

ITEM 19 – APPENDIX N

WAVERLEY BOROUGH COUNCIL EXECUTIVE 1 OCTOBER 2013

Title:

MILFORD CONSERVATION AREA APPRAISAL

[Portfolio Holder: Cllr Stefan Reynolds]

[Wards Affected: Milford]

Summary and purpose:

The purpose of this report is to gain authorisation to undertake a formal public consultation on the draft Conservation Area Appraisal (CAA) for the Conservation Area (CA) of Milford. The long term objective is that the appraisal will be adopted as a material consideration and used in the determination of any application for planning permission, listed building consent and conservation area consent within the CA.

How this report relates to the Council's Corporate Priorities:

It relates to the Council's environment priority to protect and enhance Waverley's unique mix of rural and urban communities.

The production of the CAA for Milford is set out within the Planning Service Plan 2013/14 and follows the programme agreed by Executive on 9 April 2013.

Financial Implications:

The work will be completed within existing officer resources but will require input from a range of stakeholders. There are no direct financial implications as a result of this report.

Legal Implications:

Once adopted, Milford's CAA will be used as a material consideration when considering planning applications in the area.

Background

1. Milford is one of 43 Conservation Areas (CA) in Waverley. There are five Conservation Area Appraisals (CAAs) completed previously for Wrecclesham, Bramley, Farnham Town Centre, Wheelerstreet in Witley, and Chiddingfold and the draft Godalming Town Centre CAA has recently finished its consultation period.

3. The Milford CA has been surveyed by visiting the site, noting the features of interest as highlighted by English Heritage guidelines, conducting a photographic study and undertaking a desk top study using the internal mapping system to understand change over time.
4. The walkabout was undertaken with local Councillors and members of Witley Parish Council at the initial stages as an engagement exercise and to get another perspective on issues within the CA.
5. The draft CAA is attached at Annexe 1 [a fully published document, including relevant photographs and maps will be produced prior to final adoption taking place].
6. Following the consultation, it is proposed that the CAA, including any amendments, be adopted as a material consideration to be used in the determination of applications for planning permission, listed building consent and conservation area consent within the conservation area. It will also be used to drive forward environmental enhancements and improvements identified within the accompanying Management Plan.

The Consultation Process

7. Whilst the document will not be adopted as a Supplementary Planning Document (SPD), it is important that it is subject to a robust consultation process, to ensure that the views of the local community and other stakeholders are taken into account and to increase its weight in planning decisions.
8. The consultation period will run for a period of six weeks and will target all residents and businesses within the CA, Witley Parish Council, local amenity societies and other relevant stakeholders. It will start as soon as reasonably practical, after Executive gives the relevant authorisation.
9. The consultation will inform any necessary amendments to the document before it is submitted through the Council's committee process for adoption by the Council.

Recommendation

That the Executive approves the draft CAA for Milford for the purposes of public consultation.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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Milford Conservation Area Appraisal

(Draft) August 2013

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1. Conservation Areas

Conservation areas (CA) are defined as areas of special architectural and historical interest, the character of which is desirable to preserve and enhance. The character and appearance may be expressed through the buildings, layout and relationship to the landscape of the area.

The National Planning Policy Framework (NPPF) and “saved” Policy HE8 in the Waverley Borough Council 2002 Local Plan (Conservation Areas) also detail the importance of protecting heritage assets (both designated and undesignated), see Appendix 2 for extract from Waverley Borough Council’s Local Plan.

CA designation gives a degree of protection against the demolition of buildings and walls and should ensure that new development is of high architectural quality and in keeping with the area’s existing character. The Milford CA was designated on 25th February 1981.

1.1 Definition of Conservation Area Appraisal (CAA)

CAAs are undertaken to identify and explain the character of the CA. This document will identify the specific qualities of the Milford CA and thereby help to manage change within the CA. It is not enough for a LPA to just designate an area as a CA, Section 71 of the 1990 act explains that “it shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”. Policy HE8 in the Local Plan states that “the Council will seek to preserve or enhance the character of conservation areas by.....(e) carrying out conservation area appraisals”. It is therefore considered pertinent for Waverley to undertake CAAs with the aim to appraise the character of each CA; identify the qualities which should be preserved and enhanced, and produce a management plan to include proposals for enhancement where necessary. There will be an opportunity to review the CA boundaries as part of the process.

