat*. 1280–92, p. 376.
- 20. *Abbrev. Plac*. (Rec. Com.), 252; *Abbrev. Rot. Orig*. (Rec. Com.), i, 133.
- 21. Chan. Inq. p.m. Edw. II, file 34, no. 7.
- 22. Harl. MS. 6281.
- 23. Close, 19 Edw. II, m. 4.
- 24. De Banco R. 275, m. 39 d.

- 25. Banks, *Dormant & Ext. Bar*. i, 270; Dugdale, *Bar*.; G.E.C. *Peerage, &c*.
- 26. De Banco R. 275, m. 39 d.
- 27. Ibid. Most pedigrees (G.E.C., Dugdale, &c.), state that Ralph de Cobham probably lived till after 1338, when Thomas Earl of Norfolk died; and that Cobham then married the latter's widow. It is clear, however, from the above that Cobham died before 1329, and that Mary was his widow when she became the wife of Thomas, Earl of Norfolk.
- 28. Add. Chart. 23615, 23619–20; G.E.C. *Peerage, &c*.
- 29. Add. Chart. 23619–20.
- 30. Chan. Inq. p.m. 1 Ric. II, no. 146*b*.
- 31. *Rolls of Parl*. iii, 8*a*.
- 32. Ibid.
- 33. Add. Chart. 23621; Esch. Enr. Accts. Surr. & Suss. bdle. 5, no. 14; Chan. Inq. p.m. 1 Ric. II, no. 146*b*.
- 34. See notes 30 and 32.
- 35. *Abbrev. Rot. Orig*. (Rec. Com.), ii, 275; Esch. Enr. Accts. Surr. and Suss. bdle. 5, no. 14.
- 36. *Cal. Rot. Pat*. (Rec. Com.), 176*b*; Esch. Enr. Accts. Surr. and Suss. bdle. 5, no. 15.
- 37. Close, 39 Edw. III, m. 26 and 25.
- 38. Egerton MS. 2030, fol. 97; Winton Epis. Reg. Wykeham, i, fol. 6*b*.
- 39. Add. Chart. 23622; Close, 45 Edw III, m. 11.
- 40. Add. Chart. 23623.
- 41. Chan. Inq. p.m. 1 Ric. II, no. 146*b*; Add. Chart. 23624–8.
- 42. Chan. Inq. p.m. 1 Ric. II, no. 146*b*.
- 43. Add. Chart. 23267–8.
- 44. *Coll. Topog. et Gen*. iii, 100.
- 45. Add. Chart. 23629.
- 46. Chan. Inq. p.m. 14 Ric. II, file 63, no. 10.
- 47. Close, 10 Hen. VI, m. 4; Feet of F. Surr. 10 Hen. VI, no. 14.
- 48. Ibid.; Close, 6 Hen. V, m. 6, 13. Add. Chart. 23632, 23633, 23635. Nicholas Carew died in the year of settlement, 1432. (Monumental inscription at Beddington.)
- 49. Chan. Inq. p.m. 6 Edw. IV, file 21, no. 40.
- 50. *Cal. of Inq. Hen. VII*, i 362.
- 51. By the *Visit. of Surr*. (Harl. Soc. Publ. xliii) 17, it would appear that Nicholas, James's brother, had no male issue and left three daughters only. An inquisition on James, however (*Cal. of Inq. Hen. VII*, i, 362), states that the latter obtained Beddington, &c., after the death of his *nephew* Nicholas, which makes it probable that those pedigrees giving Nicholas, James's brother, a son as well as three daughters are correct. See also Chan. Inq. p.m. (Ser. 2), xxxv, 52.
- 52. Berry, *Surr. Gen*. 3; *Visit. of Gloucester* (Harl. Soc. xxi), 263; Lysons, *Environs of Lond*. i, 53; *The Tropenell Cart*. (Wilts. Arch. Soc.), Introd. and vol. ii.
- 53. Chan. Inq. p.m. (Ser. 2), xxi, 118.

