



HERITAGE STRATEGY

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EVIDENCE BASE DOCUMENT
CONSULTATION DRAFT LOCAL PLAN 2018-2033
(Regulation 18)

Chapter 1 Foreword

- 1.1 This Heritage Strategy is one of a series of documents prepared as a background to the preparation of the Future Mole Valley Local Plan. It seeks to provide the context for consideration of heritage matters both within the Development Plan and in the context of the MVDC's vision and priorities.
- 1.2 The strategy will focus on five strands :
- An assessment of the significance of Mole Valley's historic environment;
 - A consideration of the benefits that the historic environment bring to the District;
 - The challenges associated with the conservation of heritage assets;
 - The promotion and enjoyment of the historic environment;
 - A consideration of issues and future actions.

Chapter 2 Introduction

Definition of the Historic Environment

- 2.1 A definition of the historic environment is taken from the National Planning Policy Framework (NPPF)¹:

'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 2.2 The historic environment is composed of heritage assets. The definition of a heritage asset also comes from the NPPF²:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

- 2.3 Heritage assets are broadly divided into:
- a) designated heritage assets : scheduled monuments, listed buildings, registered parks and gardens, and conservation areas designated under the relevant legislation.
 - b) undesignated heritage assets: any other building, monument, site, place, area or landscape identified by the local planning authority as having a heritage interest.

¹ NPPF Annex 2: Glossary

² NPPF Annex 2: Glossary

- 2.4 The heritage interest may be archaeological in nature, holding, or potentially holding, evidence of past human activity worthy of expert investigation at some point. The interest may be architectural or artistic, representing important examples of particularly styles, design, construction, craftsmanship or decoration. The heritage interest may also be related to its links with past lives and events.

Legislative Framework

- 2.5 Local heritage strategies sit within the context of national legislation and government guidance. The following pieces of legislation are relevant:
- Town and Country Planning Act 1990: sets out the overall planning framework;
 - Planning (Listed Buildings and Conservation Areas) Act 1990: provides protection for buildings and areas of special architectural or historic interest;
 - Ancient Monuments and Archaeological Areas Act 1979: provides protection for monuments of national interest;
 - Historic Buildings and Ancient Monuments Act 1953: makes provision for a register of historic parks and gardens.
- 2.6 Part 1 of the 1990 Act covers issues relating to listed buildings, including the process of listing which is undertaken by the Secretary of State for Culture, Media and Sport under advice from Historic England. Anyone can make an application to Historic England to list a building or structure. Responsibility for controlling works or alterations to listed buildings falls to the local planning authorities. Part 2 of the 1990 Act deals with conservation areas. Designation of new conservation areas is the responsibility of local authorities, as are other duties relating to their preservation and enhancement. These responsibilities include the exercise of planning functions over the control of development and the duty to formulate and publish proposals for the preservation and enhancement of conservation areas.
- 2.7 The 1975 Act deals with the protection of scheduled ancient monuments and the designation of areas of archaeological importance and the control of operations within these areas. These are the responsibility of the Secretary of State but local authorities are advised on archaeological matters by Surrey County Council when planning applications could impact on archaeological sites.
- 2.8 The National Planning Policy Framework provides guidance on a range of planning-related matters, including the historic environment. It emphasises the wider social, cultural and economic benefits of the historic environment, the importance of sustaining and enhancing the significance of heritage assets and the value that new development can play in making a positive contribution to local character and distinctiveness. When assessing the impact of development on heritage assets there must be an assessment of the significance of the asset. The contribution that the historic environment makes to achieving sustainable communities, including economic vitality, should be recognised.
- 2.9 There are a number of documents that provide advice to those involved with the care and alteration of the historic environment. These include Historic England's

conservation principles and advice notes on conservation areas, plan-making, local listing and so on.

Local Planning Policy

- 2.10 When the new local plan for Mole Valley is adopted it will replace the existing set of planning policies, including those pertaining to the historic environment. Currently a range of saved policies from the Mole Valley Local Plan 2000 and policies from the Core Strategy remain relevant and so too the Dorking Town Area Action Plan. In general terms, policies seek to protect and enhance the historic environment and ensure that the quality of new development is of a high standard that will reinforce a sense of place and local character. In addition, other advice and guidance has been provided in the form of conservation area appraisals for the Dorking, Leatherhead, Great and Little Bookham Conservation Areas.
- 2.11 Guidance on the Council's web site covers subjects such as trees in conservation areas, issues to be considered when purchasing a listed building and guidance to owners of listed buildings. The web site also includes guidance prepared by other bodies covering specialist advice on the repair and conservation of the historic environment.
- 2.12 Character appraisals for the larger built-up areas of Ashted, Bookham, Fetcham, Dorking and Leatherhead have been prepared in the form of supplementary planning documents (SPD). A second set of SPD cover the smaller settlements of Brockham, Capel, Charlwood, and Westcott. All of these towns and villages have significant designated heritage assets. The SPDs are intended to provide detailed guidance on the application of local plan policies.
- 2.13 Neighbourhood development plans (NDPs) have been prepared for Ashted, Bookham, Capel and Westcott. The policies contained in these plans will have implications for designated and undesignated heritage assets within these settlements. All of the adopted NDPs include character appraisals and policies covering issues of design and protection of local character.
- 2.14 Legislation allows local planning authorities to introduce Article 4 Directions to restrict the changes that owners can make to the outside of their property without first obtaining planning permission. Their purpose is to protect the special character or appearance of conservation areas. The type of changes that are restricted are those relating to the removal of boundary walls, the demolition of chimneys or the removal of windows and doors. Details of the restrictions associated with Article 4 Directions in the Dorking, Leatherhead and Brockham (Dodds Park) Conservation Areas are available on Mole Valley's web site. Article 4 Directions are an important tool to ensure that the character of conservation areas which are vulnerable to small scale, incremental changes, are protected.
- 2.15 MVDC does not have local lists identifying undesignated heritage assets. The conservation area appraisals do, however, identify buildings that make a positive contribution to the conservation areas. Sites and buildings may also be identified as

having a heritage value in the course of dealing with planning applications that have implications for them or their settings. MVDC has sought to include buildings on the statutory List of Buildings of Special Architectural or Historic Interest (listed buildings) where the buildings are thought to justify such a status. This process of 'spot listing' has been used successfully on a number of occasions in previous years.

- 2.16 MVDC is responsible for designating conservation areas, reviewing their boundaries every 5 years and publishing schemes to enhance them. The NPPF advises that care should be taken to designate new conservation areas only where its special architectural or historic interest justifies the designation. It is important that the concept of conservation is not devalued through the designation of areas that lack special interest.
- 2.17 MVDC has not found it necessary to use its powers to serve Urgent Works Notices or Repairs Notices to protect heritage assets at risk, but the existence of such powers do act as a means of achieving positive outcomes in cases of neglect, deliberate or otherwise. The threat to use such powers is generally sufficient to resolve issues of repair and maintenance. The approach taken by MVDC is to work positively with owners to resolve problems rather than to resort to legal measures.

Chapter 3 The Heritage of Mole Valley

The Concept of Significance and Setting

- 3.1 The concept of significance in heritage policy is an important one. The definition is again taken from the NPPF³:
- 'Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.2 This chapter sets out the significance of Mole Valley's heritage assets in broad terms. The aim is to pick out characteristics of the local historic environment that are characteristic or special to the area.
- 3.3 The range and variety of heritage assets in the Mole Valley is remarkable and rich. They include buildings, below ground archaeology, historic landscapes (including the pattern of fields and hedges), sites that are important because of their association with persons or events of significance, groups of buildings and associated open spaces, and veteran trees. Individually, all designated heritage assets are important and the significance of each will often be set out in the descriptions and citations that accompany their entries in official documentation. Cumulatively they provide the unique identity of Mole Valley.

³ NPPF Annex 2: Glossary

- 3.4 About one-third of Mole Valley is designated as landscape of national importance and even outside the formally designated landscapes of Areas of Outstanding Natural Beauty (AONB) and Areas of Great Landscape Value (AGLV) the quality of the landscape is highly valued. The buildings within this landscape are part of the character of the countryside. Conversely, the setting and significance of buildings is often enhanced by their landscape surroundings. Viewpoints are easily lost but highly significant, especially those to landmarks such as Leith Hill Tower, St Martin's Church in Dorking, Norbury Park House and St Barnabas church, Ranmore. Within the towns and villages too, views between street frontages and over roofscapes offer picturesque vistas. Conserving and enhancing this relationship between the natural environment and the built environment is an important principle of the heritage strategy.
- 3.5 Geology dictates topography, which in turn influences the pattern of settlement across the District. Leatherhead and Dorking sit at either end of the Mole Gap, a natural break in the North Down on a line of communication that made them suitable staging posts on the route from London to the south coast. Bookham, Fetcham, Leatherhead and Ashted are spring-line settlements at the junction between the London Basin and the North Downs. Within the Weald, settlements have a more isolated and dispersed feel.
- 3.6 Setting is an important concept in heritage conservation. In Mole Valley there are many examples of iconic buildings that contribute to their immediate surroundings and to the wider townscape or landscape. The position of a parish church in the heart of the conservation area is an obvious example: St Martin's Dorking, St Peter's, Newdigate, St Nicolas, Great Bookham. All heritage assets have a setting whether in a high street or open countryside. The listed buildings surrounding Rose Hill, Dorking have a relationship with the open space around which they are located and the value of these buildings as heritage assets would be diminished without this setting. The appeal of the residential enclave of Dodds Park in Brockham Conservation Area includes the open grass verges and the street layout which provide a distinctive setting and a unity to the properties there. Understanding the relationship of a building to its surroundings is part of what is required to assess the significance as a heritage asset. The siting of buildings often reflects contemporary theories of landscape aesthetic and design. The loss of setting can fundamentally damage the significance of a heritage asset, which is part of what makes it special.

Archaeological Significance

- 3.7 There are three categories of sites of archaeological significance: scheduled ancient monuments, County sites of archaeological importance, and areas of high archaeological potential.
- 3.8 The schedule of ancient monuments is provided in Appendix 1. Two general characteristics of the scheduled sites are, first, that the condition of the monuments is generally good and they are therefore good examples of their type. Secondly, they cover the full range of human history from the Mesolithic period to the Industrial

Revolution. Domestic, industrial, military and ritualistic sites are represented providing an insight as to how the landscape was occupied and used.