1.2 Status of the CAA

The appraisal will be adopted as a material consideration and used in the determination of any application for planning permission, listed building consent and CA consent within the CA.

The document should be read in conjunction with Waverley’s Local Plan and other relevant documents including supplementary planning documents and Town/ Village Design Statements.

1.3 Sources and Guidance for the Appraisal

This appraisal was compiled with the assistance of English Heritage's guidance "Understanding Place: Conservation Area Designation, Appraisal and Management" (March 2011)¹. English Heritage has also published guidance called "Knowing Your Place" (March 2011) and has funded the development of a (Character Assessment) toolkit used by Oxford City Council² to evaluate the heritage within their area.

1.4 Methodology

The conservation area was surveyed by visiting the site, noting the features as highlighted by English Heritage guidelines, conducting a photographic study and undertaking a desk top study using the internal mapping system to understand change over time. The survey data has been used to develop a draft CAA.

1.5 Community Involvement

An early draft appraisal was shared with the Parish Council. In addition, to ensure that this is a robust document a formal (6 week) consultation will be undertaken with Witley Parish Council, local residents and businesses and other relevant stakeholders. The consultation will inform any necessary amendments to the document before it is submitted through the Council's committee process for adoption at Full Council.

1.6 Definition of Special Interest

English Heritage defines special interest as the "special architectural or historic interest" of the area that warrants designation and the "character or appearance of which it is desirable to preserve or enhance"³.

2. Summary of the Special Interest of the Milford Conservation Area (CA)

The CA of Milford is compact and formed around the crossroads of Portsmouth Road and Church Road. There is a good mix of residential and commercial properties which ensures that there is constant activity all day, but the area is also affected by the two busy roads which intersect it. There are 10 listed buildings in the CA which are of very high quality ranging from domestic scale C16th cottages to the C18/19th

¹ <http://www.english-heritage.org.uk/publications/understanding-place-conservation-area/>

² <http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>

³ <http://www.english-heritage.org.uk/publications/understanding-place-conservation-area/>

former hotel, Milford House, which has now been converted to flats. There are examples of properties on Church Road which sit on generous plots, set back from the street however there are also properties which front directly onto the street. Most properties have historical merit and are large single detached or semi detached dwellings rather than terraced housing or flats. The green landscape in the CA is most evident on entering the CA from the north east end with a simple cluster of mature trees at the crossroads. The roads channel views straight ahead however there are points, i.e. at the crossroads and further down Church Road, where the road curves, adding variety to the streetscape and encouraging the viewer to explore further afield. St. John's Church and churchyard also adds to the green landscape and street scene of the CA.

Fig.1

3. Assessing Special Interest

This section is the core of the appraisal aiming to give a more detailed analysis of the special interest of Milford CA. This will consider its location and setting, historical development, architectural quality, open space and landscape, buildings of local merit and an assessment of condition.

3.1 Location and Setting

3.1.1 General Character

Milford CA is compact in plan and formed around the crossroads of Portsmouth Road and Church Road extending in all directions at this junction, including part of Station Lane. Portsmouth Road links Milford and Godalming to the A3 and Church Road is the main route south towards Haslemere and Chichester. The built form is typical of a small rural settlement of historic farmhouses and labourers cottages, however Milford's character is also defined by a nursery (now Secretts Farm), a hotel (Milford House, now flats) and a few shops at the intersection of Portsmouth Road and Church Road that have existed here since 1871. In addition to the variety of buildings, the stone boundary walls are a distinctive feature of the CA. Most of the buildings are loosely grouped except at the intersection of Portsmouth Road and Church Road and the dwellings at the bend of Church Road, to the south west of the CA.

The topography of the Milford CA is relatively flat and views beyond the CA are relatively restricted, however there are notable views of a green landscape within the CA. There are trees and green space at the crossroads. There is a woodland and stream at the south east of the CA on Station Lane. South west of the CA looking into St John's Church grounds and the neighbouring playing field also offer important green landscape features in the CA.