- 54. Chan. Proc. (Ser. 2), xc, 10; Feet of F. Div. Co. East. 3 & 4 Phil. and Mary, *vide infra*. John St. John, however, descendant of the Ewerbys, afterwards held a rent of 4 marks from the manor of Nutfield (Feet of F. Surr. Trin. 32 Eliz.) *vide* the church.
- 55. *Tropenell Cart*. ii (Wilts. Arch. Soc.); Feet of F. Div. Co. East. 3 & 4 Phil. and Mary.
- 56. Feet of F. Surr. Hil. 12 Eliz.
- 57. *Visit. of Wilts*. 1623 (ed. Geo. Marshall), 97.
- 58. Feet of F. Surr. Trin. 18 Eliz.
- 59. Ibid. Mich. 25 & 26 Eliz.
- 60. Chan. Inq. p.m. (Ser. 2), ccxlvii, 21.
- 61. Ibid.
- 62. Feet of F. Surr. Mich. 39 & 40 Eliz.
- 63. Chan. Inq. p.m. (Ser. 2), cccxiv, 144.
- 64. Ibid.
- 65. Feet of F. Surr. Trin. 17 Jas. I.
- 66. *Visit. Gloucester* (Harl. Soc. xxi), 263; Chan. Proc. (Ser. 2), bdle. 40, no. 10; Chan. Inq. p.m. (Ser. 2), I, 84.
- 67. Ibid.
- 68. Chan. Proc. (Ser. 2), bdle. 40, no. 10.
- 69. Ibid.
- 70. Feet of F. Surr. East. 8 Eliz. As late as 1639 a fine occurs (Feet of F. Surr. Mich. 14 Chas. I) in which Richard and Anthony Hyde, heirs of Hugh and Bridget (Berry, *Hants Gen*. 108) quitclaim their right in a moiety of Nutfield to William Best, who, according to Manning and Bray, was son to Henry Best. The latter's conveyance of 1619 must have been in trust, and the original title had to be confirmed to make it absolute.
- 71. Chan. Inq. p.m. (Ser. 2), ccclv, 35.
- 72. Ibid. cccvii, 7.
- 73. Ibid.
- 74. Ibid. cccxiv, 126; ccxc, 124. In a recovery in 1617 of a moiety of the manor between Henry Best and another, Nicholas Best was called to warranty, the deed being probably a surrender of all his claim in the manor preparatory to its sale by Henry (Recov. R. East. 15 Jas. I, rot. 125).
- 75. Feet of F. Surr. Trin. 17 Jas. I.
- 76. Close, 17 Chas. I, pt. xv, no. 16.
- 77. *Cal. of Com. for Compounding*, 2870.
- 78. *Surr. Arch. Coll*. xvii, 98.
- 79. P.C.C. 150 Duke.
- 80. Manning and Bray, *Hist. of Surr*. ii, 271; Feet of F. Surr. Mich. 12 Anne.
- 81. Manning and Bray, *Hist. of Surr*. ii, 271.
- 82. Ibid.
- 83. Feet of F. Surr. Trin. 3 Geo. III.
- 84. See notes 81, 82.

- 85. Ibid.
- 86. Brayley, *Hist. of Surr*. iv, 331.
- 87. Feet of F. Surr. East. 3 & 4 Phil. and Mary.
- 88. Manning and Bray, *Hist. of Surr*. ii, 272.
- 89. Add. Chart. 24607.
- 90. Ibid. 24606.
- 91. Feet of F. Surr. Mich. 56 Hen. III.
- 92. Add. Chart. 24608.
- 93. Chan. Inq. p.m. 32 Edw. III (1st nos.), no. 40.
- 94. Ibid. (Ser. 2), cccxiv, 126.
- 95. Ibid. 32 Edw. III (1st nos.), no. 40.
- 96. Feet of F. Surr. 7 Hen. V, no. 34.
- 97. Chan. Inq. p.m. (Ser. 2), xx, 24.
- 98. Feet of F. Surr. Trin. 3 Hen. VIII; East. 4 Hen. VIII.
- 99. Ibid. Trin. 30 Hen. VIII.
- 100. See note 98.
- 101. Chan. Inq. p.m. (Ser. 2), cciv, 123.
- 102. Ibid.
- 103. Ibid. He was really a great-nephew (Berry, *Surr. Gen*. 25; *Visit. of Surr*. [Harl. Soc. xliii] 59).
- 104. Ibid.
- 105. Feet of F. Surr. Trin. 1 Jas. I.
- 106. Chan. Inq. p.m. (Ser. 2), cccxiv, 126; Manning and Bray, *Hist. of Surr*. ii, 273.
- 107. Chan. Inq. p.m. (Ser. 2), cccxiv, 126.
- 108. Ibid.; Feet of F. Surr. Trin. 12 Jas. I.
- 109. Ibid. Hil. 13 Jas. I.
- 110. Manning and Bray, *Hist. of Surr*. ii, 273; P.C.C. Henchman 64; Feet of F. Surr. East. 2 Geo. III.
- 111. Ibid. Mich. 8 Geo. III.
- 112. Manning and Bray, *Hist. of Surr*. ii, 273.
- 113. Feet of F. Surr. Mich. 31 Geo. III.
- 114. See note 112.
- 115. Brayley, *Hist. of Surr*. iv, 332.
- 116. Chan. Inq. p.m. 24 Edw. III (1st nos.), no. 91; *Cal. of Close*, 1249–54, p. 182.
- 117. Add. Chart. 231619–20.
- 118. Chan. Inq. p.m. 38 Edw. III (1st. nos.), no. 8.
- 119. Esch. Inq. (Ser. 1), file 1805, 3 Edw. IV; Chan. Inq. p.m. 17 Edw. IV, no. 38.
- 120. Ibid. (Ser. 2), I, 120.
- 121. Feet of F. Surr. Trin. 14 Eliz.
- 122. Ibid. Hil. 44 Eliz.
- 123. Chan. Inq. p.m. (Ser. 2), ccxc, 124; Feet of F. Surr. East. 3 Jas. I.
- 124. Chan. Inq. p.m. (Ser. 2), cccxxiv, 159; cccxcvii, 17.
- 125. Feet of F. Surr. Mich. 21 Jas. I.
- 126. P.C.C. 150 Duke.