3.9 Of particular significance are the following:

- The important early archaeology at Abinger where the Mesolithic site there is regarded as rare and highly significant. It is one of the earliest known man-made dwellings in Britain.
- The Motte Castle, also at Abinger, was the first modern excavation of a Norman structure of this type and made an important contribution to the understanding of this form of archaeology.
- Romano-British remains are significant and include Stane Street, part of the Roman Road from London to Chichester, and two Roman villas at Ashted and Abinger.
- There is also a concentration of medieval moated Manor houses with four examples, of which three are in the Low Weald at Leigh, near Newdigate and Ockley. These were high status houses associated with the lords of the manor. Leigh is significant as a rare example of a site that has been continuously occupied and the site near Leatherhead unusual in its location on low-lying ground.
- Mole Valley, and specifically the North Downs, was significant in the defence of London and in the 1880s, when there was fear of an invasion from the continent, 15 mobilisation centres were erected, two of which were placed in Mole Valley.
- Finally, the lime works in Betchworth and Brockham contain examples of kiln types not found anywhere else. Betchworth is particularly significant for the range of kiln types on the one site.

3.10 County Sites of Archaeological Importance are sites which are locally important in the context of Surrey and identified by the County Council. There are seven in Mole Valley including sites of Roman buildings, partly moated sites, a pond bay to an early iron works, and an earlier church site.

3.11 Areas of High Archaeological Potential are identified by the County Council as being of archaeological potential based on previous finds, maps or other evidence.

3.12 Details of County Sites of Archaeological Importance and Areas of High Archaeological Potential are included in the County Historic Environment Record and are captured on the Council's GIS system for Development Management purposes.

Architectural Significance

3.13 The term architectural significance covers architectural styles or types of building that demonstrate particular qualities or building traditions. It can also cover the categories of building types and uses that contribute to the distinctive character of the area.

3.14 Local building materials have a considerable influence on the characteristic appearance and picturesque quality of buildings, walls and occasionally paving and street furniture. This part of England is blessed with the raw materials for good quality

clay bricks and tiles, and stone (Greensand sandstones and Horsham sandstone slates, flint and chalk from the North Downs escarpment). The use of these materials can be quite localised: the Greensand Hills, characterised by honey coloured sandstone, will be different from those buildings and places of the Low Weald where brick, plaster and timber framing are more prevalent. Flint in buildings and garden walls is more usual in the northern half of Mole Valley, whilst Horsham stone roofs are characteristic of the southern half. The character of Mole Valley's conservation areas is to a large extent dictated by the range of local materials deployed in the construction of houses, churches and other buildings. Material can influence the form of construction and decoration, such as the use of brick and sandstone together. Traditional buildings tended to use locally available materials which have certain picturesque qualities that help them to blend with their surroundings.

- 3.15 The array and variety of building materials within a relatively small area is one of the most significant characteristics of Mole Valley. A characteristic of towns and villages in Mole Valley is, therefore, the variety of building styles and treatments rather than uniformity. Some details or architectural traditions, such as the use of Horsham stone on rooves or the use of Mathematical Tiles as cladding to gentrify medieval buildings, are now relatively rare. Before the mass production of building materials there was a strong regional flavour to building materials and the traditions associated with them. These variations are still evident today, although fragile and easily lost. Preserving these difference is important to the conservation of the character of the area and it requires understanding of how traditional materials should be handled and repaired. This is an underlying principle in the development of a heritage strategy for Mole Valley.
- 3.16 Of considerable significance in the context of Mole Valley is the heritage of medieval buildings, particularly agricultural buildings: farm houses, barns, granaries, cart sheds and stables. About one-third of the Mole Valley's listed buildings fall into this category. The technique of dendro-dating has resulted in precise dating of timber-framed buildings and many are earlier than first thought. Their significance is related to their longevity in the landscape, what they tell us about building traditions that were quite localised and the social and economic history of the area. Many utilitarian farm buildings of this period are fragile survivals and the challenge is to retain them and their settings in a way that respects their character. They may be redundant for the purpose for which they were originally built and may not easily convert to an alternative use without compromising their special interest.
- 3.17 Churches are arguably the most iconic and visible of listed buildings. The legacy of ecclesiastical buildings in Mole Valley covers a wide range of buildings from the visually dominant parish church of St Martin's, Dorking, to the nonconformist Providence Chapel tucked away within the village of Charlwood. Both are listed Grade II* but the architectural style, history and faith traditions from which they spring could not be more contrasting.
- 3.18 Four of the six Grade I listed buildings in Mole Valley are parish churches. They often lie at the geographical heart of a town or village conservation area and contain within their fabric evidence of the history of the community they have served, perhaps for

1,000 years. Medieval wall paintings in St Nicholas, Charlwood are a fascinating insight into the beliefs and culture of England at this time. In Mole Valley, estate churches are a feature of the District, as at Wotton and Ranmore, occupying prominent sites in the landscape. In a number of churchyards, tombs and monuments are separately listed and each churchyard is important to the setting of the church itself.

- 3.19 In an era of declining congregations, the cost of maintaining churches in good repair is a challenge. A number of churches have sought to extend their buildings to provide facilities that will allow them to be used for complementary purposes. This can sometimes involve the reordering of interiors which requires a balance to be struck between altering historic fabric on the one hand and making churches and chapels suitable for a variety of purposes, and creating flexibility for modern styles of worship on the other. The stock of churches include the work of notable architects including Sir Edwin Lutyens (Pixham), Henry Woodyer (Dorking), Anthony Salvin (Headley), and Sir George Gilbert Scott (Ranmore).
- 3.20 Mole Valley is not noted for its architecture from the mid-20th Century but there are important examples such as Joldwynds by Oliver Hill and The Wilderness by Bertholt Lubetkin, both in Abinger Parish. The Leatherhead Theatre by Roderick Ham, completed in 1969, provided the template for a number of other provincial theatres.
- 3.21 Somewhat surprising for an area noted for its landscape beauty and outstanding countryside, Mole Valley has some important buildings and structures from its industrial past dating back to medieval times. Many of these buildings and structures are concentrated along the rivers or streams of the Pipp Brook, Mole and Tillingbourne (Castle Mill and Pippbrook Mill) and are evidence of the many industries that flourished from medieval times through to the 17th Century. The listed Blacksmith's Clock in Abinger Hammer, and the name of the village itself, are reminders of this industrial past. Although not always immediately evident, landscape features and buildings betray the links to this industrial heritage, for example, the mill pond within Friday Street Conservation Area. A Heritage Lottery funded project for the Tillingbourne has helped to foster a great appreciation of this industrial past. Windmills at Buckland and Charlwood also fall into this category. They date back to a period in which this part of Surrey was an economic powerhouse and the wealth generated contributed to the prosperity of the area, most evident in the building of Wotton House funded by the revenues from gunpowder production.
- 3.22 The network of road, country lanes, tracks, railways and the associated infrastructure such as milestones and signposts, stations, coaching inns and bridges is part of the landscape of Mole Valley. Many routes are ancient and part of the historic landscape. Their history is one of adapting to the demands of new modes of transport and more intensive use. The influences that have shaped the distinctive heritage of Mole Valley include its geographical location between London and the south coast and its topography which creates both constraints and opportunities. Within each conservation area the skeleton of the settlement is the pattern of roads and lanes which exerts a considerable influence on the character of the area.

- 3.23 The improvement to the road network in the 18th and 19th Centuries influenced the development of the District's towns and villages. The existence of many coaching inns and public houses at this time owe their prosperity in part to the increasing amounts of traffic that passed through Mole Valley and influenced the development of the local market towns of Leatherhead and Dorking in particular.
- 3.24 The pattern of roads and tracks are also significant in understanding the history and development of Mole Valley. In a part of Surrey that contains one of the few natural gaps through the North Downs and lies on a major east-west route that follows the valley between the North Downs and the Greensand Hills, the significance of the District in terms of transport infrastructure is considerable. Road infrastructure ranges from Roman Stane Street to the M25 London Orbital Road. There are heritage assets associate with this network: bridges, toll houses, lodges, street furniture (such as bollards, cobbles and paved footpaths and Coal Tax posts). Many features are undesignated but are still significant. The A24 between Dorking and Leatherhead is an example of an early rural dual carriageway, constructed in the 1930s, which makes its way through the dramatic landscape Mole Gap. Young Street, between Leatherhead and Fetcham, was completed in 1941 by the Royal Canadian Engineers under Major Young to improve communications for military purposes. The road was opened by the Canadian Prime Minister, Mackenzie King.
- 3.25 In a small district there are no less than 10 railway stations, four of which are listed. Other railway infrastructure on the statutory list includes railway tunnels, signal box and pedestrian bridge. These structures tell the story of the development of the railways in the second half off the 19th Century and the increasing accessibility of Mole Valley to the Capital, stimulating the development of residential development around the older core of towns and villages.

Artistic and Cultural Significance

- 3.26 Mole Valley is richly endowed with a heritage linked to all branches of the arts. Many of its sites and buildings have an enhanced significance because of their association with the arts. For example, Leith Hill Place was the childhood home of composer Ralf Vaughan Williams. Jane Austen set her novel 'Pride and Prejudice' in parts of Leatherhead and Box Hill. Poet George Meredith lived in Flint Cottage below Box Hill and his writings reflect his love of nature and the landscape of the Surrey Hills. His best known novel was 'Diana of the Crossway' was inspired by Crossways Farm, Abinger. E.M. Forster, Frances Burney and Jane Austen were distinguished novelist all of whom had close links with Mole Valley and their writings reflect and were inspired by local places. An array of notable architects have left examples of their buildings throughout Mole Valley, including Philip Webb, Edwin Lutyens, William Butterfield and George Gilbert Scott.
- 3.27 Theatrical and musical influences are reflected in a number of buildings and places in Mole Valley. Examples include the Broadwood family, piano-makers linked with Lyne House in Capel and Juniper Hall in Mickleham. The Broadwood Tower overlooking Juniper Hall was built by Thomas Broadwood in the middle of the 19th Century. The

performing arts have a focus on the Dorking Halls, closely associated with Vaughan Williams, and the Grade II listed Leatherhead Theatre by Roderick Ham.

