

# Consultation Statement Cranleigh Conservation Area Appraisal (CAA)

## Introduction

Waverley Borough Council prepared a draft Conservation Area Appraisal for Cranleigh 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 formal consultation started on Monday 18 January 2016 for six weeks, ending on Tuesday 1 March 2016.

The methods to inform the public of the consultation included:

- Letter to all residents and businesses in the existing CA and proposed extensions and removals (including leaflets to explain the implications of being in a CA for those within an extension).
- Leaflet delivered to all commercial premises (retail, office etc.) in the existing CA and proposed extensions and removals.
- Letter for key stakeholders including:
  - Cranleigh Parish Council
  - Surrey County Council Highways Authority and Rights of Way Officer
  - Statutory consultees (Historic England, Natural England and Environment Agency)
  - Southern Water
  - Relevant internal Waverley officers
  - Local Councillors

Please see Appendix A for a full list of consultees.

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

[www.waverley.gov.uk/cranleighcaa](http://www.waverley.gov.uk/cranleighcaa)

Whilst the consultation was focussed, it did not preclude 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.

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

- Via the online Innovem (consultation) database accessed via the website (with no need to register)

- By email to the conservation inbox (conservation@waverley.gov.uk)
- By letter

A number of key questions were asked:

- Do you have any comments on the draft Cranleigh Conservation Area Appraisal, and should it cover any other issues?
- Do you have any comments on the draft Management Plan and should it cover any other issues?
- Do you agree with the proposed extensions (shown on plan (attached) as 1, 2, 3, 4, 5, 6 and 7)?
- Do you agree with the proposed removal of areas (shown on plan (attached) as 8 and 9)?
- Are there any other areas that should be included or excluded? If so, please identify where the boundary should be extended or reduced, what it should include or exclude, and why?

In addition to the above, a Steering Group consisting of members from Cranleigh Parish Council, the local amenity groups (including the Cranleigh History Society, Cranleigh Society and Neighbourhood Plan group), local Councillors, Surrey County Council (including the local SCC Councillor) and the Chamber of Commerce was set up. This group was active in the preparation of the CAA and met regularly to discuss the content. In addition, a walkabout was conducted and environmental enhancement projects for the management plan were highlighted. This gave participants the opportunity to raise questions, but also to gain feedback on the content.

A full summary of the consultation responses is set out below. The main issues have been identified as a result of this process and, where appropriate, amendments made to the CAA.

## Consultation Responses

21 responses were received to the draft document. The responses fell into one of four categories:

- 1) Key consultees
- 2) General comments on the CAA and Management Plan
- 3) Comments on the proposed boundary changes
- 4) Comments suggesting amendments to boundary

The comments are summarised below.

- 1) Key consultees

Consultee	Comment
Historic England	Historic England is pleased to see the progress that Waverley is making in preparing appraisals for the conservation areas of the Borough.

	Historic England support the proposed additions to the boundary and specifically are happy to confirm that the area of The Common proposed for inclusion appears suitable and meets the recently published advice. Historic England consider that the justification for this inclusion is robust taking into consideration the area's special historic and architectural interest.
Natural England	Natural England does not consider that the CAA poses any likely significant risk to those features of the natural environment for which they would request a more detailed consultation response. It does not wish to make specific comment on the details of this consultation.
Environment Agency	No response received.
Cranleigh Parish Council	Supports the proposals as put forward.

## 2) General comments on the CAA and Management Plan

The comments and letters received in response to the CAA were largely supportive of the proposals and Management Plan. However, the following suggestion and observation was made:

<b>Respondent comment</b>	<b>Waverley response</b>
The new areas of the CA adjacent to the High Street, Guildford Road and Elmbridge Road should have Maple trees planted at the edge to improve the visual amenity of the edge of The Common.	A general point about landscaping and street trees throughout the CA can be added to the Management Plan. It is likely to significantly alter the character of the CA if trees were to be planted along the entire edge of The Common, so this is unlikely to be supported, but planting could be appropriate in specific areas throughout the CA.

## 3) Comments on proposed boundary changes

The comments received were generally supportive of the proposed boundary changes, both the extensions and removals. Many expressed particular support for the extensions to The Common and the area to the South of the High Street.