- 127. Manning and Bray, *Hist. of Surr*. ii, 273.
- 128. Feet of F. Surr. Mich. 15 Geo. II.
- 129. See note 127 (private deed); *The Shelley Pedigree* (privately printed 1816).
- 130. Brayley, *Hist. of Surr*. iv, 332.
- 131. It seems quite impossible that this can be the Denise, Anestie's daughter who died in 1304. It can scarcely have been her mother, Denise, wife of Hubert de Anestie. It is very difficult to account for, as it seems to connect the Monchenseys with Nutfield before the marriage of Denise with Warin de Monchensey. Perhaps the inquisition is wrong in its dates, but Richard was abbot 1215–35.
- 132. *Cal. Pat*. 1348–50, p. 288; Inq. a.q.d. file 288, no. 3.
- 133. Chan. Inq. p.m. 2 Edw. III (2nd nos.), no. 4.
- 134. Ibid.; Feet of F. Surr. Trin. 24 Edw. I.
- 135. *Cal. Pat*. 1348–50, p. 288; *Abbrev. Rot. Orig*. (Rec. Com), ii, 204.
- 136. Add. Chart. 23615.
- 137. Feet of F. Surr. 2 Hen. IV, no. 11.
- 138. The complete inscription is given in Manning and Bray, op. cit.
- 139. Cracklow gives the date as 1594, on the north-west buttresses.
- 140. *V.C.H. Surr*. i, 312*b*.
- 141. *Pope Nich. Tax* (Rec. Com.), 208*b*.
- 142. Egerton MS. 2032, fol. 67 (Winton Epis. Reg. Index); Manning and Bray, *Hist. of Surr*. ii, 274.
- 143. *Cal. Pat*. 1327–30, p. 315.
- 144. *Cal. Close*, 1337–9, p. 160.
- 145. Ibid.
- 146. Add. Chart. 23621.
- 147. *Vide* manor of Nutfield; Egerton MSS. 2033, 2034.
- 148. *Vide infra*.
- 149. Feet of Div. Co. 35 Hen. VIII; Chan. Proc. (Ser. 2), xc, 10; East. 3 & 4 Phil. and Mary; Mich. 6 & 7 Eliz.
- 150. Add. MS. 6167, fol. 317.
- 151. Feet of F. Surr. Trin. 17 Jas. I, 2.
- 152. Berry, *Hants Gen*. 230.
- 153. Ibid.
- 154. Egerton MS. 2034, fol. 169; Manning and Bray, *Hist. of Surr*. ii, 274.
- 155. Feet of F. Surr. Trin. 32 Eliz.
- 156. Close, 18 Jas. I, pt. iii, no. 37; Feet of F. Surr. Trin. 18 Jas. I; G.E.C. *Peerage*; Manning and Bray, *Hist. of Surr*. ii, 509.
- 157. Add. MS. 6167, fol. 317.
- 158. Winton Epis. Reg. Neile, fol. 9*a*. As Christopher Bert died in 1598 this was rather a flagrant case of raking up of old claims by the Crown, characteristic of the period of personal government, when the rule 'nullum tempus regi obstat' was pushed to an extreme.
- 159. G.E.C. *Peerage*.
- 160. See note 157.

- 161. *Surr. Arch. Coll*. xvii, 98.
- 162. Inst. Bks. (P.R.O.).
- 163. Manning and Bray, *Hist. of Surr*. ii, 275.
- 164. Ibid.
- 165. Inst. Bks. (P.R.O.). The Visitation of 1725 says the Hollingsworths had the advowson for two lives only.
- 166. Henry Howard was created Lord Mowbray in 1679.
- 167. Manning and Bray, *Hist. of Surr*. ii, 274 (quoting from Mr. Cooke's papers in private hands).
- 168. Ibid.
- 169. Ibid.
- 170. Inst. Bks. (P.R.O.).