- 3.28 The link between Vaughan Williams and Leith Hill Place has been mentioned. Vaughan Williams gifted the building to the National Trust in 1945. His local influence from his many years of life in Dorking included a campaign to safeguard a part of the historic Deepdene estate from development, establishing the Dorking Halls and founding the Leith Hill Music Festival. The name associated with the theatre is Dame Sibyl Thorndike, after whom the theatre was originally named. An important figure in British theatre, she had close associations with Leatherhead.
- 3.29 Many artistic and historically significant people are associated with Mole Valley. The variety of the people is part of the appeal, from novelist E. M. Forster of Abinger, to Jimi Hendrix who visited the former Bluesette Club in Bridge Street, Leatherhead along with a host of other rock and pop artists of the 1960s. Many are celebrated in heritage trail plaques or by way of public art installations. Examples are William Mullins, Pilgrim Father, and Charles Grant Blairfindie Allen, novelist, poet, naturalist and all-round polymath. Both men were residents of Dorking. Street names, wall plaques and building names help to preserve the links with historically significant people or artistic movements and underpin local cultural traditions.
- 3.30 These cultural links are hugely important in understanding the significance of individual sites and places and in providing a sense of identity to Mole Valley. Cultural links also draw visitors to the area, providing an additional layer of interest. Buildings are a physical manifestation of architectural styles and the history of design ideas. The landscape inspired music, literature and theories of landscape design as is evident in Mole Valley's historic parks and gardens.
- 3.31 The close proximity of the area to London combined with its dramatic landscapes provided an ideal location for the establishment of new country houses and estates or the improvement of older ones. John Evelyn at Wotton (17th Century), William Lock at Norbury Park (18th Century) and Thomas Hope at Deepdene (later 18th and early 19th Century) were educated men with money who developed their ideas of architecture and landscape within Mole Valley and whose influences went beyond the boundaries of the County. Their estates, together with others at Cherkley, Polesden Lacey and Denbies provide a hugely important physical and cultural legacy.
- 3.32 An important architectural and cultural movement which left a notable imprint on Mole Valley was the Arts and Crafts Movement of the late 19th and early 20th Centuries. The movement was a reaction to the standardisation of building styles and materials. Architects reinterpreted vernacular traditions to produce highly individualistic and idiosyncratic buildings. Within Mole Valley there are examples of some of the most significant architects of this period including Sir Edwin Lutyens, William Butterfield, Richard Norman Shaw and William Flockhard. There is a particular concentration of large country houses of this period on the western edge of Mole Valley, especially around Holmbury St Mary where the Greensand Hills provided a dramatic setting. Although these buildings were commissioned by wealthy clients, the stylistic

influences can be seen in more modest buildings of the late Victorian and Edwardian period, from railway stations to terraced houses.

Political and Military Significance

- 3.33 In terms of political history and military history, the proximity to London is again important in determining the significance of these types of heritage assets. Betchworth and Box Hill forts were part of a system of defensive installations designed to protect the capital at the end of the 19th Century. The Deepdene has a system of underground tunnels that played a vital role in the Second World War. Tank traps and other landscape features can be found along the River Mole in Dorking and at the Deepdene. Although these are not designated heritage assets, they are of significance in understanding the mechanisms used to defend the country during the Second World War.
- 3.34 Cherkley Court near Leatherhead is closely associated with Lord Beaverbrook who lived there for over 50 years. During the Second World War Beaverbrook played an important role in the Cabinet which often met at the house. Today Cherkley Court is a hotel which trades on the Beaverbrook connection and the links with Churchill and other important figures of the time. A recently installed chalk sculpture celebrates the role Beaverbrook played in organising the production of the aircraft.
- 3.35 The Dutch House in Mid-Holmwood, by celebrated Edwardian architect Edwin Lutyens, was an important focus for the Suffragette Movement. It was the home of Frederick and Emmeline Pethwick Lawrence who were closely linked to the Pankhursts. Between 1906 and 1912 the leadership of the Suffragette campaign, including the Pankhursts and associates such as Ramsay MacDonald and George Lansbury, gathered at the Dutch House to plan campaign tactics. It is only relatively recently that the role played by local campaigners has been more widely known and now publically acknowledged with blue plaques at the Dutch House and in Howard Road, Dorking.

Townscape Significance

- 3.36 There is no standard morphology for the towns and villages of Mole Valley. Each settlement has grown organically in response to its physical surroundings and the function it was required to perform historically. Villages to the south of the North Downs are frequently arranged around a central area of common land. Examples include Brockham, Buckland, Abinger Hammer, Forest Green, Westcott, Ockley and Brockham. Sometimes this common land is extensive, giving the centre of the village an open character as well as functioning as a focal point for community activities. The legal status of the land has had a significant impact on the layout of these villages.
- 3.37 Several villages have retained a sense of remoteness and isolation that gives them a timeless quality. Friday Street, Coldharbour, Broadmoor, Oakwood Hill and Forest Green are examples where this is the case.

- 3.38 To the north of the District the spring-line settlements of Bookham, Fetcham and Ashtead have been surrounded by modern suburban housing but they still retain historic streets around which the conservation area boundaries are drawn. These historic cores are highly valued because they lend a sense of distinctiveness to the community.
- 3.39 The pattern of roads and paths is distinctive to each settlement. Ockley and Capel, for example, have taken on a linear form with development strung out along the principal road. Dorking has a distinctive Y-shaped form incorporating a High Street of irregular width. The widest part of which accommodated the town market. Street furniture and cobbled surfaces date from the time of the High Street market. Townscape often suggests historic functions. Although development from the late 19th Century onwards widened the layout of Dorking, one of the pleasing characteristics is the ability from side streets to glimpse the countryside beyond and its setting within the Surrey Hills. In many town and villages the retained visual connection with the surrounding countryside is important.
- 3.40 The public realm, streets, parks and other thoroughfares, are hugely important to the appreciation of Mole Valley's historic towns and villages. Public realm strategies continue to be dominated by the requirement of road transport, with consequent implications for noise and pollution, sign clutter and other visual intrusion. A programme of environmental enhancements has been undertaken as a partnership between MVDC and SCC for about 25 years. Schemes in the centre of Dorking, Leatherhead, Great Bookham, Fetcham and Ashtead have sought to provide upgraded surfaces and street furniture that respect existing townscape and use materials of quality that will stand the test of time. Projects have also included decluttering of highway signs and other street furniture and a greater emphasis in term of investment on improving the pedestrian environment and promoting more sustainable forms of travel.

Summary of Significance

- 3.41 The key characteristics of the heritage can be summarised as follows:
- A building tradition that incorporates a variety of often locally sourced, naturally occurring construction materials that provide colours and textures that meld into the landscape and influenced traditional building techniques and detailing;
 - A rich heritage of vernacular buildings reflecting the agricultural traditions and building practices from medieval times;
 - A rich heritage of ecclesiastical architecture from Saxon times to the present era, including buildings from a variety of Christian traditions;
 - A rich heritage of Victorian and Edwardian architecture, including important examples from the Arts and Crafts movement;
 - Distinctive conservation areas of individual character that have evolved to serve their communities without losing their traditional townscape and architectural appeal;
 - A picturesque quality to the landscape which provides a setting to the buildings and towns within them, including designed landscapes that reflect artistic and cultural influences of the past;

- A heritage within which locally, nationally and internationally significant cultural associations are imbedded.

Chapter 4 Benefits of the Historic Environment

Economic Benefits

- 4.1 There is a great deal of evidence to suggest that the quality of towns, villages and landscape provides a competitive advantage for all sector of business. Nationally, an increasing numbers of retail brands and food and drink establishments are choosing to operate out of historic buildings. 26% of creative industries are located within conservation areas, generating over £22bn to the economy.
- 4.2 The heritage sector itself contributes significantly to local economies and this is on the increase. The National Trust (NT) has increased the number of visitors to its properties from 270,000 in the 1970s to 26.6 million in 2018. NT membership has increased to 5.3 million. In the South East region the Gross Value Added of the heritage section is estimated to be £4.6bn. The numbers employed directly in the heritage sector is 71,000, the number of visitors is 27 million and the spend £2.24 bn.
- 4.3 Mole Valley benefits from being close to London with good communications to the capital and international airports. The combination of historic town and villages centres, beautiful countryside and well-known attractions gives it a competitive commercial advantage in terms of attracting business and visitors. Polesden Lacey alone attracted 347,149 visitors in 2018. Within the town centres, historic properties provide sought-after premises for a range of restaurants and retailing. West Street, Dorking has traditionally been a focus for the sale of antiques and other specialist independent retailers, a mix of uses that sits well with the historic character of this part of the town. Historic properties such as Cherkley Court and Wotton House provide locations for high quality hotel, leisure and conference facilities.
- 4.4 Town centre retailing faces considerable pressures from online retailing. As the function of town centres change in response to modern patterns of retailing, historic town centres with a sense of place and uniqueness, that combine well-maintained historic buildings with high quality public realm, are at a competitive advantage in offering what is referred to as 'experiential retailing'. This is also referred to as the 'economics of uniqueness'. Retailing alone is not sufficient to maintain the viability and vitality of town centres and increasingly customers are looking for a special sense of place within which to meet friends, eat, shop and spend their leisure time.
- 4.5 The heritage assets of Mole Valley are an important cornerstone of MVDC's Economic Prosperity Strategy, the Transform Leatherhead regeneration strategy, the Dorking Business Improvement District (BID) and Rural Community Strategy.

Cultural Benefits

- 4.6 Heritage assets reflect the values, beliefs and traditions of the people who created them. They reflect the culture of the communities in which they are located. Buildings and places underpin values and traditions and inspire new responses to the evolution of ideas. Cultural influences might be quite parochial or they might reflect the wider world. The techniques used by medieval timber-framed builders reflect quite local vernacular traditions. On the other hand, the design of the early 19th Hope mausoleum at Deepdene in Dorking reflects Thomas Hope's interest in and study of classical architecture in Europe and the Middle East. Heritage assets, as a reflection of shared values and a sense of place, can promote feelings of belonging and of social cohesion. Heritage can also foster cross-cultural understanding and provide opportunities for linkages between communities. Both Leatherhead and Dorking have twinning associations that celebrate cross-cultural links. Cultural tourism brings visitors both from this country and abroad to experience the uniqueness of this part of England.
- 4.7 Many heritage assets act as a repository of cultural artefacts and activities, including museums, libraries, civic buildings, theatres and community buildings such as the village halls. Buildings and public spaces provide venues for events such as musical concerts, acts of remembrance, festivals and celebrations. Many of these are regular and longstanding events that are markers in the annual calendar, embodying traditions that are familiar and that bind communities together. Some events are a celebration of the heritage and are a way of reminding the community or reviving traditions and stories that would otherwise be lost. Heritage Open Days is a successful example of this. Interest surrounding Heritage Open Days is not confined to the aesthetic appreciation of architecture and the historic environment but it is the stories of people, community and events associated with these heritage assets that brings the festival alive and promotes a sense of civic pride.