There were a number of objections to the proposed boundary changes:

<b>Boundary Change</b>	<b>Comment</b>	<b>Council's Response</b>
Extension to rear of The White House and Chase Cottage, The Common	Two objections were made to this extension:  Cannot understand why	This proposed extension is to provide clarity to the extent of the CA which currently cuts through

	<p>this is necessary, what will it achieve?</p> <p>The owners consider that there is no public benefit to this proposed extension. It is a small strip of land and the owners have no intention to develop or build on the land or remove the existing trees and hedge. The owners do not wish to have to apply to the Council to undertake work to these features on a regular basis.</p>	<p>these two properties. Whilst the current owner does not have any significant plans for development on this site, they have raised concerns about control by the Planning Authority. However, it is best practice to ensure that the CA boundary is meaningful and can be easily identified on the ground – in the main this means following a natural or manmade boundary. It is for this reason that the boundary in this area is proposed to change to ensure that there is clarity over the extent of the CA in this location.</p>
<p>Extension to the garden to the rear of Homefield, Guildford Road</p>	<p>Cannot understand why this is necessary, what will it achieve?</p>	<p>Part of the garden currently sits outside the CA. There is no indication on the ground where the CA runs, to ensure clarity and that current and future occupiers understand where the CA boundary is location, it is proposed that the entire site is included within the CA.</p>
<p>Extension to the Old Evangelical Church, Mead Road</p>	<p>What significance would including this building have on the area?</p>	<p>Not only is the building the only one of the row that is currently excluded from the CA, but its historical connection to the development of Cranleigh is both interesting and important. The form of the building continues to display characteristics of its former use. It was surprising that the building was not included in the initial designation, however this is the opportunity to rectify the issue.</p>
<p>Extension to Horseshoe Lane – 5 properties to north</p>	<p>Long term impact on parking for house, if</p>	<p>The historic connection that these properties have</p>

of The Common	current arrangements were to be removed, given the likely need for planning permission.	with the wider understanding of Cranleigh CA is documented in Section 3.9 (part 6). Whilst the concerns of the owner are noted, this issue alone does not outweigh the significance of these buildings and the positive contribution they make in both historic and architectural terms to the CA.  Long term if the owner were to look at making amendments to their property, it is suggested that early contact be made with the Council's Planning Service to see what opportunities are available. Being within a CA does not mean that development cannot occur.
Removal of space to the south of Barnside, Horseshoe Lane	Three objections were made including:  Cannot understand the rationale behind this proposal.  Consider the removal to be an opportunity to develop the site.  The area should be retained as it is by nature more part of the existing area.	Section 3.9 (point 8) of the Cranleigh CAA clearly explains the rationale for including this building within the CA.  CA designation does not protect land/sites/areas from development. Designation should also only relate to areas that have a historic or architectural connection – in this instance, it is considered that the area of land does not fulfil this criterion and should be excluded from the CA.

4) Comments suggesting amendments to boundary

Respondent comment	Council's response
St James's Place should be	St James's Place was considered as

<p>considered for inclusion. The Victorian cottages in the road have equal merit to the cottages on the south of the High Street and The Willows is a lovely property.</p>	<p>part of the boundary amendments. Whilst the properties are indeed very attractive, they do not, individually or collectively, contribute to the wider understanding of the CA in this area or are of sufficient architectural or historic interest to be included in the CA.</p>
<p>The Downs Link (a facility for walkers and cyclists) as well as the fields that abut this area (including the osier beds) provide the rural feel to much of Cranleigh. These should be incorporated into the CA.</p>	<p>The CAA has carefully considered the existing boundary and recommendations have been made to make the relevant amendments which are relevant to the understanding and historic context of the area.</p> <p>It is not appropriate to extend the boundary in such a way to protect the wider rural character as this would undermine what is distinctive and special about the CA.</p> <p>Additionally, CA designation does not protect sites from future development.</p>
<p>The Cranleigh School is included.</p>	<p>Whilst an interesting site, the Cranleigh School (both sites) are disconnected from the CA. It would therefore not add any historical or architectural understanding to the CA. A number of buildings at The Cranleigh School are listed which affords them protection.</p>
<p>The area of woodland adjacent to The Common extension (where the old windmill was located), should be included.</p>	<p>It is considered that the edge of the woodland provides a clear boundary to The Common. It is the Common itself and not the surrounding woodland that has the historic interest to add to the understanding of the CA.</p>
<p>Extension south east along Horsham Road, up to and including Penwerris.</p>	<p>No information/justification has been put forward for why this should be included within the CA. The boundary in this area was carefully considered to ensure it captured the relevant buildings leading into the village centre. It is considered that the CA would be undermined if the boundary were further extended into the more established residential area. Additionally there do not appear to be any historic or clear architectural aspects of this area that would aid the understanding of the CA.</p>