The land use within the CA is mainly residential, however there are also several commercial properties. Community uses feature on Portsmouth Road and Church

Road and consist of St John's Church, Milford Village Hall and the Milford Club. There is also a playing field and a play area for smaller children in the SW of the CA, adjacent to Church Road.

During the day, the CA appears light and airy due to the wide streets, low scale buildings, gaps between buildings and because many buildings are set back from the street frontage. One area which is more shaded, due to more mature trees, is on the northern side of Portsmouth Road next to the crossroads with Church Road. At night the area still appears open however street lighting is minimal reflecting the semi rural village setting.

3.1.2 Economic Profile and Potential forces for change

Waverley is an affluent area with a buoyant local economy and low level of unemployment. Milford CA is mainly residential and the majority of homes are owner-occupied (59%) and well maintained. There are several commercial premises: a bar/ restaurant at the Refectory, two small supermarkets (Tesco Express and the Coop), a furniture showroom at the Old House, a nursery and farmshop called Secretts, an osteopath, some additional shops at "the Crossways" including a dry cleaners (45 Church Road), a butchers (43), an off licence (41), and a professional (home help) service (41B). There are a further cluster of shops to the SW of the CA including a Chinese takeaway, a cake shop, a plumbing shop and a hairdressing salon.

Day time activity in the form of pedestrians and people using the local facilities was observed to be moderate at the time of analysis (15:30).

Pressure for development in Milford CA is relatively small. The CA does not fall within an AONB or an Area of Great Landscape Value (AGLV), however it is entirely within the Green Belt, which is a significant planning constraint. It is also within the defined settlement boundary of Milford and is subject to Local Plan policy RD1 (Appendix 2)



Fig. 2 Map of Milford Conservation Area (2012)

3.1.3 Vistas

There are several important views, primarily contained within the CA. As mentioned in the “general character” section this is due largely to the flatness of the topography and the closeness of buildings within the CA. The gaps between the buildings are varied rather than uniform; for example there is little space between the buildings around the crossroads of the CA but more space between the buildings in the centre of the CA on Church Road. The CA feels more open than enclosed which is due to the wide roads (Church Road & Portsmouth Road) and the domestic scale buildings (2 storeys). Also the spaces between buildings and the set backs of buildings from the street add to the feeling of openness.

Many of the views within the CA are long and channelled along the roads enclosed by the buildings along the street frontage. However, as mentioned in the “summary of special interest” section, at two locations the road bends offering glimpses for the pedestrian to explore further. These occur at the crossroads of Portsmouth Road and Church Road and also on Church Road where it bends south west.

There are a few strong focal points in the CA and these come in the form of direct views of listed buildings. Milford House is a landmark building due to its scale and architecture giving a sense of arrival to the Milford CA.

The important views within the CA include:

- View on Portsmouth Road as you enter the CA from the NE, specifically the cluster of historical buildings: The Refectory, Turnpike Cottage and Milford House.

- Next to Milford House looking SW on Portsmouth Road towards the crossroads (of Portsmouth and Church Roads) at the cluster of mature trees on the north side of Portsmouth Road.
- Looking at the cluster of historical buildings at the crossroads including the Old House and the Red House.
- The wall on the north side of Portsmouth Road at the boundary of properties: Barn Close and Ardworth.
- The group of historical buildings on the south side of Portsmouth Road including Rose Cottage, Milford Cottages and Gothic Cottage. This includes a very distinctive gable end wall at Rose Cottage consisting of blue header bricks.
- Various views on Church Road directly opposite historic buildings and boundary walls, in particular Wyndham Lodge and The Dormers.
- The various views in the south west of the CA including views across the churchyard and views of the historic buildings such as Gatton Cottage and the Square.
- The only significant view out of the CA is at Station Lane where an expanse of rural landscape is evident beyond the CA.

3.2 Historic Development

Since 1871, it's evident that many historic elements have survived (see Appendix 1). This determined the extent of the conservation area when it was designated. What is evident from the history was the surprising number of shops and services which Milford provided in the past possibly due to it being on the old route to from London to Portsmouth before the A3. There were significantly more shops/services within Witley Parish up until the first half of C20, but Milford has fared better in retaining some of its shops compared to other areas of Witley. This is possibly due to the additional passing trade through the village by car and commuters from the train station.