Social Benefits

- 4.8 Heritage assets provide social benefits in a number of ways. They provide educational opportunities for schools, for organisations such as branches of the local Art Society meetings and the wider public through Heritage Open Days. The volunteers linked to the museums, the National Trust, history societies and village societies have opportunities to meet with like-minded people and undertake research, lead guided walks and generally further knowledge and enthusiasm for history and heritage.
- 4.9 Visitors to the area have opportunities to undertake self-guided trails and explore the local area with family and friends. There are health and wellbeing opportunities resulting from the provision of opportunities to get out and about, to expand knowledge and to feel a connection with the environment within which people live. Living in an area that has an engaging and attractive range of heritage assets is stimulating and satisfying. It encourages a sense of involvement in and belonging to the community, promoting social cohesion. Those who participate in the Leith Hill Music Festival know that they are a part of a tradition. The choir of which they are a member provides companionship and a feeling of achievement and purpose. They perform in a building Vaughan Williams helped to establish and in which choirs have

performed over many decades, some conducted by Vaughan Williams himself. This contributes to positive feelings of continuity and permanency at times of significant change and social upheaval.

Environmental Benefits

- 4.10 Heritage assets contribute significantly to the attractive environment of Mole Valley, enhancing townscape and the countryside. The variety of building styles and landscape adds to the vitality, texture and colour of Mole Valley. The appearance of the District's towns, villages and countryside would be very much poorer without the richness of buildings and historic landscapes. They provide layers of visual richness and complexity that cannot be recreated once lost. The stock of historic buildings have stood the test of time and represent a long-term perspective in terms of decision-making, the conservation of scarce resources and reuse of existing buildings.
- 4.11 The stock of historic buildings also contributes to an understanding of traditional building techniques and how materials work together to produce enduring structures that have positive environmental benefits. The value of lime mortars and plasters in construction has undergone a revival not only because of their aesthetic qualities but also because of the practical advantages they bring, allowing buildings to 'breathe'. Traditional timber-framed windows have a beauty that plastic windows do not and are kinder to the environment. MVDC has introduced Article 4 directions in the conservation areas of Leatherhead and Dorking to limit the damage resulting from the removal of traditional features. Historic landscapes provide an inspiration to encourage contemporary designers to work with the local landscape character and in create enduring landscapes that benefit the environment and provide a green setting to many of the District's conservation areas and historic buildings. Examples include Ashted Park, The Deepdene and Norbury Park.

Chapter 5 Conservation of the Historic Environment

Roles and Responsibilities

- 5.1 MVDC, as the Local Planning Authority, plays a pivotal role in the conservation of heritage assets within its area. However, it works in partnership with a number of organisations, agencies and the voluntary sector. A summary of the roles is as follows, beginning at national level:
- Central Government: setting national policy and publishing guidance; listing buildings and scheduling ancient monuments; determining call-in applications;
 - Historic England: administering the List of Buildings, scheduled monuments, and the register of parks and gardens; advising the government on applications for additions to the List of Buildings and Scheduled Monuments; agreeing new entries for the register of parks and gardens; heritage policy and additions to the list buildings and schedule ancient monuments, maintaining the register of historic parks and gardens, scheduling Ancient Monuments, determining applications for Scheduled Monument Consent, advising local authorities on applications relating to Grade I and II* listed buildings and larger applications in conservation areas; providing training;

publishing guidance; compiling the Heritage At Risk Register; administering grants;

- National Amenity Societies: these include those that are statutory consultees notified of applications to demolish a listed building in whole or in part. They include the Ancient Monuments Society, the Georgian Group and Twentieth Century Society. The Garden History Society is consulted on applications relating to Grade I and II* registered gardens. Other specialist national bodies, such as the Theatres Trust, can provide advice on development proposals.
- Local Amenity Bodies: there are a number of town and village history and amenity societies and residents' associations that are an important source of information on local buildings and histories and that raise awareness of the importance of the historic environment. They may provide feedback on development proposals. Specialist groups such as the Surrey Gardens Trust promote interest in particular aspects of the historic environment and may be consulted on relevant planning applications. The Surrey Historic Buildings Trust administers a grant scheme for the repair and restoration of historic structures and may itself purchase property with a view to undertaking its rescue. The Domestic Buildings Research Group is representative of specialist groups that seek to record historic structures in order to further and preserve knowledge.
- Mole Valley District Council: the local planning authority which is at the 'coalface' of heritage conservation handling applications relating to all forms of heritage asset apart from ancient monuments; prepares the local development plan which sets out the policy basis for the exercise of its planning function; determines planning applications; prepares guidance for applicants and owners of heritage assets; is itself an owner of various heritage assets from historic gardens to monuments and public buildings to residential homes; responsible for reviewing and preparing schemes of public enhancement for conservation areas.
- Surrey County Council: the highway authority with responsibilities for the public realm including public streets in conservation areas; the owner of heritage assets within Mole Valley; maintains the Historic Environment Record (HER); provides advice on archaeological matters.
- Private owners and Trusts: range from large estates with many heritage assets in their property portfolio to individual property, trusts or business owners who own and care for a single heritage assets.

5.2 The care of the historic environment involves a complex network of statutory bodies at all levels of government and a vibrant and varied voluntary sector with an invaluable knowledge of the historic environment at national and local levels. Effective management of the historic environment lies primarily with MVDC but it cannot do this effectively without the assistance of the heritage network both locally, at County level and at national level. The authority must use the knowledge and information provided by all the organisations and individuals mentioned to perform its duties and ensure that the threats to the historic environment are managed appropriately.

Threats to the Historic Environment

5.3 Understanding the main threats to the conservation of the District's heritage is a vital part of the process of deciding on a strategy for its conservation and enhancement. The primary threats to heritage assets are considered to be:

- Neglect or vacancy resulting in physical deterioration of historic structures and places;
- Inappropriate alteration resulting in the immediate loss of historic fabric or long-term damage;
- Loss of traditional skills and suitably trained contractors;
- Loss of setting, including views to and from a heritage assets;
- Lack of appreciation and understanding of the value or significance of local heritage assets;
- Loss of damage resulting from natural events such as fire or flooding;
- Damage as a result of the by-product of human activities such as atmospheric pollution and vibration;
- Vandalism and theft leading to the loss of historic fabric;
- Economic and social changes eroding town and village conservation area functions and contributing to vacancy rates;
- Degradation of the public realm resulting from an increase in road traffic, poor maintenance and regulation, or a lack of resources;
- Social changes that result in increased vacancy rates associated with certain categories of heritage asset, notably public houses and churches;
- Reduction in resources available to local authorities and regulatory agencies charged with conserving and enhancing the historic environment;
- Reduction in the number of volunteers involved in the heritage sector;
- Reduction in funding for grant schemes;
- Reduction in political support for the conservation of the historic environment
- Loss of key staff within the local authority;

5.4 The response to these threats forms the basis of the heritage strategy.

Planning Policy and Development Management

5.5 The strategy is underpinned by the policies in the new Local Plan. An overarching heritage policy is intended to simplify the mix of current policies covering the historic environment within the Core Strategy and Mole Valley Local Plan. The new policy will bring heritage policy into line with the National Planning Policy Framework and the terminology used in national guidance. The policy will make clear the need to understand the significance of heritage assets when planning proposals are submitted for determination and clearly indicate the need to provide an appropriate level of detail to assess adequately the impact of proposals on any heritage assets. The policy will ascribe value to all heritage assets, whether designated or undesignated.

5.6 The heritage policy will cover the protection of assets, both designated and undesignated, known and unknown, and the setting of those assets. It will also take a proactive approach to enhancement of the heritage, using opportunities to achieve improved outcomes through the design of new development and the approach to

alterations of existing assets. Positive outcomes can be achieved both at the design stage and through the use of conditions and legal agreements when planning permission or listed building consent is granted.

- 5.7 There is a clear onus on applicants to have regard to the historic environment and show that their proposals have taken into account the conservation and enhancement of heritage assets. Underlying the heritage policy will be the requirement to make decisions that are well-informed and based on a thorough understanding the implications of planning decisions on the historic environment.
- 5.8 A comparison with other local authorities in Surrey indicates that Mole Valley is above average in the number of designated heritage assets within its boundaries. Mole Valley has the third highest number of listed buildings of the eleven Surrey District. No buildings have been removed from the list of Buildings of Special Architectural and Historic Interest (listed buildings) since 1990 and over the past five years four new buildings have been added to take the overall number to 1,015 (Appendix 2). There are 26 conservation areas (Appendix 3) and five sites on the Register of Historic Parks (Appendix 4). 27 sites are scheduled as Ancient Monuments (Appendix 1). The quantity of heritage assets generates a considerable caseload for the Development Management Team within the Planning Department and in particular for the Historic Environment Officer.
- 5.9 Over the last five years, the Planning Department has handled 222 applications for listed building consent. Some applications are complex and time-consuming, such as the development at Cherkley Court, and can involve many complex conditions that need to be discharged post-permission. Therefore, the numbers only tell part of the story. Trends show a peak in applications in 2015 (54) and a low in 2018 (35). 88% of applications for listed building consent were determined within the statutory time period.
- 5.10 Over the same five year period, the Historic Environment Officer has been consulted on 1,051 planning applications in conservation areas. The number of applications received has remained static over during this time, with a reduction in 2018 and a rise again during the first three quarters of 2019. Maintaining the existing level of heritage advice within the Planning Department is essential to the service that MVDC offers, minimising threats to the range of heritage assets within the District. Two Members of staff are qualified heritage advisers and members of the Institute of Historic Building Conservation. Together they provide 1.5 full time equivalent staff covering the full range of heritage services, with the exception of archaeological advice which is provided by Surrey County Council. This level of resource has been maintained over a period of time when nationally, between 2006 and 2018, the number of conservation specialists within local authorities fell by 34%.
- 5.11 Currently the Development Management team does not have the resources to offer pre-application advice. This includes advice on heritage matters. The long term aim will be to restore this service. It is recognised that dialogue with applicants before they submit their proposals formally can be of assistance to all parties. This is particularly important in relation to proposals affecting heritage assets. However, the

onus remains with applicants to employ suitable advice and include with their applications sufficient information to understand the significance of the asset they are dealing with and the impact and level of harm or enhancement that will arise if the proposals are implemented.