Church of St Peter and St Paul

Listed on the National Heritage List for England. **Search over 400,000 listed places** ***(https://historicengland.org.uk/listing/the-list/)***

Official list entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1377573

Date first listed: 11-Jun-1958

List Entry Name: Church of St Peter and St Paul

Statutory Address 1: CHURCH OF ST PETER AND ST PAUL, CHURCH HILL

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries ***(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)***

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address: **CHURCH OF ST PETER AND ST PAUL, CHURCH HILL**

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

County: **Surrey**

District: **Tandridge (District Authority)**

Parish: **Nutfield**

National Grid Reference: **TQ 30920 50870**

Details

TQ 35SW NUTFIELD C.P. CHURCH HILL

2/255 Church of St.Peter and 11/6/58 St. Paul

GV II*

Church. C13 with tower rebuilt to top in 1786, restored in 1882 by W.O. Milne. Coursed stone to base of tower, rubblestone above with repairs in brick to top. Rendered and pebbledashed south aisle and nave with stone dressings. Plain tiled roofs, Horsham slabs to chancel and wooden shingles on spire. Aisled nave with porch to south and vestry to south west. Tower and spire to west end, chancel and priests vestry to east and north. Two stage battlemented tower with turret on north east corner and angle buttressing. Two-light foil headed windows to top stage, one light Victorian window to first stage. Perpendicular style Victorian window on west face. Renewed Victorian windows to south, Perpendicular style to north aisle. L C14 and 1 C15 window remain on south chancel wall. West door in moulded surround, south door planked with strapwork hinges in gabled half glazed timbered porch; quatrefoil decoration to arch spandrels.

Interior:- 3 bay nave arcades, C13 on round piers with corbelled arches. C14 corbelled chancel arch on attached piers with moulded capitals. Blocked C13 arch to north Chapel. Continuous mouldings to tall impressive tower arch. Rubble stone walling revealed in chancel.

Fittings:- C15 arched piscina on south chancel wall. Rood screen - wood part C16 part C19 restoration. Jacobean Pulpit with foliage and band decoration on stone stem, part C17 part C19. C15 stone octagonal font bowl on stem of 1665 with quatrefoil decoration and inscription on stem reading "HH TW 1665".

Stained Glass:- East window 1890 by Edward Burne Jones produced by Morris and Co. Good example with deep greens and blues. Further window by Burne Jones in south east of window of south aisle. Dedicated to Mary French.

Monuments:- South chancel wall: Brasses. Standing figures of man and wife circa 15 inches tall. Stone plaque above to Benjamin Hollingsworth dated 1755. Monument to Robert of Fulham. Rector '305-28. Chest under arched canopy with corbel and roll mouldings. Foliated cross incised into Tomb lid. North chancel wall: Rectangular tablet to Charles Cullman, died 1651. Stone with moulded edge. Shield above with Coat of Arms.

South Aisle wall: Old weathervane from Tower survives. Iron. Dated 1707, with inscription in cut letters "IBRC". North Aisle wall: Monument to John Peter Elige. By Lupton 1814. Grey stone stele on white plinth with flanking scrolls and apron guttae. Mourning cherub above plinth on symbols of Army Surgeons craft - Cannon, Shields etc.

