

Consultation for Wheelerstreet Conservation Area Appraisal (CAA)

Introduction

Waverley Borough Council prepared a draft Conservation Area Appraisal (CAA) for Wheelerstreet, Witley and carried out an associated consultation. This report outlines how the consultation was undertaken, who was involved and how responses were considered.

Consultation Process

The consultation started on 23 April 2012 for six weeks, ending on 4 June 2012. The following methods to inform the public of the consultation included:

- Letter to all residents in the CAA
- Another letter for stakeholders:
 - Parish Council
 - Surrey County Council
 - Statutory consultees (English Heritage, Natural England and Environment Agency)
 - Design Council
 - Relevant internal Waverley officers and local Councillors
 - Amenity Society (the Godalming Trust)

A hard copy of the draft Wheelerstreet CAA document was made available at Planning Reception, Council Offices, Godalming (Monday to Thursday 9am – 5pm and Friday 9am – 4pm) and a copy could be viewed online at:

www.waverley.gov.uk/WheelerstreetConsultation

29 individuals and organisations were contacted by letter (see Appendix A for full list of those consulted). Whilst this consultation was focussed, it did not preclude the other interested parties from responding. In addition to the webpage on the Council website, a press release (Appendix B) was issued to inform the public of the consultation.

A full summary of the consultation responses and the Council's response is attached at Appendix C. The main issues were identified and where practicable and appropriate, amendments made to the CAA to take account of the responses.

Local members and Witley Parish Council were informed of the CAA at an early stage and a draft was discussed at the Witley Parish Council planning meeting on the 22 February 2012. This gave participants the opportunity to raise questions, but also to gain feedback on the content.

Respondents were able to comment of the draft Wheelerstreet CAA in a variety of ways:

- By email to Colin Bannon
- By letter

Two key questions were asked:

1. Do you have any comments on the draft Wheelerstreet Conservation Area Appraisal?
2. Should the draft Wheelerstreet Conservation Area Appraisal cover any other issues?

Respondents were also given the opportunity to give any additional comments that they thought were relevant to the draft CAA.

Consultation Responses

Five responses were received to draft Wheelerstreet Conservation Area Appraisal consultation.

The management plan section of the CAA was updated with useful recommendations for improvements to the Star Inn, green space and general public realm. In addition clarification on the flood risk was also added.

Next Steps

The consultation has informed the necessary amendments to the document before submitting through the committee process (Executive and Full Council) for adoption as a material consideration in planning applications and to inform future environmental enhancement works.

Appendix A - Consultees

Organisation	Dept/ Role	Address 1	Address 2	Address 3
Surrey County Council	Highways & Parking			
	Landscape			
Waverley Borough Council	Cllr, etc.			
Design Council				
English Heritage	Regional Planner	Eastgate Court	195-205 High Street	Guildford
Natural England	Environmental Planning Adviser	Phoenix House	33 North street	Lewes
Environment Agency	Planning Officer	450 (The Quadrangle)	Frimley Business Park	Frimley, Camberley
Godalming Trust	Chairman	9 Summerhouse Close	Godalming	
Witley Parish	Clerk	Council Office	Milford Village Hall	Portsmouth Road, Milford
The Owner/ Occupier		St Patricks Lodge	Petworth Road	Witley
The Owner/ Occupier		Great Barn	Petworth Road	Witley
The Owner/ Occupier		The Old Manor	Petworth Road	Witley
The Owner/ Occupier		The Old Coach House	Petworth Road	Witley
The Owner/ Occupier		Old Barn	Petworth Road	Witley
The Owner/ Occupier		Woodcroft Cottage	Petworth Road	Witley
The Owner/ Occupier		Green End Cottage	Petworth Road	Witley
The Owner/ Occupier		The Star	Petworth Road	Witley
The Owner/ Occupier		1 Wheelers Street	Petworth Road	Witley
The Owner/ Occupier		2 Wheelers Street	Petworth Road	Witley
The Owner/ Occupier		3 Wheelers Street	Petworth Road	Witley
The Owner/ Occupier		4 Wheelers Street	Petworth Road	Witley

The Owner/ Occupier		5 Wheelers Street	Petworth Road	Witley
The Owner/ Occupier		6 Wheelers Street	Petworth Road	Witley
Wizard Video Production		6 Wheelers Street	Petworth Road	Witley
The Owner/ Occupier		Pleck Farm	Petworth Road	Witley
The Owner/ Occupier		St Margarets	Petworth Road	Witley

Appendix B

News Release

Issued by Waverley Borough
Council

24 April 2012

Views Wanted On Conservation Area In Witley

Waverley Borough Council is seeking views from the community on the Wheelerstreet Conservation Area in Witley.

An appraisal is being carried out so Waverley can identify the qualities that make up the Wheelerstreet Conservation Area with a view to managing any future changes.

People have until June 4 make any comments and suggest issues that should be covered. The draft appraisal is available at www.waverley.gov.uk/wheelerstreetconservation. More information is also in the planning reception of Waverley's office in Godalming.

The intention is that once adopted the Conservation Area Appraisal will be considered in deciding future planning applications in Wheelerstreet.