Guidance to Owners of Heritage Assets

- 5.12 Providing guidance on the historic environment reduces the risk of damage to heritage assets. Behind the formal guidance of the NPPF and statutory policies in the development plan is a plethora of published guidance designed to deal with a range of questions relating to heritage matters. MVDC provides two web pages on its website, one on conservation areas and one on listed buildings, designed to provide information on a variety of common issues. These range from how to submit an application for listed building consent to energy efficiency in historic buildings. The website provides links to in-house advice and national guidance from organisations such as Historic England and the Society for the Protection of Ancient Buildings.
- 5.13 In-house advice and information for conservation areas includes guidance on the location and extent of conservation areas in Mole Valley and detailed information on the changes to permitted development rights in areas where Article 4 Directions have been introduced. There are also conservation area appraisals and management plans for Great and Little Bookham, Leatherhead and Dorking. There is adopted guidance for shop fronts and advertisements which is of particular relevance to town centre conservation areas.
- 5.14 Guidance is reviewed annually or in response to new legislation or government guidance. The need for additional guidance is also reviewed. This could include the preparation of new conservation area appraisals. The four existing conservation area appraisals cover the main urban centres where the expected number of planning applications and the degree of change is greatest. There is a question as to whether conservation area appraisals should be prepared for the remaining 22 conservation areas. There is not sufficient resource within the Planning Department to undertake these appraisals in-house and the four existing appraisals were undertaken by external consultants. While desirable, at present it is considered that additional appraisals are not essential, but this will be kept under review.

Monitoring Heritage Assets

- 5.15 Monitoring the condition of heritage assets helps to identify threats resulting from neglect or inappropriate repairs and maintenance. With over 1,000 designated heritage assets in Mole Valley monitoring condition is a considerable task. Historic England compiles an annual list of 'Buildings at Risk' which considers the condition of Grade I and Grade II* listed buildings, Scheduled Ancient Monuments, registered gardens and conservation areas. The most recently published information shows nine sites in Mole Valley that are considered to be 'at risk'. The list of 'at risk' sites are included in Appendix 5. The number of sites in Mole Valley on the At Risk Register has remained fairly constant, reflecting the relatively intransigent nature of the problems faced by the particular sites in question. However, there are encouraging signs for four of the nine sites. Providence Chapel in Charlwood will

come off the next published register, restoration work having been completed here. Work has or is underway at Betchworth Castle, Westhumble Chapel and St John the Baptist, Okewood Hill.

- 5.16 There are no conservation areas on the At Risk Register. However, it is recognised that in the town centre conservation areas there are commercial pressures that can have a negative impact on their character and appearance. Traffic congestion and car parking, together with the infrastructure required to manage traffic, can be visually intrusive and contribute to noise and other forms of environmental pollution. None of these challenges are new or unique to Mole Valley and the history of Mole Valley's town centres is one of change and adaptation in response to evolving commercial and social circumstances. The two town centres remain remarkably resilient. They have adapted to new circumstances and they are attractive and characterful places in which to live and work. Maintaining the heritage of the town centres and ensuring that new development is carefully integrated into the existing urban grain and of high quality is an important part of the strategy for their future success. The increasing reliance of the town centres on leisure and recreation functions underlines the need to ensure a high quality urban realm which builds on their existing heritage and character.
- 5.17 The majority of the public realm falls under the Surrey County Council as the highway authority. The character and appearance conservation area streets, roads and squares is impacted very significantly by the policies of the County Council covering diverse infrastructure such as road signage and lighting and the approach to maintenance and improvement. Both councils have a history of working closely together to achieve public realm enhancements in conservation areas. Schemes have included projects in Dorking, Leatherhead and Great Bookham. Most recently a scheme in Church Street, Leatherhead was undertaken, funded by both councils and the Coast to Capital Local Enterprise Partnership. The aim of the scheme was to upgrade the quality of the public realm and to provide an environment in which business would flourish and visitors attracted to leisure venues such as the Leatherhead Theatre and Leatherhead Museum. The strong link between the enhancement of the conservation area and economic performance of the town centre was recognised by the funding partners.
- 5.18 MVDC is responsible for the maintenance and improvement of important open spaces in a number of conservation areas. Two examples are Brockham Green, which forms a large, green heart to the centre of Brockham Conservation Area, and Cotmandene, another large open space registered as Common Land on the edge of the Dorking Conservation Area. Other land and buildings owned by the Council contributes significantly to the character of conservation areas in the District, including a number of off-street car parks. In order to fulfil its obligations towards the objectives of conservation area management, a close working relationship exists between the conservation team in the Planning Department and other departments within the Council.
- 5.19 The principles lying behind public realm enhancements in the future are:

- Deployment of quality materials for surfaces and street furniture, providing an appropriate setting for surrounding buildings;
- Reducing clutter and respecting vistas along streets to provide a more connected town or village;
- Providing spaces that can adapt to changing circumstances and be flexible enough to adapt to different uses;
- Providing safe and accessible spaces, meeting the needs of disabled users;
- Producing opportunities for works of art and craft which provide interest and local character, reflect local culture and history and provide focal points within the environment.

5.20 MVDC is working with the Highway Authority and local communities to produce enhancements proposals for the conservation areas. There will be new opportunities for public realm enhancements in the future through initiatives such as Transform Leatherhead. The challenge will be to reduce congestion and atmospheric pollution, to balance the needs of motorists, cyclists and pedestrians and to do this in a way that is respectful of the qualities that make the conservation areas worthy of designation. This will be achieved through close working between the two local authorities and the local community.

5.21 Initiatives that encouraged the maintenance and enhancement of commercial property within the town centre conservation areas have been successful and were backed up with the publication of design guidance on shop fronts and advertisements. This has improved the quality of the commercial streets but measures such as grant schemes and a review of the current guidance will be reviewed if standards deteriorate.

5.22 There has been no comprehensive survey of the condition of listed buildings for 30 years. Monitoring condition is undertaken in the course of day-to-day heritage work undertaken by planning staff and from reports by heritage organisations and members of the public rather than systematically. There is no evidence of a significant threat to the stock of historic buildings from neglect and vacancy.

5.23 MVDC's property portfolio includes a number of listed buildings and public monuments which are maintained according to good conservation principles and in close liaison with the Historic Environment Officer.

Undesignated Heritage Assets

5.24 Undesignated heritage assets can include historic buildings, gardens and archaeological sites. Archaeology is particularly problematic because much of it is buried and there may be no visual indication of anything significant. Areas identified on the Historic Environment Record or on the Local Plan Policies Map as being of possible archaeological interest will trigger the need for investigations prior to submitting a planning application and when appropriate a condition can be attached to a permission requiring site investigations prior to a development commencing.

- 5.25 There is the potential for undesignated heritage assets to be more vulnerable to damage or loss if they have not been identified by the local authority and included within the Historic Environment Record (HER). In the case of above ground structures MVDC does not have a local list of buildings of architectural or historic importance. There is still an onus on the applicant to investigate fully the Historic Environment Record and to understand the significance of the site they are dealing with and for MVDC's Development Management team to identify any significance that the applicant might have overlooked. In areas where conservation area appraisals have been prepared, buildings that make a positive contribution to the conservation area are identified together with important features such as walls and open spaces. The appraisals also include old Ordnance Survey maps and an indication of archaeological areas. These appraisals are an important resource for identifying undesignated heritage assets and can be used to defend planning decisions on appeal.
- 5.26 The task of identifying a local list would be considerable. It would involve site surveys and desktop research. Ideally it would engage local expertise within local history groups, residents associations and parish councils for example. At the moment there are no plans to compile local lists but this can be kept under review.
- 5.27 Similarly, there is no list of parks and gardens of local significance. The Surrey Gardens Trust would be an important resource if a list could be compiled.

Promoting Political Awareness

- 5.28 There has always been strong support amongst elected members of MVDC for initiatives that are designed to protect and enhance of the historic environment. The Cabinet sets the overall strategy, vision and priorities which specifically recognise the important of the built environment. Responsibility for the historic environment crosses a number of cabinet portfolios with implications for cabinet members dealing with the economy, environment, wellbeing and planning.
- 5.29 In the past MVDC has had a Heritage Champion, a position that is supported by Historic England with guidance provided in their Heritage Champion Handbook published in 2016. Their role is to inspire interest in the historic environment, act as an advocate, influence decisions that will benefit the historic environment and communicate with other relevant organisations and coordinate the Council's response to the care and enhancement of the historic environment. It is recommended that as part of the Heritage Strategy a Heritage Champion is re-established.

Funding for Heritage Initiatives

- 5.30 Funding can play a significant role in the conservation and enhancement of the historic environment. From time to time MVDC applies for funding for a range of heritage-related projects. Most notably, a bid for nearly £1m was secured from the Heritage Lottery Fund for The Deepdene which secured the restoration of key elements of the Grade II* registered garden and the Grade II* Hope mausoleum. It also delivered a programme of education and outreach to encourage use,

understanding and enjoyment of the site. More recently, applications for Heritage Action Zone funding for Leatherhead and Dorking were not successful reflecting the fact that the scale of regeneration needed in Mole Valley's town centre conservation areas is much less than other parts of the country that were recipients of the fund.