Listing NGR: TQ3092050870

Legacy

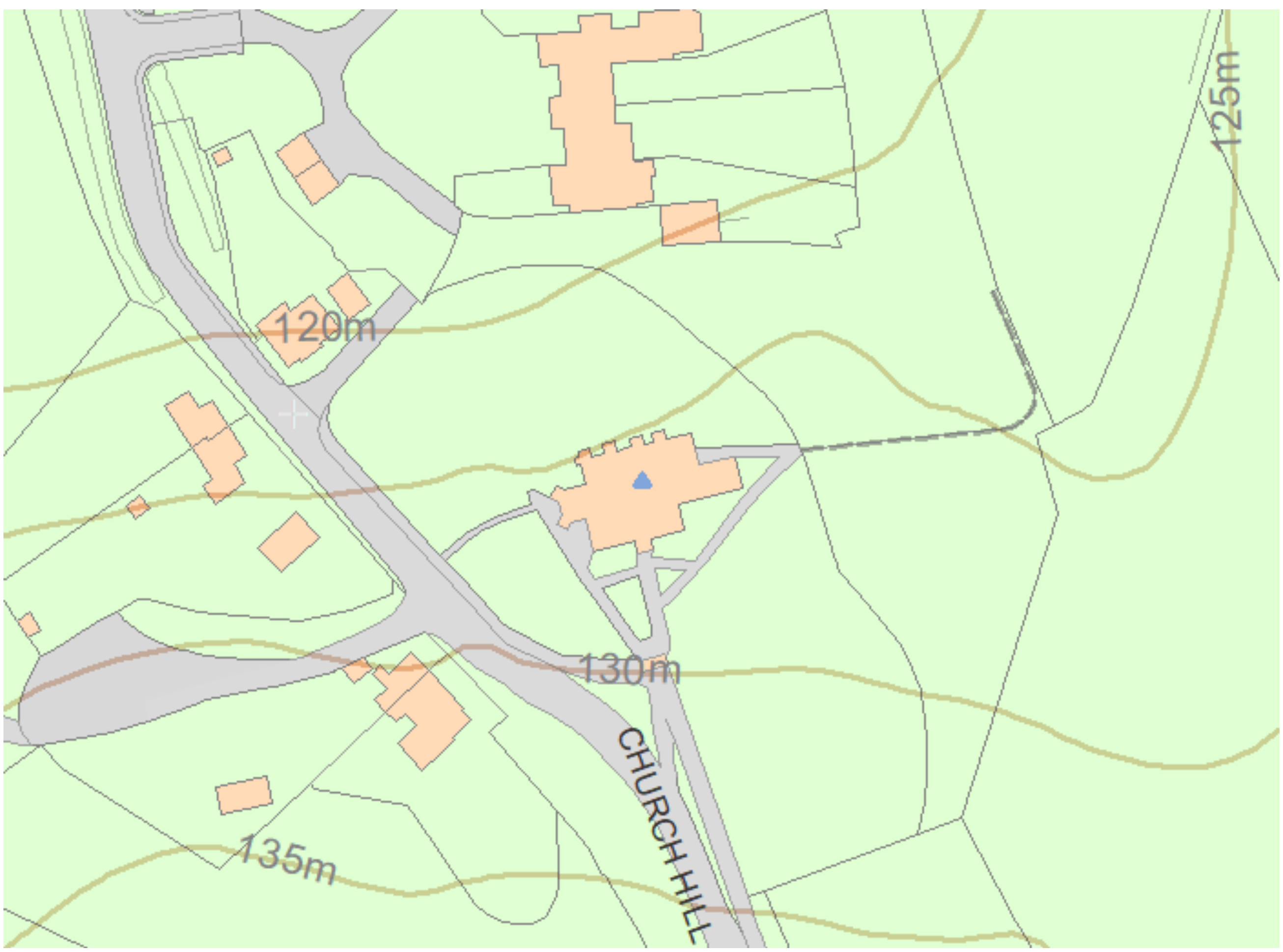
The contents of this record have been generated from a legacy data system.

Legacy System number: **287496**

Legacy System: **LBS**

Legal

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



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 02-Feb-2026 at 11:04:09.

End of official list entry

Folly Tower in Grounds of Redwood

Listed on the National Heritage List for England. **Search over 400,000 listed places** ***(https://historicengland.org.uk/listing/the-list/)***

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1029868

Date first listed: 25-Apr-1984

List Entry Name: Folly Tower in Grounds of Redwood

Statutory Address 1: FOLLY TOWER IN GROUNDS OF REDWOOD, HIGH STREET

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address: **FOLLY TOWER IN GROUNDS OF REDWOOD, HIGH STREET**

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

County: **Surrey**

District: **Tandridge (District Authority)**

Parish: **Nutfield**

National Grid Reference: **TQ 30890 50658**

Details

TQ 35SW NUTFIELD C.P. HIGH STREET

2/264 Folly Tower in grounds of "Redwood" II

Folly Tower. 1858. Coursed stone with brick quoins to angles; stone quoins on lowest stage. Square, 3 stages with rendered dressed stone battlemented parapet to top; gargoyles in angles of string course at base of parapet. Stringcourses over ground and first stages. One 2-light stone dressed window in each face of upper stages. Door to left hand side. Single storey brick extension to right side.

Listing NGR: TQ3089050658

Legacy

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

Legacy System number: **287503**

Legacy System: **LBS**

Legal

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

Map

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End of official list entry

Historic England

The Setting of Heritage Assets

Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

Summary

This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015 and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).

It is one of three related Good Practice Advice (GPA) Notes, along with *GPA1 The Historic Environment in Local Plans* and *GPA2 Managing Significance in Decision-Taking in the Historic Environment*.

First published by English Heritage March 2015. This edition published by Historic England December 2017.

HistoricEngland.org.uk/advice/planning/planning-system/

Front cover: York Water Gate, Victoria Embankment Gardens, City Of Westminster, Greater London.
Built for the Duke of Buckingham in 1626 to provide access to the Thames. View from south east.

This document was produced by Historic England in collaboration with the Historic Environment Forum, and with the particular assistance of:

Association of Local Government Archaeological Officers

British Property Federation

Council for British Archaeology

Chartered Institute for Archaeologists

Country Land and Business Association

Civic Voice

Heritage Alliance

Historic Houses Association

Historic Towns Forum

Institute of Historic Building Conservation

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Introduction

1 The purpose of this Historic England Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance in the national Planning Practice Guide (PPG). It should be read in conjunction with Good Practice Advice notes 1 (The Historic Environment in Local Plans) and 2 (Managing Significance in Decision-Taking in the Historic Environment). This good practice advice acknowledges the primacy of the NPPF and PPG, supporting the implementation of national policy, but does not constitute a statement of Government policy itself, nor does it seek to prescribe a single methodology or particular data sources. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives. This guidance, *Good Practice Advice 3 – The Setting of Heritage Assets* (2nd edition, 2017) supersedes *Good Practice Advice 3 – The Setting of Heritage Assets* (1st edition, 2015) and *Seeing the History in the View: A Method for assessing Heritage Significance within Views* (English Heritage, 2011).