Milford was referred to as Muleford in 1235. The listed tudor cottages such as Turnpike, the Dormers and the Square were modest dwellings in C16. They were built of timber and earth and have managed to survive the test of time when many did not. In the early 1800s, Milford was described as an "airy and pleasant village" (Foster, 2009). There are some larger more robust buildings built of brick such as Milford House and Afton Cottages dating back to the C19 which are also now listed. Building materials were produced locally from sand and Bargate stone quarries, local brickworks, local ironworks and growing timber.

Milford House and local farms were the main employers in the area. In the C19 William Young was a nurseryman, on land roughly where Secretts Farm now lies. There were two shops on Portsmouth Road but the main settlement was along Church Road. There were eight shoemakers and a tanner. There were also two public houses, the White lion and the Red Lion. The church of St John, Milford was built in 1837, as part of a regional church building scheme of the Bishop of Winchester. Milford Station opened on 1 January 1859. Even though it is outside the CA, it sustained the demand for housing and local services in the area from commuters to this present day.

World War One brought a major shift as employment in agriculture reduced and estates were more likely to be under financial pressure. Most of the land around the crossroads was occupied by Hurst Farm. The dairy was where the public car park is now and a butchers shop opposite the road. A branch of Lloyds Bank also existed at the crossroads and a horse emblem can still be seen etched above the door of what is now called Bargate House. The village cobbler operated from a tin hut where the Crossroads Surgery/ Hill House now stand. There was a garage on Church Road. The pound for stray animals was situated where Secrett's Farm Shop car park is now. A RAC box was located at the crossroads, where there was a triangular patch of green.

A significant influence on the architecture of substantial properties in West Surrey was Sir Edwin Lutyens. He was born in London in 1869, but spent his childhood at Thursley where he was influenced by the use of stone, brick and timber and where he met the garden designer Gertrude Jekyll, architect of the original Philips Memorial Garden in Godalming. Lutyens commercial buildings in the City of London contrasted significantly with the domestic "revival" style of the residences he designed in Surrey. Milford CA has two semi-detached properties called Afton cottages on Church Road which were designed by Lutyens.

In 1922, a new Women's Institute building was commissioned on Portsmouth Road, now Milford Village Hall. The original part of the building was used for Bible Classes and other Church uses as well as meeting the increasing social and welfare needs of the village. The first caretaker lived in part of the Hall. The kitchen is now the Parish Council offices. In 1929 the property was held in trust for the people of Milford and is still central to village life today, accommodating many educational, social and leisure activities for people of all ages. There is a pleasant paved area to the front of the building with seats which provides an extra public space in the CA. It is well used by residents as a resting point, with neighbouring shops including the local chip shop and Secretts Farm Shop.

Milford House was a hotel in the immediate post war years. It was destroyed by fire in 1983 and only restored and converted into apartments in 1999. The Red Lion closed in 2006 and has since reopened as a Tesco Express in 2009. Hurst Farm now Secretts Farm continues to be nursery and also a butcher and fishmonger. 47 Church Road, formerly part of "The Crossways" at the crossroads was once a hostel but now occupies the Co-Op. A row of shops was added post 1914 which today are occupied by a butchers, an off licence, a dry cleaners and a professional care service. There are residential flats above.

The paragraphs above were compiled from extracts from: Foster, E (2009), "The History of Witley, Milford and Surrounding Area", 2nd Edition, Blackdown Press, Surrey and Box, V (2009), "Witley and Milford in Living Memory", 2nd Ed, Blackdown Press, Surrey.

3.3 Architectural Quality and Built Form

The architectural quality within Milford CA is generally good. There are a good range of buildings ranging from the C16 up to the C20. There are a significant amount of listed buildings and there are more undesignated buildings built before 1871 which could be considered for Buildings of Local Merit (BLM). The type and style of the buildings are varied because they span a number of centuries. Those which are listed range from C16 timber frame cottages such as Turnpike Cottage and the Dormers to the grand Georgian statement of Milford House.

Many of the homes have the typical Surrey arts n' crafts vernacular: pitched roofs, clay tiles, red brick and tile hanging. Some also have a cream or white render. Even those which have no designation are of high quality.