- 5.31 It is the role of the Historic Environment Officer and Principal Conservation Officer to make the owners of heritage assets know of grant opportunities that might be relevant to their needs. The 'neighbourhood' element of the Community Infrastructure Levy can be used to fund a range of community schemes that are concerned with addressing the demands that development places on an area. This can include projects to safeguard, enhance and conserve heritage assets where they form part of the local infrastructure. As an example, a grant was made to St Mary and St Nicholas Church, a Grade II* listed building in Leatherhead, as part of a project to repair and reorder the interior in order to encourage greater use of the building by the community and incorporate heritage interpretation.
- 5.32 In the past MVDC has offered grants for the repair of listed buildings and for shop front enhancements in conservation areas. These were withdrawn several years ago. There is no evidence that the small sums offered for the repair of listed buildings has significantly and negatively impacted on the condition of listed buildings in the District, although the value of the grants was that it enabled the Historic Environment Officer to vet and influence repair specifications. Shop front grants did help to raise the standards of shop front design in Dorking and Leatherhead, together with the publication of a design guide for shopfronts and advertisements. The appreciation of good design appropriate to the character of the town conservation areas is currently much higher amongst the business community, but the possibility of introducing a new shop front grants programme as part of a wider regeneration and enhancement programme will be kept under review.
- 5.33 Funding can also cover grants of revenue funding to heritage bodies. For example, until relatively recently MVDC provided funding on an annual basis to both the Dorking and Leatherhead Museums. The museums are run on a voluntary basis and are key locations for visitors to the area. The local history societies and the museums are an important part of the heritage community in Mole Valley through their research, publications, leading guided walks other heritage events. Given the role they play, there is a case for public funding, which would be most appropriately reviewed as part of MVDC's leisure and tourism strategy.
- 5.34 Similarly, funding was withdrawn from the Leatherhead Theatre, an important listed building in the centre of Leatherhead, which is run by a board of trustees. The viability of the theatre is a concern for the future and its potential to accommodate a variety of uses and cultural events is limited by the lack of investment capital. This theatre is the only one in Surrey not to receive public subsidy. Retaining the theatre in Leatherhead is important to the well-being of the town and to retain the use for which the building was designed. A recent application for funding under Historic England's Heritage Action Zone initiative was not successful.

Training

- 5.35 Training is important for professional staff and for Members of the Council. The objective of training is to keep up with new legislation and guidance produced by government and to deepen understanding of the techniques of building conservation. The providers of training opportunities range from Historic England, to professional institutions, notably the Institute of Historic Building Conservation (IHBC), to private providers. The IHBC publishes a journal five times a year and organises conferences and regional meetings.
- 5.36 An important body for historic environment officers in Surrey is the Surrey Conservation Officers Group (COGS), which meets regularly throughout the year. It brings together local authority officers and local officers of Historic England to discuss matters of common concern and share experiences. Historic environment officers are often the only officer of their type within a local authority and the support of a community of similar professional staff across the County is vital.
- 5.37 Training courses are also provided specifically for councillors. Member training is organised for MVDC's new and existing Councillors on planning matters on a regular basis. This will include issues relating to the conservation of the historic environment.

Promotion and Enjoyment of the Historic Environment

- 6.1 Understanding, appreciating and enjoying the historic environment is important because it fosters civic pride, connects people with their shared history, satisfies their natural curiosity about the environment and, ultimately, encourages them to take care of it. As has already been outlined, heritage-related leisure and tourism has the potential to generate significant economic benefits. MVDC has a role, working with partners, in making the stories behind the District's heritage assets accessible.

Heritage Open Days

- 6.2 Heritage Open Days is the largest of the public events directly linked to the promotion of local heritage. It is in its 25th year and now established nationally as a showcase for local heritage. Mole Valley was amongst the first to participate. From small beginnings the event has been extended to 10 days offering a variety of events. A voluntary committee, supported by MVDC, delivers between 70 and 80 events during the festival. There is strong support from local businesses, property owners, local history societies, churches and various other organisations. Mole Valley has a reputation as a strong supporter of Heritage Open Days and was awarded the 'Best Organiser' accolade by the national organisation.
- 6.3 The future of Heritage Open Days at a national level appears to be secure under the National Trust and funded through the People's Postcode Lottery. In Mole Valley a stable committee has worked very effectively to coordinate and promote local events supported by MVDC officers and financial support. Whilst the future of Heritage Open Days is dependent on the willingness of individuals and organisations to put on their own events, the role of the organising committee is crucial and, in turn, the support provided by MVDC is equally important in continuing to showcase the full range of heritage that the District has to offer.

Heritage Literature

- 6.4 Heritage-related publications on local subjects varies from learned books and articles to self-guided trails and wall plaques. Whilst it is difficult to compare Mole Valley with other local authorities, the literature, guides and information is well-presented and engaging. Most of the towns and villages have published histories prepared by local history societies and these are a valuable resource. Recently published books include subjects such as the Suffragette movement, the Dorking caves and William Mullins, a Dorking resident who sailed on the Mayflower in 1620.
- 6.5 A number of heritage trails have been published by MVDC with support from local history societies. These trails are updated and republished from time to time. They include trails for Dorking, Leatherhead, Bookham and Ashted. A trail for children has been published to mark the 400th anniversary of the sailing of the Mayflower featuring two of the children on board who originated from Dorking. Joint working with local heritage groups on this type of project helps to strengthen relationships with the heritage community and produced a better informed product. The Dorking and Leatherhead heritage trails are supported by a leaflet and plaques located in various key locations. Additional plaques have been added and the trails updated in the 20 years since they were introduced.
- 6.6 The Dorking Society runs a blue plaque scheme and from time to time erects blue plaques on buildings in and around the town to commemorate people who have lived in or been associated with the town. Amongst those recognised are Laurence Olivier, actor, John Wesley, founder of Methodism, William Mullins, Pilgrim Father, Emmeline and Frederick Pethick Lawrence, peace campaigners and Suffragette leaders, and Caroline Marsh and Helen Liddle also associated with the Suffragette movement.
- 6.7 The primary challenge with the published information on heritage subjects is to republish and update them when required and to ensure that the public have access to them. It is likely that in the future leaflets and short guides will be made available on MVDC's web site rather than printed in large numbers. Associated with this are the opportunities to engage with digital technologies to provide new ways of interpreting information that is easy to update and more creative in its engagement, particularly where younger people are concerned.
- 6.8 MVDC is preparing a leisure and tourism strategy. It is expected that the attractions of the historic environment will feature strongly in this strategy alongside the special qualities of the countryside. As part of this strategy there is likely to be a review of the range of literature both in hard copy form and digitally to ensure it meets the needs of today's visitors and those of the future. The new strategy can consider whether closer links to Tourism England and other business-related organisations would be beneficial. Care will be needed to ensure that visitor management takes account of the fragility and vulnerability of some heritage assets.

Outreach and Education

- 6.9 Within the District there are a number of groups and societies that further knowledge of the historic environment. There are nine local history groups or local amenity

societies listed by the Surrey History Centre and at least three others not listed. In addition, there are two museums in Dorking and Leatherhead that run events for a range of ages and on a variety of subjects designed to make history interesting and engaging. Arts Society branches are located in Dorking, Bookham, Leatherhead and Ashted. The Surrey Domestic Buildings Research Group furthers knowledge regarding medieval buildings in particular and the Surrey Archaeological Society Research Centre is based in Abinger. Other groups have a County-wide remit such as the Surrey Archaeological Society and Surrey Gardens Trust.

- 6.10 One recent project that engaged local children was organised jointly between the Teazle Wood Trust and Surrey Archaeological Society in North Leatherhead. The archaeological excavations were a community outreach project involving adults and children and a school for children with learning and additional needs.
- 6.11 Associated with the restoration of the historic landscape at The Deepdene, Dorking was an activity plan funded by Heritage Lottery Fund to reach out to different audiences and tell the stories of the families who lived there, the house and the landscape. It included an aural history project engaging with older people, and a computer simulation that would appeal to younger people. The programme also included outdoor performances and activities to encourage visitors to enjoy the surroundings and enable them to understand its importance. This year a book outlining the history of The Deepdene was published with support from the Dorking Museum, HLF and MVDC. These initiatives undoubtedly introduced a greater range audiences to the historic environment.
- 6.12 MVDC supports a programme of public art which celebrates the heritage of the area. The latest project, placed in West Street, Dorking, is an installation to celebrate the 400th anniversary of the sailing of the Mayflower taking Pilgrim Fathers to America in 1620. Its location is close to the home of William Mullins who sailed on the ship with members of his family. A set of guardrails in Leatherhead include references to the heritage of bridges around the town. Statues commemorate the local links with Ralf Vaughan Williams, composer, and Thomas Cubitt, master builder. These physical manifestations of the heritage are attractive features and focal points, they are a constant reminder of the history of people and places, they help to promote the area and they are of interest to visitors.

Role of Volunteers

- 6.13 Mole Valley is very well served by local groups and their role in furthering knowledge and promoting the history and culture of the area is vital. Volunteers and enthusiasts are integral to the effective interpretation of the historic environment and its promotion. The large HLF-funded project to restore the landscape of the Deepdene and restore the Hope mausoleum and other garden structures there would probably not have been possible without a dedicated band of volunteers, Friends of the Deepdene, who undertook a variety of site work and continue to assist with maintenance. In Charlwood the restoration of Providence Chapel, a Grade II* listed building on the At Risk Register, would not have taken place without the initiative taken by the local community.

- 6.14 A healthy heritage strategy will depend on a good relationship between the statutory agencies, including MVDC, and the voluntary sector. Initiatives such as Heritage Open Days and the Deepdene restoration are built on this relationship. Volunteers need to know that their work is appreciated and rewarded, not just by MVDC but also by the business community which benefits from the visitors drawn to an area, and by the wider community.
- 6.15 One way of raising the profile of heritage volunteers would be through a local heritage award scheme. A number of different categories could be devised to recognise published work or research, educational initiatives, site restoration and so on. This would raise the profile of the historic environment and reward the contributions of volunteers.
- 6.16 The Dorking Society organised a 'Best Development Competition' which fell by the wayside several years ago. It did highlight and reward good, contemporary design but also included a building restoration category. Discussion with the amenity societies in the area might reveal an appetite for a District-wide award for good design, with volunteer assessors drawn from various parts of Mole Valley.

Chapter 7 Main Findings and Recommendations

- 7.1 The historic environment of Mole Valley is a very important asset to the residents of the District. It is something of which the community can be proud. It is extremely varied and it tells the story of the rich history of the area. It provides an environment that is attractive to businesses and encourages leisure activities and tourism. It contributes to a sense of well-being. Previous generations have looked after it and today the statutory agencies, voluntary sector and owners of heritage assets have worked effectively together to ensure that, by and large, the care and enhancement of the historic environment remains a priority in policy and practice.
- 7.2 At the same time, it is clear that there is no room for complacency. This document outlines some of the threats to safeguarding sometimes fragile heritage assets and the danger of ill-conceived and ill-informed alteration and change. Commercial pressures can threaten the survival, integrity and setting of heritage assets. Poor decision-making can result in the irreplaceable loss of elements of the historic environment.
- 7.3 The role of MVDC is central to safeguarding the historic environment as a policy maker and in the day-to-day exercise of its planning functions. It can forge effective partnerships to develop initiatives that will lead to the greater appreciation, care and enhancement of the historic environment. MVDC can act as a repository of advice and information. It can monitor the health of the whole range of heritage assets and identify new threats. Above all it can take a leadership role in local heritage matters and ensure that the historic environment is a cornerstone MVDC's corporate strategy and vision for the area.