2 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.

3 This note gives assistance concerning the assessment of the setting of heritage assets, given:

- the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings, and

- the policy objectives in the NPPF and the PPG establishing the twin roles of setting (see boxes below): it can contribute to the significance of a heritage asset, and it can allow that significance to be appreciated. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset's conservation, including sustaining significance (NPPF, paragraph 132).

4 This note therefore starts by giving general advice on understanding setting and how it may contribute to the significance of heritage assets, before adding advice on how views play a part in setting; it ends by suggesting a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets (Part 2, paragraphs 17–42).

5 Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance.

6 Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in

the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets. This advice therefore directs readers elsewhere for approaches to landscape and visual impact assessment and amenity valuation (paragraphs 15 and 16).

Part 1: Settings and Views

NPPF Glossary: Setting of a heritage asset
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 (NPPF, Annex 2: Glossary).

PPG: What is the setting of a heritage asset and how should it be taken into account?
The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013, reference ID: 18a-013-20140306).

Difference between setting and curtilage, character, context and landscape

7 Setting is separate from the concepts of curtilage, character and context:

- Curtilage is a legal term describing an area around a building and, for listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of a heritage asset will include, but generally be more extensive than, its curtilage (if it has one) (see Identification and Designation of Heritage Assets: Listed Buildings in the Historic England *Heritage Protection Guide*).

- The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute.

- The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which is relevant to its significance, including cultural, intellectual, spatial or functional. Contextual relationships apply irrespective of distance, sometimes extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect. A range of additional meanings is available for the term 'context', for example in relation to archaeological context and to the context of new developments, as well as customary usages. Setting may include associative relationships that are sometimes referred to as 'contextual'.

- To avoid uncertainty in discussion of setting, a landscape is 'an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors' (Glossary, *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment, p 157, based on the definition in the European Landscape Convention, European Treaty Series – No. 176, Florence, 20.x.2000, p 2).

The extent of setting

8 The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve' (NPPF, Annex 2: Glossary). All of the following matters may affect considerations of the extent of setting:

- While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.

- Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which it is situated (explicitly recognised in green belt designations).

The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991). And NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting.

- Consideration of setting in urban areas, given the potential numbers and proximity of heritage assets, often overlaps with considerations both of townscape/urban design and of the character and appearance of conservation areas. Conflict between impacts on setting and other aspects of a proposal can be avoided or mitigated by working collaboratively and openly with interested parties at an early stage.

Setting and the significance of heritage assets

9 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. The following paragraphs examine some more general considerations relating to setting and significance.

The setting of World Heritage Sites may be protected as 'buffer zones' – see PPG, paragraph: 033 Reference ID: 2a-033-20140306.

- Change over time
  Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s).

- Cumulative change
  Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it (see also paragraph 40 for screening of intrusive developments).

- Access and setting
  Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for

appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible.

- **Buried assets and setting**
  Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer. They nonetheless retain a presence in the landscape and, like other heritage assets, may have a setting. These points apply equally, in some rare cases, to designated heritage assets such as scheduled monuments or Protected Wreck Sites that are periodically, partly or wholly submerged, eg in the intertidal zone on the foreshore.

  - The location and setting of historic battles, otherwise with no visible traces, may include important strategic views, routes by which opposing forces approached each other and a topography and landscape features that played a part in the outcome.

  - Buried archaeological remains may also be appreciated in historic street or boundary patterns, in relation to their surrounding topography or other heritage assets or through the long-term continuity in the use of the land that surrounds them. While the form of survival of an asset may influence the degree to which its setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible.

- **Designed settings**
  Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. In these special circumstances, these designed settings may be regarded as heritage assets in their own right, for instance the designed landscape around a country house. Furthermore they may, themselves, have a wider setting: a park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of the design are included in the evaluation of the setting of a designed landscape. Reference is sometimes made to the 'immediate', 'wider' and 'extended' setting of heritage assets, but the terms should not be regarded as having any particular formal meaning. While many day-to-day cases will be concerned with development in the vicinity of an asset, development further afield may also affect significance, particularly where it is large-scale, prominent or intrusive. The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site's visual boundary. It can include:

  - land which is not part of the park or garden but which is associated with it by being adjacent and visible from it

  - land which is not part of the site but which is adjacent and associated with it because it makes an important contribution to the historic character of the site in some other way than by being visible from it, and

  - land which is a detached part of the site and makes an important contribution to its historic character either by being visible from it or in some other way, perhaps by historical association

- **Setting and urban design**
  As mentioned above (paragraph 8, The extent of setting), the numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban

design considerations. These include the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relates to townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

See *Managing Significance in Decision–Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015) and *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (2016).