Many buildings are set back from the roads in the CA. There are clusters of buildings to the NE and SW of the CA which are built up to the frontage of the plot. Buildings are 2 storeys and consist of a large proportion of detached and semi detached residential properties rather than terraces. The terraces which exist present themselves as large double fronted dwellings. There are also more modern mixed use buildings at the junction of Church Road and Portsmouth Road which have commercial uses on the ground floor and residential above.

These factors create the distinctive character of the area, however there are areas which could be improved such as using traditional building materials and hiding modern adjustments such as using wood instead of uPVC and encasing extraction systems which are visible in the CA.

3.4 Listed Buildings

There are 10 listed buildings in the CA. They are distinctive, very good quality and well maintained. Some examples are shown below. More details of all the listed buildings are available to view in detail on Waverley Borough Council's mapping system as well as the "*National Heritage List for England*"⁴.

Fig. 4 Milford House

Fig. 5 the Dormer

Milford House built circa 1730 is Grade II listed and was altered and extended in mid-C18 and late C18 and to west in circa 1840. It was originally a house, then a hotel and restaurant. Presently it has been converted into flats. It has two storeys with five bays and is constructed of red brick with a hipped slate roof typical of the Georgian period.

Fig. 6 the Square

Fig. 7 Afton Cottages

The Dormer on Church Road is more typical of the Waverley vernacular, a C16 House, restored in C20. It is Grade II listed, timber framed (mostly exposed) and

⁴ <http://list.english-heritage.org.uk/>

rendered with tile hanging to first floor and a plain clay tiled roof. It is one storey and attic under two hip-roofed, diamond-pane leaded casement window dormers. A similar Grade II listed building exists at the Square, Church Road.

Also note worthy are Afton Cottages (9, 11 and 15 Church Road) designed by Sir Edwin Lutyens who created domestic revival buildings around Waverley the late 19th/early 20th Century. These were built in 1898. They are brown brick buildings with tile hung gables and plain clay tiled roofs. They are two storeys with end gables which over hang on first floor.

The other listed buildings are: Turnpike Cottage, Red House, The Old House, Old Hurst, Chilston and Nine Elms Cottage (now 21 & 23 Church Road) and Dovecot (in the grounds of The Refectory).

3.5 Heritage Features

There are three heritage features within the Milford CA. Two are located in the churchyard of St. John's Church namely a war memorial and a mausoleum of Mr. & Mrs. Webb of Milford House. The third is the Dovecot (also listed) in the grounds of the Refectory.

3.6 Buildings of Local Merit (BLM)

The designation of a BLM is a recognition that buildings, though not meeting the national criteria for statutory listing, are nevertheless of local historic or architectural interest. This allows their significance to be taken into account when the Council undertakes pre-application discussions and in the determination of planning applications.

There are four Buildings of Local Merit (BLM), namely Gatton Cottage, White House, Gothic Cottage, 47 Church Road (currently the Co-op) and the Coach House at the Refectory.

The Council has an agreed process for the identification and designation of buildings of local merit (BLM). There are additional buildings within the Milford CA that may merit consideration as BLM but this will require further investigation.

All the listed buildings, BLMs and heritage features help to define the character of the CA. There are additional buildings which have existed prior to 1871, such as Rose Cottage, Milford Cottages and Wyndham Lodge which also add to the character to the CA and may be worthy of protection such as BLM.

3.7 Open Space and Landscape

Fig. 10 Green space at intersection of Portsmouth Road and Church Road

There are a cluster of trees and green space at the crossroads, however these areas are under utilised as public space and appear to be used as a buffer zone to the junction rather than useable open green space. There are some very mature trees in the private gardens to the north of this junction which frame views looking SW on Portsmouth Road. Building set backs also offer the opportunity for front gardens and these areas provide some green landscape in the CA. The land surrounding the church and the playing field next door contribute significant tree coverage and green landscape. The edge of the CA on Station Lane has a small piece of woodland and a small stream running along the boundary. The view beyond the boundary at this point is significant as it offers views of the open countryside.

A lot of the boundaries to plots are walled adding to the streetscape however some have hedges which add to the green landscape.