- 7.4 A precursor to managing risks to heritage assets, designated and undesignated, is to have a good assessment of the condition of the assets. Poor physical condition is associated with buildings that are redundant or underused. Vacancy and condition surveys would provide a more comprehensive picture of the stock of designated heritage assets.
- 7.5 The Historic England Risk Register is published annually and is an indication of problems amongst the most valuable of Mole Valley's heritage assets. There are encouraging signs that the small number of heritage at risk cases is reducing, and MVDC will continue to monitor the register and participate in finding solutions to the problems.
- 7.6 The basis of any risk management strategy are sound planning policies implemented effectively and backed up with adequate enforcement and monitoring. MVDC is making significant strides in this regard with the strengthening of officer resources in the Development Management and Enforcement teams. The publication early in 2020 of a draft Local Plan with an updated heritage policy will seek to ensure that new developments will respect the setting and fabric of the historic environment. Monitoring performance would be part of the ongoing strategy to ensure that standards are maintained and MVDC is able to respond to new challenges.

Main Proposals

- 7.7 The following are proposals for action for the heritage strategy:
- A revised heritage policy within the Mole Valley Local Plan compliant with legislation and guidance and emphasising the important of the historic environment to the well-being of Mole Valley;
 - The establishment of a Heritage Champion to be held by an elected Member with Cabinet responsibilities;
 - A review of heritage-related applications as part of the Development Management annual review of the speed and quality of decision-making for planning and related applications;
 - Work towards reintroducing pre-application meetings with potential applicants for planning permission affecting heritage assets;
 - Lobby Historic England to update the lists for Buildings of Special Architectural or Historic Interest, especially for the Dorking area;
 - Monitor the Heritage At Risk Register and follow up opportunities to resolve issues associated with the properties on that list;
 - Consider undertaking a condition survey as resources allow, perhaps within a pilot area, to investigate any issues in the stock of heritage assets;
 - Undertake further Conservation Area Appraisals and review existing appraisals as resources allow;
 - Undertake a periodic review of conservation areas, considering any new conservation areas and the boundaries of existing conservation areas;

- As part of any conservation area review, consider the effectiveness of Article 4 directions and introduce new Article 4s where features of importance are under threat;
- With the support of local societies investigate the introduction of Mole Valley-wide best development competition and include a heritage category within it;
- Consider an award scheme for volunteers involved in the care and promotion of the historic environment;
- As part of a Mole Valley-wide Leisure and Tourism Strategy review the range of visitor-related guidance on the historic environment and draw up a programme to renew and add to current material;
- Review the funding of cultural heritage assets as part of the Council's leisure and tourism strategy;
- Undertake a review of Heritage Open Days to consider how it might draw in new audiences, particularly younger people;
- Continue the work with Surrey County Council on public realm enhancements and develop an approach to maintenance of conservation areas streets to safeguard investment in surfaces and street furniture.

Appendix 1 Scheduled Ancient Monuments in Mole Valley (SAMs)

There are 27 Scheduled Ancient Monuments in Mole Valley:

Antisbury Camp, Capel - Small multi-vallate hillfort dating from the Iron Age period. Likely to have been constructed and occupied between the sixth century BC and the mid-first century AD. This camp survives well.

Bell Barrow in Deerleap Wood, Abinger – generally the most visually impressive form of funerary monuments dating to the Early and Middle Bronze Age, with most examples belonging to the period 1500-1100 BC. This bell barrow survives well despite storm damage in recent years.

Betchworth Castle, Brockham – fortified medieval house with historical records going back to the 14th Century and late 18th Century alterations by Sir John Soane.

Betchworth Fort - one of 15 London mobilisation centres built in the 1890s designed to protect the capital from the threat of invasion from Russia and France.

Bowl Barrow, east of Leaser's Barn, Wotton - funerary monument that has survived well dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC.

Bowl Barrow in Glory Wood, Dorking - the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. This is a good surviving example of its type.

Bowl Barrow on Box Hill, 230m west of Upper Farm Bungalow - funerary monument dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. Survives well as a fine example of its class.

Bowl Barrow on Box Hill, 250m north-east of Boxhurst - funerary monument dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. It survives comparatively well.

Bowl Barrow on Milton Heath, Dorking - funerary monument dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. This is a good surviving example.

Bowl Barrow, Leatherhead Downs, Leatherhead - one of only three surviving barrows from an originally larger cemetery dated to the Bronze Age (c.2000-700 BC). This one survives reasonably well.

Box Hill Fort, Box Hill – one of 15 London mobilisation centres built in the 1890s designed to protect the capital from the threat of invasion from Russia and France.

Brockham Lime Works: lime kilns and hearthstone mine, Brockham – one of about 200 lime industry sites nationwide. The kilns survive in good condition and the kilns here represent a unique survival of two important 19th-century lime kiln types, the flare kiln and the Brockham-patent kiln.

Camp at Ashtead Forest, Ashtead – an unusual triangular earthwork which survives well. There is some certainty associated with its origin and purpose but it may be a garden folly associated with Ashtead Park.

Earthworks near St Giles Church, Ashtead - the earthworks were the site of Iron Age activity and were subsequently occupied in the Roman period, possibly as a defensive settlement. The significance of the monument is enhanced by later use as a trackway in the medieval period.

Limekilns at Betchworth Quarry – the kilns survive in good condition, representing the rare survival of a wide variety of kiln types at one site. The flare kilns in the eastern battery are exceptionally well-preserved examples of industrial-scale flare kilns, while the later Dietzsch and Smidth kilns are unique survivals in Great Britain of kilns of those types.

Medieval moated site at Leigh Place – moated site providing the setting for a medieval building of some status. Leigh Place is one of the few examples in Surrey where the settlement of the moated site has been continuous. The large area unoccupied by modern buildings and currently under lawns means that the island is of particularly high archaeological potential.

Medieval moated house at Cudworth Manor – an important example of a medieval moated site surviving in good condition and dating from around 1300.

Medieval moated site at Oakdale Farm, Ockley – good example of moated site undisturbed by later buildings probably dating from around 1300. Moated sites are generally seen as the prestigious residences of the Lords of the manor.

Medieval moated site at The Mounts, Patchesham Farm – dating from around 1300, one of four such sites in Mole Valley. Its importance lies in its unusual location on higher ground rather than low ground.

Mesolithic site west of Abinger Manor, Abinger - a rare and highly significant site of Mesolithic occupation. It represents one of the oldest known and preserved man-made dwellings in Britain.

Motte Castle at Abinger Manor – dating from the first half of the 11th Century, this is an early motte castle from the Norman period. It is especially important as the site of the first modern-style excavation of such a monument and contributed to the evolution of thought on the origin and use of these mounds.

Roman Villa at Ashtead Forest, Ashtead – much of the ground floor plan remains intact and it is associated with a nearby tile works. This and the bath house, also nearby, enhances its significance. The first buildings are thought to have been erected from about AD 67. However in about AD 150 the buildings were dismantled and in AD180 the villa was partly rebuilt.

Romano-British villa 120m east of Abinger Hall Stables – a good survival of villa thought to be occupied in the late first or early second century AD. The villa contains important archaeological information and environmental evidence relating to its use and development over some 300 years.

Stane Street, Leatherhead – this is a 3km length of a Roman road and part of a route from Chichester to London. It survives well and is part of a significant network of Roman roads linking London to surrounding land and settlement.

Tumulus north-east of Cherkley Court – a form of round barrow representing funerary monuments dating from Late Neolithic to the Late Bronze Age (2400-1500BC). The barrow forms part of a group of four barrows.

Two Bowl Barrows: part of Leatherhead Down round barrow cemetery: two of a group of three surviving barrows dating from the Bronze Age (c.2000-700 BC). A comparatively good survival.

Westhumble Chapel – late 12th/early 13th Century chapel of ease and associated cemetery associated with Merton Priory

These widely distributed monuments represent a broad range of archaeological structures from the earliest Mesolithic or Middle Stone Age in Abinger to Bronze Age barrows, Roman remains such as Stane Street and the villa in Ashted, to Saxon and medieval remains such as West Humble Chapel and Betchworth Castle and 19th Century industrial and military archaeology along the scarp slope of the North Downs.

The table below shows the distribution of Scheduled Ancient Monuments across Surrey.

District/Borough	Number of Scheduled Ancient Monuments	Percentage of Surrey Total
Elmbridge	6	3.6
Epsom and Ewell	2	1.2
Guildford	32	19.0
Mole Valley	27	16.0
Reigate and Banstead	26	15.5
Runnymede	8	4.8
Spelthorne	5	3.0
Surrey Heath	4	2.4
Tandridge	23	13.6
Waverley	29	17.3
Woking	6	3.6
Total for Surrey	168	100

Appendix 2 Listed Buildings in Mole Valley

Listed Buildings

There are three categories of listed building:

- Grade I: of exceptional interest;
- Grade II*: particularly important buildings of more than special interest;
- Grade II: of special interest.

There are 1,015 listed buildings in Mole Valley. Six are Grade I buildings, 46 are Grade II* and 959 are Grade II. 0.6% of Mole Valley's listed buildings are Grade I, compared to a percentage of 2.5% for England as a whole. 4.9% of Mole Valley's listed buildings are Grade II* compared to the national figure of 5.8%. 94.5% of Mole Valley's listed buildings are Grade II, compared to the national figure of 91.7%. A comparison of the number of listed buildings across all eleven district and borough councils in Surrey is shown in the table below.

