



HCA Project Team

Minutes of Meeting with Jennifer Richards – Headland Archaeology

Zoom Meeting – 3 October 2023, 15:30pm

Those Present – For PNF: Andy Grimshaw (AG), Geoff Geaves (GG), Jane Armitage (JA), Joy Sachak (JS), Pauline de Marco (PdM).

For Headland Archaeology: Jennifer Richards

Apologies: - Ian Whittle (IW)

Objective: - Review and discuss PNF comments on 1st draft versions of the Task 2 Map Regression and Aerial Photo Analysis and Task 5 Heritage appraisal and baseline assessment.

1. Welcome

GG welcomed those participating and thanked JR for the opportunity to discuss her 1st draft reports. In summary the reports had raised a number of queries about important planning aspects. These have been discussed with WBC, but the project team is interested to understand her independent viewpoint. In addition, there are 4-5 key assessment issues we need to clarify in order to finalise the scope of the assessment as we move into the more public and consultative final phase of the project.

2. Comment on Draft Reports

In the interest of clarity and completeness discussion of comments is summarised in the attached Heritage Baseline Assessment Comments and Conclusions.

3. Pyrford as a Dispersed Medieval Village

GG related how Brian Wilson did considerable historic research into the area and believed one the most important features of Pyrford was that it developed in three areas: around the Church of St Nicholas due to links with Newark Priory, around Pyrford Green in support of the Lord of the Manor in Pyrford Place and around Lees Farm and commercial farming in the area.

The report did not emphasise this and prompts the question of whether the view above is wrong and should be modified moving forward.

JR responded that it certainly wasn't wrong to refer to the dispersed village in this way and that she would reconsider the evidence for it to back up more emphasis in the report.

4. The Old House CA?

JR's initial thoughts were that the house was too small a unit to merit conservation area status. However as pointed out by the project team if we consider the broader collection of buildings associated with Lees Farm and The Old House together with other listed property close by there may be a greater case for the proposal. JR was also asked if the golf course land, recently purchased, and now being re-wilded, to the sort of land it would



have been in the 1100's when Lees Farm first got established was a consideration that could be used in assessing a conservation area around The Old House.

JR will reconsider the evidence before suggesting what approaches, moving forward, might be justified.

5. Change Since Year 2000

JR acknowledged that the three addendums forwarded highlighting changes in Wheelers Farm, The Old House and Blackdown Avenue were important input for the baseline assessment and would be incorporated in the updated report.

6. Pyrford Escarpment and Rising Land of Landscape Importance.

GG pointed out that the map regression work done by JR provides evidence that the escarpment, in terms of field boundaries, footpaths and roadways is unchanged since 1640. This is a key characteristic of Pyrford which the project team would like to see protected by the inclusion of Randall's Field and close association with the heritage of the area.

JR responded that whilst the land could not realistically be incorporated in the heritage assessment it's influence on the character of the area could be stressed and that appropriate updates to the report would be considered.

7. Wheeler's Farm Extension to Pyrford Village CA

JR explained that the current CA around the Church of St Nicholas reflects the core of the historic village and that extending the area to include Wheeler's Farm would necessitate the inclusion of open space that did not merit inclusion in the historic village.

AG pointed out that he had seen maps defining the Historic Village as extending to include Wheelers Farm. Subsequent research of the SCC HER interactive map facility showed that there is a band of land extending down Church Hill and across Wheelers Farm land to beyond the Farm House formally classified as an Area of High Archaeological Potential. This was forwarded to JR and team members under separate cover for further consideration.

8. Close

The meeting closed at approximately 17:45 with GG thanking JR for her time and the opportunity for us to validate and discuss the local issues arising from the draft Map Regression report and the draft Heritage Baseline Assessment report.



TABLE 1 - Heritage Baseline Assessment Comments and Conclusions

Updated by Geoff Geaves
Date 04/10/23

Ref No	Page No	Section	Comments Embedded in Report	Conclusion/Action Agreed 3/10/2023
Task 2 – Map Regression				
1	12	4.1.8	We understand the original village of Pyrford grouped around St Nicholas Church developed because of its association with Newark Priory. In addition, the Pyrford Green grouping developed because of its proximity to Pyrford Place where the local Lord of the Manor resided. Then yet a third grouping developed around Lees Farm and The Old House. These are the locations of what we understand as the distributed village of Pyrford.	JR – it’s not wrong to speak of the three centres. JR will consider the evidence justifying this for the updated report and emphasise the dispersed nature of Pyrford’s development from medieval times..
2	15	4.1.11	Shows the cluster of dwellings around The Old House very clearly.	Noted
Task 5 – Heritage Baseline Assessment				
1	ii	Contents	Appendix 1 is not included in this document. Is it Appendix 1 in the Map Regression document?	JR to address in updated report.
2	ii	Contents	The list of illustrations is incomplete - Maps are missing.	JR to address for updated report
3	iii	Summary	What role should NHLE (National Heritage list for England) listing, SHER (Surrey Historic Environment Record) listing and locally listed assets play in the planning process? Can you explain further with specific reference to SHER and locally listed assets please. What obligation does NPPF place on this aspect of the process? Is the final authority in this Historic England or NPPF?	NPPF says designated assets (NHLE assets) and the historic environment record should be considered in determining decisions. The historic environment record for Pyrford is kept by SHER and embraces all the designated, non-designated local assets and a full range of archaeological records relating to buildings, monuments, points, lines and areas of interest
4	2	Illus 1	NB - Mark Adams comment remains in the text on page 2	JR noted
5	5	4.1.1	Appendix 1 is missing? Is it Appendix 1 in the Map Regression?	JR to address in updated report
6	5	4.2.6	Over the last 5 years the old laboratory, restaurant and café area has been redeveloped. The old laboratory is seemingly being restored to the country house it originally was after opening a new purpose-built	JR noted. The A3/M25 road improvement scheme has also enabled significant changes to car parking facilities.