For further information, please contact :

Tel: 01483 523044, 523344 or 523263

Web : www.waverley.gov.uk

Email: communications@waverley.gov.uk

Appendix C

Consultation responses – May/ June 2012

Consultee	Organisation	Contact Details	Section of Document	Comment	Officer Response
Jacob Wilson	Design Council (CABE)	Jacob.Willson@designcouncil.org.uk	General	The Design Council does not comment on specific planning consultation documents due to the volume of consultations at any one time across the country. Nevertheless we do offer a service, at a cost, where we review emerging plans including Conservation Area Appraisals.	Noted - Previously CABE gave free advice. Waverley BC does not have the budget to pay for such a service.

Consultee	Organisation	Contact Details	Section of Document	Comment	Officer Response
John Bullock	Private resident	j.Bullock@btinternet.com	General	<p>1. We strongly support the idea to improve the "unofficial village green" at the junction of Petworth Road and Wheelerstreet, especially the idea of re-instating a pond and the provision of seating. This area regularly has vehicles marked "For Sale" parked on it, and provision to prevent access of vehicles should be considered. It would be good for the overall area if one or two more specimen trees could be planted. It would also be good to see an attractive village sign commissioned for the village green.</p> <p>2. The Star public house is a fine local building, but the impact is significantly reduced by the quality of the hard-standing area on the corner, the visibility of rubbish and recycling containers, and by the odour from the kitchen extraction system - this vents at the front of the property and detracts significantly from the quality of the area. Better sighting of the rubbish bins, the extractor system (which should be better filtered), and some soft landscaping would make a very significant impact to the CAA.</p> <p>3. The draft document does not mention the visual intrusion caused by the old infrastructure of above ground cable and telegraph poles. These are visually very intrusive. With the introduction of better telecommunications infrastructure in future years, service providers need to be "encouraged" to provide below ground cables.</p> <p>4. Again not mentioned in the CAA, the quality and safety of the pavements within the CAA is consistently poor, as are the</p>	<p>(1) Noted - the project is identified in the CAA and will be implemented when sufficient funds are identified (through S106, PIC or CIL and with partner organisations. (2) Noted - we support enhancement to improve the area around the Star. Also enquired with Env. Health - no complaints have been made re. odour. (3) & (4) Noted - document amended to accommodate these points. (5) Noted - paint colour cannot be enforced unless there is an Art. 4 . CAA has been updated to encourage residents to use appropriate colour of render and paint. (6) Noted - traffic calming is mentioned in the CAA and SCC has been consulted. (7) Noted - Trees should be considered on the common land areas which are maintained by the Parish Council. This is included in the CAA.</p>

				<p>road side kerbs. There have been recent incidents where elderly residents have fallen badly due to the poor quality of the pavements, and the very poor quality of the materials used detracts significantly from the area. Drainage of the road and pavement areas remains very poor, especially in the vicinity of the junction by the Star - possibly the provision of a pond may be used to help cure this problem.</p> <p>5. Mention is made in the CAA of the effectiveness of the white or cream render on many of the buildings; unfortunately one prominent commercial building near the north end of the CAA has chosen to ignore this feature of the area, and a recommendation to change this would significantly improve the visual impact.</p> <p>6. Petworth Road is busy with traffic and speeding traffic is a constant concern to residents. Several recent worrying traffic accidents have also occurred in the vicinity of Rodborough School. This situation will not be improved with an increase in traffic to the rebuilt recycling unit. A sensible safety precaution would be to extend the 30mph speed limit zone to north of the school, making it safer for children and also slowing traffic down earlier prior to entry to the CAA.</p> <p>7. It would be good to consider the planting of more roadside trees to generally soften the landscape in keeping with its rural heritage.</p>	
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Consultee	Organisation	Contact Details	Section of Document	Comment	Officer Response
Angus Palmer	Chairman The Godalming Trust	angel.palmer@btinternet.com	General	The Godalming Trust has visited the proposed Wheelerstreet Conservation Area. We agree that the area as delineated on the plan is suitable as a conservation area. The boundaries of the area as drawn are appropriate, in our opinion, to protect the buildings within the area from inappropriate development.	Noted
Martin Small	Planning Advisor, English Heritage	martin.small@english-heritage.org.uk	Section 3.7 & 4	"...a signpost is indicated on the map just to the south of the junction of Petworth Road and Wheeler Lane. Is this a traditional signpost? If not, could it be replaced with one? Is the bus shelter on the small greenspace in keeping with the Conservation Area? Is there an issue with signage or overhead lines? If so, perhaps these could form part of an enhancement scheme?"	Noted - comments included in CAA.
Mrs Katie Newton	Planning Officer, Environment Agency	planning-wallingford@environment-agency.gov.uk	Section 4.3	Trees Open Space and Green Infrastructure Strategy includes the possibility of reinstating a pond to add to local biodiversity in an area prone to flooding. The area is identified in Flood Zone 1. As it is in Flood Zone 1 it is our assumption that the flooding reported is likely to be localised and not fluvial in origin. As such it would be a matter to be discussed with the Lead Local Flood Authority and / or Highways Authority.	Noted - CAA updated to include that Flood Zone 1 needs to be considered when scheme comes forward.