



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

13 February 2022

Dear Sir

Sturt Farm Barn (WA/2022/00281) - Objection

The Haslemere Society wishes to object to the above application on heritage grounds, as set out below.

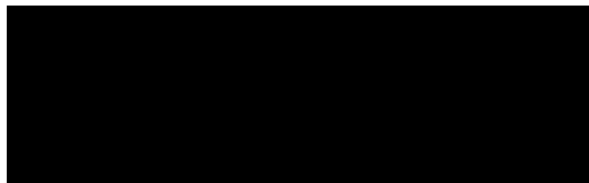
Sturt farmhouse, the granary and the barn to the south east of the farmhouse are all separately listed at Grade II. It is possible that Sturt Farm Barn is curtilage listed, and this will no doubt be considered by the conservation officer as part of the application. In any event, the surrounding fields around the farmhouse are some of the only remnants of the agricultural original setting of the farmhouse and greatly help an understanding of its original use and therefore contribute towards the significance of all these listed buildings via setting. The rarity of the fields in the immediate area to the north, east and west has become more acute since planning permission was granted for Application Reference WA/2018/0275.

As Historic England GPA3 Setting Guidance states: "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....". The scheme's impact here might well sever the last vestiges of the land once managed by the farm. Such a former contextual association between the farm and the fields in the surrounding area is part of the listed farm buildings' significance and the application Heritage Statement should be expanded to show which of the surrounding fields were once managed by the farm. This can be done by reviewing the Tithe apportionment schedule alongside the Tithe map. Furthermore, the scheme would clearly erode part of the dwindling semi-rural setting of the listed buildings.

Whilst noting that the scheme is outline, if the LPA are minded to grant consent it would be wise to leave a land buffer to the north-west of the farm buildings to maintain as much as possible the semi-rural character of the farm. The same is true for the area immediately to the east of Sturt Farm Barn. The heritage harm would be minimised if the proposed built form were located along the site's north-eastern boundary with long gardens heading south

west. Care should be taken to add conditions so that any parts of the site left without built form are not then developed at a later stage by later applications.

Yours Sincerely



S. Dullaway
(on behalf of The Haslemere Society Planning Group)