3.8 Assessment of Condition

In general the condition of the CA is good. Milford is a busy village during the day. This is partly due to the traffic passing through the village. The CA is small but offers a variety of historical buildings and walls as well as green landscape. There are a small number of retail outlets offering a variety of goods and services. The playing fields offer the only formal public open space within the CA. However, it sits on the edge on the CA and is not close to the shops or central activity of the village. Interestingly an informal space has emerged more organically in the grounds of the Milford Village Hall to the west of the CA. This is ideally located opposite "Secrets" nursery and farmshop and other shops, such as the Fish n' Chip shop just outside the CA on Portsmouth Road.

Economically, high home ownership has probably ensured that the area is well looked after and the physical condition of the buildings within the CA is good. Unsympathetic uPVC windows have been installed in some residential properties and extraction fittings on commercial units which are discernible within the CA.

The general condition of the public realm is satisfactory. Footpath material is mostly tarmac and a little uneven with changing levels and points where it is difficult to cross the road. At the north east end of the CA on Portsmouth Road, it is notable that the footpath is not wide enough (1.5m approx.) for 2 people to pass. There are also areas on Church Road where the footpath is wider in parts and then comes into pinch points at crucial areas where visibility is poor, for example at the bend in Church Road next to Afton Cottages. Some boundary hedges are encroaching on the pavement reducing the width further. This area is particularly well used by families and children coming and going to Milford County Primary School.

The streets in the CA seem more dominated by traffic than pedestrians. Additional traffic calming or shared space could improve pedestrians' ability to cross the streets. The parked cars at the bend on Church Road do offer some traffic calming, consideration should be given to additional measures that do not add significant street clutter (e.g. traditional forms of vehicle/ pedestrian delineation such as road

markings, guard rails and traffic lights are no longer considered to be best practice for shared spaces or slowing traffic (Manual for Streets)).

Unlike other similar CA's, front gardens still continue to make a significant contribution to the character of the CA and few have been converted to hard standing for car parking purposes. However various modern extensions have been added to properties within the CA over the years, not all of them sympathetic to the prevailing character of the area. Given the age of some of these additions, it is likely that they were completed using permitted development rights or permitted at a time when the significance of the area was not understood. This CAA will help to articulate the special character of the Milford CA and therefore should help to guide and improve the design of future developments within the CA

4 Management plan

4.1 Enhancement Schemes

Given the form and type of development, there is limited need for environmental improvement within Milford CA. However there may be scope for public realm improvements such as wider footpaths in some areas and better use of the green space at the crossroads. There appears to be problems on occasion with cars crossing the green space during traffic jams so bollards may be necessary; however care needs to be taken not to have too much street clutter.

Fig.12 the crossroads

The bus stop on Portsmouth Road near the crossroads is well used, however the existing benches face the wall and look very urban. This could be improved by replacing the shelter with a rural style one with seating facing Portsmouth Road, like the shelter at Wheelerstreet (at the corner of Petworth Road and Wheeler Lane).

Over ground cables and telegraph poles should be removed where possible when telecommunication improvements take place.

Residents and businesses are also encouraged to take note of the existing character/ architectural quality of the buildings (as described in Section 3.3), for example the use of wooden casement windows and encasing exposed modern equipment to preserve and enhance the CA.

4.2 Street and Traffic Management

Fig. 13 Traffic on Portsmouth Road

As the CA is bisected by Portsmouth and Church Road, vehicular traffic can have an impact on the CA (Fig.13). Pedestrian crossings at certain points in the CA could be improved, for example at the crossroads. The plastic bollards at the crossroads are also getting hit and damaged by traffic. There is a need to liaise with Surrey County Council on potential traffic calming solutions at this junction.

4.3 Trees Open Space and Green infrastructure Strategy

Improvements to the junction could involve improvements to encourage better use of the green space at the crossroads. Also there is a space in front of Milford Village Hall which could be upgraded with better landscaping and renewed benches and bins.

4.4 Restriction on Permitted Development rights through Article 4 directions

Minor development such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GPDO). Article 4 of GPDO gives local planning authorities the power to restrict these “permitted development rights” where they have the potential to undermine protection for the historic environment. English Heritage says that it is only appropriate to remove permitted development rights where there is a real and specific threat. There is no real or specific threat that could undermine the character or appearance of the Milford CA.

Appendix 1

Clockwise top left, 1871 map, 1898 map, 2012 map, 1914 map.