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			laboratory area up on the hill and clearing away the old shopping area on the east side of the old laboratory.	
7	9	4.2.31	This is not correct – Pyrford Stone lies outside the conservation area at the junction of Church Hill, Pyrford Common Road and Upshott Lane - as correctly positioned in 4.2.282	JR noted the inconsistency
8	20	4.2.85	Much more has been done to restore the barn than simply to change a couple of doors since 2000 and the preparation of HoW baseline. - see Addendum 1 for further details.	JR – the addendum is helpful and will be addressed in the updated report
9	23	4.2.116	A considerable number of restorative changes have been made by the present owners since 2004. - See Addendum 2 for further details	JR – the addendum is helpful and will be addressed in the updated report
10	25	4.2.135	So, can you confirm that designated assets include both NHLE listed and Surrey HER listed assets? It's not clear to me from NPPF. How are local assets included in the SHER and by whom?	NHLE assets are included in the SHER as also should locally listed assets, but WBC updates are not up to date. This currently being addressed but is progressing slowly because of WBC resourcing issues. However, WBC has set aside £500,000 in the Medium Term Financial Plan for external consultants to support the next core plan. PNF will need to ensure updated heritage information will be required for this exercise.
11	26	4.2.139	We clearly need to get locally listed assets recorded in Surrey HER and this underlines the need to be clear about the answers in the comment on 4.2.135.	Subsequent correspondence with SCC HER and WBC shows steps are being taken by WBC to update SHER records but the timescale is unknown, and resources are a current issue.
12	28	4.2.158	Were you aware of the https://www.woking2027.info/ planning website referred to as the Woking 2027 LDF website? A search for Heritage of Woking 2000 lists it top of the search results.	JR noted
13	30	4.2.175	We believe that when an asset is listed it is listed within a defined curtilage and that any other structural assets within that curtilage would/should be 'curtilage listed'. Is this correct and what happens when property boundaries change and clearly bring new assets within the curtilage of a listed asset? eg The Old House has bought an adjacent patch of land containing an old grain store so should curtilage listing for The Old House be checked and ammended if the curtilage list does not include the old grain store? Who would do this and how?	JR recommended this be taken up with Historic England and she would recommend a contact for our area.

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14	35	4.2.220	Where was St Paul's Church Hall? We don't believe there has ever been a St Paul's Church Hall in the PNF area although the reference might refer to Knaphill.	JR to check and clarify the reference. Prior to the existing Village War Memorial Hall the only meeting place documented was the tin shed Village Hall situated on Pyrford Road.
15	40	4.2.266	The memorial to Sgt Walter Cole is inside St Nicholas church.	JR noted
	Page No	Section	Comments Embedded in Report	Conclusion/Action Agreed 3/10/2023
16	45	4.2.291	We believe a number of houses referred to in the Blackdown Avenue area have now been demolished and one of our number is checking but that we otherwise accept this suggestion that it become part of a new conservation area. - see Addendum 3 for details	JR – the addendum is helpful and will be addressed in the updated report
17	45	4.2.294	Is this right? I thought a part of the Garage/Store, currently known as the Coach House, was considerably older? See Addendum 2 for further details.	JS confirmed that the oldest part of the Coach House dates from 16 th /17 th century but there were Victorian additions.
18	47	4.2.310	This along with 4.2.93 above confirms that the NHLE entry referred to Lees Farm Barn on Pyrford Road and not the Cart Barn close to Lees Cottages.	Noted with thanks for confirming. NB neither the Cart Barn or the Granary Barn are listed by NHLE or locally by WBC.
19	49	4.2.313	Is specific action required to get a curtilage listing after the main asset has been listed and recorded?	PNF should address this issue with Historic England. JR to recommend a contact for our area.
20	52	5	There is no real appraisal of the notion that there be a conservation area around The Old House although it is a priority objective of the project team. The Blackdown Avenue area is volunteered as a potential conservation area without any prompting from the project team. Has the Old House been overlooked?	JR omitted The Old House because the area seemed too small for a conservation area but will reconsider given discussion.
21	52	5.1.1	We haven't suggested Stone Farm is included in the conservation area.	JR noted
22	53	5.1.3	Can WBC do this as NPPF para 53, on Article 4 Directions, concludes with: "... in all cases, be based on robust evidence, and apply to the smallest geographical area possible."	This would be a reasonable action if directed at particular types of building over a broad area.
23	53	5.1.3	Can a Forum like ours (affiliated to the local LPA rather than a Parish Council) issue Article 4 Directions on specific areas of concern within its area and/or include them within its Neighbourhood Plan?	Since discussed with WBC and it is clear that PNF cannot set Article 4 directions but the HCA and Neighbourhood Plan could recommend WBC set specific directions within the PNF area.