- **Setting and economic viability**
  Sustainable development under the NPPF can have important positive impacts on heritage assets and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic viability of a heritage asset can be reduced if the contribution made by its setting is diminished by badly designed or insensitively located development. For instance, a new road scheme affecting the setting of a heritage asset, while in some cases increasing the public's ability or inclination to visit and/or use it, thereby boosting its economic viability and enhancing the options for the marketing or adaptive re-use of a building, may in other cases have the opposite effect.

Views and setting

10 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

11 Views which contribute more to understanding the significance of a heritage asset include:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset
- those where town- or village-scape reveals views with unplanned or unintended beauty
- those with historical associations, including viewing points and the topography of battlefields
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant

12 Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- military and defensive sites
- telegraphs or beacons
- prehistoric funerary and ceremonial sites
- historic parks and gardens with deliberate links to other designed landscapes and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary

13 Views may be identified and protected by local planning policies and guidance for the part they play in shaping our appreciation and understanding of England's historic environment, whether in rural or urban areas and whether designed to be seen as a unity or

as the cumulative result of a long process of development. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such views include:

- views identified as part of the plan-making process, such as those identified in the *London View Management Framework* (LVMF, Mayor of London 2010) and *Oxford City Council's View Cones* (2005) and *Assessment of the Oxford View Cones* (2015 Report)
- views identified in character area appraisals or in management plans, for example of World Heritage Sites
- important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, and
- views that are identified by local planning authorities when assessing development proposals

Where complex issues involving views come into play in the assessment of such views – whether for the purposes of providing a baseline for plan-making or for development management – a formal views analysis may be merited.

Landscape Assessment and Amenity

14 Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.

15 Assessment and management of both setting and views are related to consideration of the wider landscape, which is outside the scope of this advice note. Additional advice on views is available in *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).

> Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.

16 Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.

Part 2: Setting and Views – A Staged Approach to Proportionate Decision-Taking

17 All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of

the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

18 Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, paragraphs 131-135 and 137).

19 Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Each of these steps is considered in more detail below.

For further information on Strategic Environmental Assessment and Environmental Impact Assessment, see *Sustainability Appraisal and Strategic Environmental Assessment: Historic England Advice Note 8* (2016).

Development proposals involving the setting of single and less significant assets and straightforward effects on setting may best be handled through a simple check-list approach and can usefully take the form of a short narrative statement for each assessment stage, supported by adequate plans and drawings, etc.

Cases involving more significant assets, multiple assets, or changes considered likely to have a major effect on significance will require a more detailed approach to analysis, often taking place within the framework of Environmental Impact Assessment procedures. Each of the stages may involve detailed assessment techniques and complex forms of analysis such as viewshed analyses, sensitivity matrices and scoring systems. Whilst these may assist analysis to some degree, as setting and views are matters of qualitative and expert judgement, they cannot provide a systematic answer. Historic England recommends that, when submitted as part of a Design and Access Statement, Environmental Statement or evidence to a public Inquiry, technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

Step 1: Identify which heritage assets and their settings are affected

20 The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

21 It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or
- specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or
- advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected

> A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred.

22 For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.

23 The area of assessment for a large or prominent development, such as a tall building in an urban environment or a wind turbine in the countryside or offshore, can often extend for a distance of several kilometres. In these circumstances, while a proposed development may affect the setting of numerous heritage assets, it may not impact on them all equally, as some will be more sensitive to change affecting their setting than others. Local planning authorities are encouraged to work with applicants in order to minimise the need for detailed analysis of very large numbers of heritage assets. They may give advice at the pre-application stage (or the scoping stage of an Environmental Statement) on those heritage assets, or categories of heritage asset, that they consider most sensitive as well as on the level of analysis they consider proportionate for different assets or types of asset.

24 Where spatially extensive assessments relating to large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities and reasonableness of requiring assessors to access privately owned land. In these circumstances, they should also address the extent to which assessors can reasonably be expected to gather and represent community interests and opinions on changes affecting settings.