Appendix 2

Extracts from Waverley BC Local Plan 2002

POLICY HE8 – Conservation Areas

The Council will seek to preserve or enhance the character of conservation areas by:

- (a) the retention of those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;
- (b) requiring a high standard for any new development within or adjoining conservation areas, to ensure that the design is in harmony with the characteristic form of the area and surrounding buildings, in terms of scale, height, layout, design, building style and materials;
- (c) in exceptional circumstances, allowing the relaxation of planning policies and building regulations to secure the retention of a significant unlisted building;
- (d) protecting open spaces and views important to the character and setting of the area;
- (e) carrying out conservation area appraisals;
- (f) requiring a high standard and sympathetic design for advertisements. Internally illuminated signs will not be permitted;
- (g) encouraging the retention and restoration of shop fronts where much of the original detailing still remains. Alterations will take into account the upper floors in terms of scale, proportion, vertical alignment, architectural style and materials. Regard shall be paid to the appearance of neighbouring shop fronts, so that the proposal will blend in with the street scene.
- (h) encouraging the Highway Authority to have regard to environmental and conservation considerations in implementing works associated with its statutory duties, including the maintenance, repair and improvement of public highways and the provision of yellow lines, street direction signs and street lighting.

POLICY RD1 : Rural Settlements

Within the Rural Settlement boundaries identified on the Proposals Map, the Council will only permit appropriate development which is well-related in scale and location to the existing development and which:-

- (a) comprises infilling of a small gap in an otherwise continuous built up frontage or the development of land or buildings that are substantially surrounded by existing buildings; and
- (b) does not result in the development of land which, by reason of its openness, physical characteristics or ecological value, makes a significant contribution to the character and amenities of the village; and
- (c) does not adversely affect the urban/ rural transition by using open land within the curtilage of buildings at the edge of the settlement; and
- (d) takes account of the form, setting, local building style and heritage of the settlement; and
- (e) generates a level of traffic which is compatible with the environment of the village and which can be satisfactorily accommodated on the surrounding network.

Appendix 3

Glossary of terms

IMPORTANT NOTE: This glossary does not provide legal definitions, but acts as a guide to key planning terms.

Area of Great Landscape Value (AGLV)

A local landscape designation for an area considered to have high visual quality complementing areas designated as Areas of Outstanding Nature Beauty (AONB). In 1958, 1971 and 1984 Surrey County Council designated parts of the County as AGLV. For much of the area in Waverley the AONB and AGLV designations are contiguous; however there are areas where the AGLV designation extends beyond the AONB.

Area of Outstanding Natural Beauty (AONB) (from Natural England)

Areas of Outstanding Natural Beauty (AONBs) are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. Natural England has a statutory power to designate land as Areas of Outstanding Natural Beauty under the Countryside and Rights of Way Act 2000.

Building of Local Merit

It is a building identified by Waverley as of local historic, architectural or townscape merit. BLM stands for Building of Local Merit. Many local authorities have lists of such buildings, sometimes called the local list and sometimes Buildings of Townscape Merit (BTM). In Waverley we chose the designation BLM because it is less likely to be confused with statutory listed buildings and also recognises that not all our valuable buildings are within towns.

Biodiversity

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

Conservation Areas

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

Development

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."

Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to check the unrestricted sprawl of large built up areas, prevent neighbouring

towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land. For more information see PPG2: Green Belt.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Local Plan

A development plan prepared by district and other local planning authorities.

Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS)
Planning Policy Guidance Notes (PPGs) and their replacements Planning Policy Statements (PPSs) are issued by central government setting out its national land use policies for England on different areas of planning. These will be replaced by the National Planning Policy Framework.

Saved Policies

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

Supplementary Planning Documents

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Village Design Statements (VDS; from www.countryside.gov.uk)

Village Design statements are produced by communities to identify local character and set out design guidance to help guide new development. as well as space heating, cooling, ventilation, lighting and hot water.

Source of Information

Where possible explanations of terms are taken from the National Planning Policy Framework. Alternatively, the explanation of planning terms is taken from a range of sources, including Waverley Local Plan 2002, Planning Portal, Office of National Statistics (ONS) and Communities and Local Government.