Local Authority	Listed Buildings Grade I	Listed Buildings Grade II*	Listed Buildings Grade II	Total Listed Buildings
Elmbridge	8	23	478	509
Epsom and Ewell	0	17	304	321
Guildford	30	42	1088	1160
Mole Valley	6	50	959	1015
Reigate and Banstead	6	23	438	467
Runnymede	4	20	282	306
Spelthorne	3	12	188	203
Surrey Heath	1	5	180	184
Tandridge	20	52	525	597
Waverley	22	95	1617	1731
Woking	5	10	174	189

Mole Valley has the third largest total of listed buildings of the eleven district and borough councils in Surrey after Guildford and Waverley.

The geographic spread of these buildings shows the largest concentration in the Dorking area (297), in part reflecting the considerable size of this area which includes Westcott, Pixham and Brockham. However, across the whole of Mole Valley 58% of the listed building stock can be found dispersed throughout the smaller villages and countryside. Many of these are agricultural in origin: farmhouses, barns, stables and granaries for example.

The majority of the listing surveys were carried out by the predecessor to Historic England in the 1980s. The most recent is Leatherhead, Ashted, Fetcham, Great Bookham, Little Bookham and Leatherhead which dates from 1990. Dorking is a much older list which includes Brockham, Mickleham, Pixham and Westcott. It dates from 1973. Despite requests to undertake an updated area survey this has never materialised. A number of buildings have been added to the Dorking area lists through the process of spot listing, but it is possible that other buildings of listable quality are not protected. Thematic listings sometimes

add new buildings, a recent example being the consideration nationwide of war memorials which included some local examples.

It is a common misconception that control over alterations to listed buildings extends only to the exterior fabric. Many buildings both modest and grand, have interiors that are part of what makes it worthy of listing. On occasions significance may be primarily its interior, such as the Leatherhead Theatre, a design by Roderick Ham that created some beautiful spaces and an auditorium that was the template for a number of later provincial theatres. Several listed buildings have important features that increase its significance: the wall paintings by Louis Lagerre at Fetcham Park, the William Burgess painted ceilings and Jacobean staircase at Milton Court and the Ten Commandments painted inside Bristow Cottage, Charlwood. Internal detailing can easily be damaged by inappropriate alterations or restoration.

Appendix 3 Conservation Areas in Mole Valley

The Civic Amenities Act 1967 introduced the concept of conservation areas just over 50 years ago. The Act recognised that statutory protection needed to progress beyond the conservation of individual buildings to protect the '*general shape and quality of the area, rather than each and every building within it*'. Conservation areas are defined in legislation as:

'...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'

In the 50 years of the operation of the 1967 Act, 26 conservation areas have been designated in Mole Valley covering 416 hectares or 1.6% of the land area of the District. These vary significantly in terms of size and character. The largest is Brockham Conservation Area (52ha) and the smallest, excluding Horley which has a small area in Mole Valley but crosses the District boundary into Reigate and Banstead Borough, is Friday Street (3 ha). The historic cores of the main towns and villages are designated conservation areas. Ashted Conservation Area consists of three separate and distinctively different areas with significant townscape with a definable character.

Whilst it is difficult to draw out common features, many of the conservation areas include extensive areas of open space (Forest Green, Brockham and Dorking). Trees are a significant feature in both more urban conservation areas (Leatherhead) as well as rural ones (Newdigate, Charlwood, Abinger). The parish church is often the focal point of the conservation area but not always centrally located (Westcott, Coldharbour) and may be absent completely (Abinger, Broadmoor, Milton Street). Setting is important for many conservation areas with views both into and out of the conservation areas important to their character. Gaps in otherwise built-up frontages are important to retain to conserve views beyond the conservation area and retain an informality and irregularity that may be characteristic of the area. The form and layout of a conservation area is quite distinctive and can tell a story of the development of the place. The influence of highway infrastructure (roads, signs and lighting) can exert a considerable influence on the character of a conservation area whether the conservation is isolated and rural in character or urban. Boundary walls are a feature of many conservation areas (Dorking, Great Bookham) and their construction often reflects local traditions and building materials. Building materials have a very significant influence of the character and appearance of individual conservation areas and there is great variety across the 26 conservation areas.

The responsibility for designating conservation areas lies with MVDC following local consultation. The majority of designations took place in the 1970s, with extensions to some conservation areas approved in the 1990s. The last extension dates from 2012 (Leatherhead). Paragraph 186 of the NPPF states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. A list of the conservation areas in Mole Valley is provided below:

Conservation Area	Designation Date	Hectares
Abinger Common	26 March 1974; extended 25 April 1995	14.55
Ashtead: Woodfield Lane; Rectory Lane; Ashtead House	16 February 1988	7.43
Betchworth	24 February 1970	16.55
Broadmoor	26 March 1974; revised December 1976	4.26
Brockham	28 July 1970, revised 11 June 1973	52.29
Buckland	27 February 1970	19.38
Capel	16 July 1975	16.74
Charlwood	26 March 1974; revised 1995 and 19 June 1997	23.69
Coldharbour	16 July 1973	19.02
Dorking	26 March 1974; extended 26 November 1980; extended 25 April 1995; extended 11 September 1996 and February 2010	50.0
Fetcham	14 February 1984; extended 25 April 1995	6.29
Forest Green	16 July 1975; extended 25 April 1995	20.12
Friday Street	16 July 1975	3.05
Great Bookham	26 March 1974; extended 25 April 1995	9.46
Holmbury St Mary (part)	1 May 1990	6.20
Horley (part)	24 February 1970	1.85
Leatherhead	26 March 1974; extended 25 April 1995 and January 1998 and 10 June 2012	23.0
Leigh	24 February; extended 25 April 1995	13.0
Little Bookham	26 March 1974; extended 25 April 1995	18.41
Mickleham	26 March 1974	16.0
Milton Street	26 March 1974	9.54
Newdigate	26 March 1974	6.53
Ockley	26 March 1974	31.60
Okewoodhill	26 March 1974	6.79
Pixham Lane, Dorking	25 April 1995	3.98
Westcott	26 March 1974	16.37
Total: 26		416.18

Appendix 4 Registered Parks and Gardens in Mole Valley

Mole Valley has 11.6 percent of the County's Registered Gardens. They cover the two great country estates on the chalk hills of the Mole Gap at Polesden Lacey and Norbury Park, and two more in Deepdene and Wotton in the Greensand Hills. The third, Ashtead Park, sits on the London Clay. Topography was key to the establishment and layout of the landscapes. Deepdene, Wotton and Norbury were the product of nationally important designers and thinkers. All of the five registered gardens are the product of many layers of history and change and all provided the setting to significant houses.

There are five entries in the Register of Parks and Gardens covering sites in Mole Valley.

Polesden Lacy (Grade II*): gardens and pleasure grounds first laid out in the mid-18th century and modified in the early 19th and early 20th centuries. It is owned by the National Trust. It forms the setting to the Polesden Lacey House built in the early 19th Century to designs by Thomas Cubitt.

Wotton House (Grade II*): laid out in the mid-17th Century, influenced by Italian Renaissance garden design and associated with diarist and landscape enthusiast John Evelyn and his brother George. The gardens were altered in the 1860s. The house and gardens remain in the ownership of the Evelyn family but leased to Hayley Conference Centres Ltd. The house and a number of the garden structures are separately listed.

Ashtead Park (Grade II): dating from the 17th Century and developed in the following two centuries. It provides the setting for the listed Ashtead Park House dating from 1790. Now divided between public open space owned by the District Council and the City of London Freeman's School. The site passed through the hands of various owners until 1924 when the estate was divided into lots and sold. Although subject to fragmentation, the southern parkland is owned and maintained by the Corporation in association with the house, now a school, whilst the other part of the park is open to the public and owned by MVDC. A number of the garden structures are separately listed.

The Deepdene (Grade II*): originally laid out in the second half of the 17th Century by the Hon Charles Howard, fourth son of the Earl of Arundel. The gardens subsequently modified by Thomas Hope, in the early 19th Century and the estate extended. Hope was an influential figure in the development of Regency taste and design and gardens were modified by him to reflect his interest architecture and landscape design. The house was demolished in 1969 and the gardens neglected. Now leased by Mole Valley District Council the gardens and parts of the wider estate were recently the subject of a Heritage Lottery Funded restoration project and are open to the public.

Norbury Park (Grade II): the site has a long history dating back to its mention in the Domesday Survey of 1086. The estate underwent a transformation when sold to William Lock in 1774. He moved the site of the house from its location adjacent to the River Mole to a high point overlooking the surrounding landscape. Lock was interested in picturesque theory and a pleasure grounds and park was laid out based on the principles of the picturesque. The house and immediate surrounds are in private ownership whilst the remainder of the site is in the ownership of the County Council.

These registered sites represent the most important of the District's designed landscapes, imbued as they are with cultural significance and providing a setting to the buildings that lie at their heart and others with which they are associated. The table below shows the number of registered gardens in Mole Valley alongside those of other local authorities in Surrey.

District/ Borough	Grade I Registered Garden	Grade II* Registered Garden	Grade II Registered Garden	Total
Elmbridge	2	0	1	3
Epsom and Ewell	0	0	1	1
Guildford	2	3	5	10
Mole Valley	0	3	2	5
Reigate and Banstead	0	0	2	2
Runnymede	4	2	2	8
Spelthorne	0	0	0	0
Surrey Heath	0	0	2	2
Tandridge	0	0	2	2
Waverley	1	3	5	9
Woking	1	2	1	4
Total	10	13	23	46

Appendix 5 Buildings at Risk Register for Mole Valley

Historic England compiles an annual list of 'Buildings at Risk' which considers the condition of Grade I and Grade II* listed buildings, Scheduled Ancient Monuments, registered gardens and conservation areas. The most recently published information shows 9 sites in Mole Valley that are considered to be 'at risk'.

Lime Kilns at Betchworth Quarry, Betchworth – Privately owned. Condition survey and cost schedule drawn up but funding not secured.

Brockham Lime Kilns – Charity owned

Ruins of Betchworth Castle – private

Former Providence Chapel – charitable trust and HLF funded. Work underway

Westhumble Chapel, Mickleham – PCC project to secure repairs is underway

St John the Baptist, Okewood Hill – PCCHLF phase 1 repairs completed but other repairs required

Anstiebury Camp, Capel – multiple owners. Generally unsatisfactory with major localised problems.

Bell Barrow in Deerleap Wood, Wotton – private. Generally unsatisfactory with major localised problems.

Ashtead Park, Ashtead – mixed ownership. School management plan has improved management. A joint heritage-led approach needed.