25 Where the development proposal affects views which may be particularly helpful in allowing the significance of an asset to be appreciated and which are therefore part of the setting, it is often necessary to identify viewing points for assessment. An explanation why a particular viewing point has been selected will be needed. Sometimes a heritage asset is best appreciated while moving (for example, in a designed landscape, where its three-dimensional

formal qualities are an essential part of its significance). These, such as the changing views of the Tyne bridges viewed from the banks of the River Tyne or of the Tower of London from the south bank of the River Thames in London, are often termed 'kinetic' views.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

26 The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

27 The box below provides a (non-exhaustive) checklist of the potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset's heritage values and significance. Only a limited selection of the attributes listed will be of particular relevance to an asset. A sound assessment process will identify these at an early stage, focus on them, and be as clear as possible what emphasis attaches to them. In doing so, it will generally be useful to consider, insofar as is possible, the way these attributes have contributed to the significance of the asset in the past (particularly when it was first built, constructed or laid out), the implications of change over time, and their contribution in the present.

> A handy way of visualising the contribution of setting to the significance of heritage assets may be diagrammatically to map past and present relationships between a heritage asset and its surroundings, weighting the mapped connections to demonstrate the relative contribution of the relationship to the significance of the asset or the ability to appreciate the significance. By setting out the relationships and considering the level of their contribution to significance, it is possible to gauge impact more transparently and more consistently.
>
> Change can also have the effect of strengthening relationships, for example by removing visual impediments such that significance is better revealed; mapping thereby provides one mechanism for identifying opportunities for enhancement.

28 The local authority Historic Environment Record is an important source of information to support this assessment and, in most cases, will be able to provide information on the wider landscape context of the heritage asset as well as on the asset itself. Landscape Character Assessments, Historic Landscape Character Assessments, Conservation Area Appraisals, the Register of Parks and Gardens and the Parks & Gardens UK database are also important sources in this regard.

29 This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below. It will, therefore, be focused on the need to support decision-taking in respect of the proposed development. A similar approach to

assessment may also inform the production of a strategic, management or conservation plan in advance of any specific development proposal, although the assessment of significance required for studies of this type will address the setting of the heritage asset 'in the round', rather than focusing on a particular development site.

30 An assessment of the contribution to significance of a view does not depend alone on the significance of the heritage assets in the view but on the way the view allows that significance to be appreciated. The view may be part of a landscape, townscape or other design intended to allow a particular attribute of the asset to be enjoyed, such as its reflection in a body of water. Heritage assets (sometimes of different periods) may have been deliberately linked by the creation of views which were designed to have a particular effect, adding meanings through visual cross-references. Composite or fortuitous views which are the cumulative result of a long history of development, particularly in towns and cities, may become cherished and may be celebrated in artistic representations. The ability to experience

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

these same views today can illuminate the design principles and taste of our predecessors.

31 The impact of seasonal and day/night changes on a view or views needs to be considered, including other changes that may mean that a view at a particular point in time may not be representative of the experience over longer periods. Does summer foliage hide an asset that is visible in winter? Does artificial external lighting at night emphasise some aspects of an asset and leave others in the dark.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

32 The third stage of any analysis is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s). In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not solely be visual.

33 The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

34 The box (see below) provides a more detailed list of attributes of the development proposal that it may be appropriate to consider during the assessment process. This list is not intended to be exhaustive and not all attributes will apply to a particular development proposal. Depending on the level of detail considered proportionate to the purpose of the assessment, it would normally be appropriate to make a selection from the list, identifying those particular attributes of the development requiring further consideration and considering what emphasis attaches to each. The key attributes chosen for consideration can be used as a simple check-list, supported by a short explanation, as part of a Design and Access Statement, or may provide the basis for a more complex assessment process that might sometimes draw on quantitative approaches to assist analysis.

35 In particular, it would be helpful for local planning authorities to consider at an early stage whether development affecting the setting of a heritage asset can be broadly categorised as having the potential to enhance or harm the significance of the asset through the principle of development alone; through the scale, prominence, proximity or placement of development; or through its detailed design. Determining whether the assessment will focus on spatial, landscape and views analysis, on the application of urban design considerations, or on a combination of these approaches will clarify for the applicant the breadth and balance of professional expertise required for its successful delivery.

36 Cumulative assessment is required under the EU Directive on EIA. Its purpose is to identify impacts that are the result of introducing the development into the view in combination with other existing and proposed developments. The combined impact may not simply be the sum of the impacts of individual developments; it may be more, or less.

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

37 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

38 Enhancement (see NPPF, paragraph 137) may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

39 Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

40 Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting. The permanence or longevity of screening in relation to the effect on the setting also requires consideration. Ephemeral features, such as hoardings, may be removed or changed during the duration of the development, as may woodland or hedgerows, unless they enjoy statutory protection. Management measures secured by legal agreements may be helpful in securing the long-term effect of screening.

Step 5: Make and document the decision and monitor outcomes

41 It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record.

42 The true effect of a development on setting may be difficult to establish from plans, drawings and visualisations. It may be helpful to review the success of a scheme and to identify any 'lessons learned' once a development affecting setting has been implemented that was intended to enhance, or was considered unlikely to detract from, the significance of a heritage asset. This will be particularly useful where similar developments are anticipated in the future.

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