

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE – 1 NOVEMBER 2016**

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**Title:**

**EWHURST GREEN CONSERVATION AREA APPRAISAL**

**[Portfolio Holder: Cllr Brian Adams]**

**[Wards Affected: Ewhurst]**

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**Summary and purpose:**

The purpose of this report is to recommend that the Ewhurst Green Conservation Area Appraisal (CAA) be adopted by the Council as a material consideration and used in the determination of any application for planning permission and listed building consent within the Conservation Areas (CA).

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

It relates to the Council's corporate policy 3 to protect and enhance the environment of Waverley.

The production of the CAA for Ewhurst Green CA is set out within the Planning Service Plan 2015/16 and follows the programme agreed by Executive in October 2011.

**Financial Implications:**

There are no resource implications. The use of the document as a material planning consideration will be managed within existing resources. Some of the environmental enhancement projects could be funded through Section 106, Planning Infrastructure Contributions (PIC) or the Community Infrastructure Levy (CIL).

**Legal Implications:**

The Ewhurst Green CAA will be used as a material consideration when considering planning and listed building applications in the area. The proposed extensions will give an additional degree of protection against the demolition of buildings and walls within the boundary of the CA. It also means that additional tests (as set out in the Local Plan and National Planning Policy Framework) are considered when determining planning applications. Finally, permitted development rights in these areas are reduced. This means that the extent of building works that can be carried out without the need for planning permission is reduced.

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**Introduction**

1. Ewhurst Green is one of 43 Conservation Areas (CAs) in Waverley. In 2011, the Executive agreed a programme for the commencement of CAAs which has been extended to 2020. Prior to the programme 4 CAAs had been adopted. Since the programme has commenced, 9 CAAs have been adopted,

Ewhurst Green will be the 11th to be adopted in the programme alongside Ewhurst.

2. The need to undertake CAAs is set out in the Planning (Listed Building and Conservation Areas) Act 1990 (Section 71) and is supported through saved Policy HE8 of the Waverley Local Plan and Emerging Local Plan Policy HA1.
3. CAAs are undertaken to identify and explain the character of the Conservation Area (CA). This document will identify the specific qualities of the Cranleigh CA and thereby help to manage change within the area. The Management Plan section also identifies a variety of projects that should be implemented to preserve and enhance the area.
4. It is considered pertinent for Waverley to undertake CAAs and this process allows for a review of the boundary and an assessment of adjacent areas to evaluate whether the boundary should be extended.
5. Two extensions were proposed to the existing CA boundary and formed part of the consultation. Additionally three areas were proposed to be removed from the CA. These are detailed within the CAA document, which is attached at [Annexe 1](#).
6. Once the document is adopted, it will be fully published to incorporate additional photographs and be published on the Waverley website.

### **Consultation process**

7. A walkabout was conducted with the Local Councillor and representatives from the Parish Council.
8. A public consultation was undertaken to support the development of the CAA and to ask the public's views of the proposed extensions.
9. 14 responses were received to the consultation and are summarised in the separate Consultation Statements which are attached at [Annexe 2](#).
10. Following consultation, and consideration of the responses, one area ( land at Chanrossa) originally proposed for exclusion is proposed to be retained in the Conservation Area.

### **Conclusion**

11. Ewhurst Green CAA has been subject to a robust consultation process to ensure residents and interested stakeholders had the opportunity to comment.

### **Recommendation**

It is recommended to the Council that the CAA for Ewhurst Green be adopted as a material planning consideration. This will include the following amendments to the boundary:

- Extension: Garden of Burstowes Croft
- Extension: Curtilage of Runbeams Farm
- Removal: Garden of Runbeams Cottage
- Removal: Southern tip on Horsham Road and land at Hilltop View

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### 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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