<p>The CA should be extended north towards The Cranleigh School.</p>	<p>The boundary in this location was carefully considered. The extension to include the five properties in Horseshoe Lane was clearly justified, reflecting the historic and architectural nature of these specific properties. No similar justification/information has been submitted to explain why the boundary should extend further north; therefore this proposal cannot be supported.</p>
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**Next Steps**

The consultation has informed the necessary amendments to the document before being submitted 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**

- Surrey County Council
  - Highways & Parking
  - Rights of Way
- Waverley Borough Council
  - Local Ward Councillors
  - Officers from Planning, Environmental Services and Community Services
- Cranleigh History Society
- Cranleigh Society
- Cranleigh Neighbourhood Plan Group
- Cranleigh Chamber of Trade
- All commercial businesses in CA and proposed extensions and removals
- Historic England
- Natural England
- Environment Agency
- Southern Water
- Cranleigh Parish Council
- The Owner/ Occupiers within the CA and proposed extensions and removals.



## Appendix B – Press Releases

# Consultation approved for Cranleigh Conservation Area Appraisal

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Published Wednesday, 6 January 2016

**Waverley’s Executive Committee has agreed to undertake a formal public consultation on the draft Cranleigh Conservation Area Appraisal (CAA).**

The consultation will take place later in January 2016. Once complete, the CAA will assess the character and condition of the Conservation Area and will contain a Management Plan identifying potential enhancement schemes.

It will be adopted as a material consideration and will be used in the determination of any application for planning permission and listed building consent in the area.

Councillor Brian Adams, Portfolio Holder for Planning, said: “I hope many Cranleigh residents who are interested in the preservation of historic parts of the village will take part in the consultation.

“The council will then take into account all the views received to help mould the CAA, which could include amendments to the current Conservation Area boundary.

“Currently the draft Cranleigh CAA proposes significant boundary extensions to the south of the High Street and The Common.

“Cranleigh is one of 43 Conservation Areas in the borough and the council is dedicated to keeping the areas preserved and where possible enhanced, for future generations.

“Residents should look out for further notifications from the council on its website, detailing when the consultation will take place.”

# Cranleigh Conservation Area Appraisal consultation

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Published Wednesday, 27 January 2016

## **Waverley Borough Council wants to hear your views on the draft Cranleigh Conservation Area Appraisal (CAA).**

The council is holding a consultation to get residents' and local businesses' views on the draft CAA, which assesses the character and condition of the Conservation Area and contains a Management Plan identifying potential enhancement schemes. The document has evolved with the help of representatives from Cranleigh Parish Council, Surrey County Council, Chamber of Commerce, Cranleigh History Society, Cranleigh Neighbourhood Plan Group and the Cranleigh Society.

Once approved, it will be adopted as a material consideration and be used in the determination of any application for planning permission and listed building consent in the area.

Councillor Brian Adams, Portfolio Holder for Planning, said: "I hope many Cranleigh residents who are interested in the preservation of historic parts of the village will take part in the consultation.

"The council will then take into account all the views to help mould the CAA, which could include amendments to the current Conservation Area boundary.

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"Cranleigh is one of 43 Conservation Areas in the borough and the council is dedicated to keeping the areas preserved and where possible, enhanced, for future generations."

The draft Cranleigh CAA is open for comment until Tuesday 1 March and can be viewed online at [www.waverley.gov.uk/cranleighcaa](http://www.waverley.gov.uk/cranleighcaa).

Hardcopies are also available in the planning reception of Waverley Borough Council offices, The Burys, Godalming, GU7 1HR.

Comments can be submitted online, emailed to [conservation@waverley.gov.uk](mailto:conservation@waverley.gov.uk) or posted to Waverley Borough Council addressed to Sarah Wells.