

# Consultation Statement Ewhurst Conservation Area Appraisal (CAA)

## Introduction

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

## Consultation Process

A walkabout was conducted with Local and Town Councillors and environmental enhancement projects for the management plan were highlighted.

The formal consultation started on Monday 20 June 2016 for six weeks, ending on Monday 1 August 2016.

The following 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).
- Letter for key stakeholders including:
  - Ewhurst Parish Council
  - Surrey County Council Highways and Rights of Way
  - Statutory consultees (Historic England, Natural England and Environment Agency)
  - Thames Water
  - Relevant internal Waverley officers
  - Local Councillors

Please see Appendix A for a full list of consultees.

A hard copy of the draft Ewhurst 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/ewhurstcaa](http://www.waverley.gov.uk/ewhurstcaa)

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 Ewhurst 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 extension to include the whole of the Church cemetery, Village Hall and surrounding properties?
- Do you agree with the proposed extension to include the whole curtilage of The Old Rectory?
- Do you agree with the proposed extension to include the full curtilage of The Cottage and Roseacre and Hoyle House and Hoyle Cottage?
- Do you agree with the proposed extension to include the whole curtilage of Mundy's Hill?
- Do you agree with the proposed removal of the field to the west of Shere Road?
- Do you agree with the proposed removal of land at High Edser Farm?
- Do you agree with the proposed removal of Ballindyne?
- 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? Please include a map for ease of identifying the areas.

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

8 responses were received to the draft document. The responses fell into one of two categories:

- 1) Key consultees
- 2) Comments on the proposed boundary changes

The comments are summarised below.

- 1) Key consultees

Consultee	Comment
Historic England	Historic England is supportive of the amendments to the boundary.  They suggested expanding section 2.1 which outlines the special interest of the conservation area in order to strengthen the justification behind the amendments. These comments have been considered and appropriate updates and amendments made to the document.
Natural England	Had no comments to make.

Surrey County Council Rights of Way	The contents of the document are noted and they have no comments to make on the proposed changes.
Environment Agency	Had no detailed comments to make.
Ewhurst Parish Council	Had no comments to make.

## 2) Comments on proposed boundary changes

The comments received were generally supportive of the proposed boundary changes, both the extensions and removals. Many expressed support for the extensions to include the whole of the church cemetery, village hall and surrounding properties, the whole curtilage of the Old Rectory, the whole curtilage of Mundy's Hill and the removals at High Edser Farm and land to the west of Shere Road.

There were a few objections to the proposed boundary changes:

Boundary Change	Comment	Waverley Response
Extn. to include full curtilage of The Cottage and Roseacre and Hoyle House and Hoyle Cottage	<p>One objection was made to this extension:</p> <p>The owners consider that there is no public benefit to this proposed extension. The lawn in front of The Cottage is not worthy of conservation controls, in addition it has a separate deed to that of the dwelling.</p> <p>The Cottage itself is not a listed building, it is semi-industrial and its large slate roof is very untypical of the area ; as such it does not fit the description of traditional housing in the area. It would be more logical to remove it.</p>	<p>The part of this proposed extension to include the whole curtilage of The Cottage is to provide clarity to the extent of the CA which currently cuts through the property. It may be that it is under a separate deed, but 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) and in this case this land is identified as part of the curtilage of the dwelling. 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>The Cottage has not been proposed to be removed from the boundary because although it may not be of the traditional Surrey vernacular, it has a historic connection with the wider understanding of the development of the CA. This is because it shows evidence of wealthier inhabitants arriving in the late 19<sup>th</sup> century and early 20<sup>th</sup> century who wanted the rural idyll. The majority of these inhabitants built their houses on Pitch Hill, outside</p>

	<p>One observation was made that the proposed boundary does not quite follow the physical boundary.</p>	<p>of the CA, Garlands and its associated outbuildings are the exception to this. In addition the use of non-traditional materials is evidence for how better transport was changing the design and materials used in buildings.</p> <p>This has been reviewed and a slight amendment made.</p>
<p>Removal of Ballindyne, Ockley Road</p>	<p>One objection to this removal was made:</p> <p>Cannot understand the rationale behind this proposal. If alignment is a selection criterion then justification in section 3.9 (point 7) seems inconsistent with Roseacre inclusion (point 3) and exclusion of properties on Coneyhurst Lane.</p> <p>And one observation suggesting an alternative boundary line;</p> <p>Understand reasons for removal, wonder whether we could look upon the garden as a continuation of the green area protecting Deblins Green.</p>	<p>The reasons for designation of conservation areas are special architectural or historic interest these are outlined on page 3 of the Historic England guidance 'Conservation Area Designation, Appraisal and Management'. Alignment is considered when looking at historic layout, Coneyhurst Lane is not part of the historic street pattern and was therefore not considered for designation. The area around Roseacre is a grouping rather than along a street, therefore the justification behind the inclusion of its whole curtilage was not related to alignment (see section 3.9 point 3 for the justification). Ballindyne, (as described in section 3.9, point 7) in comparison is alignment with buildings outside of the CA and does not contribute to the special interest of the CA.</p> <p>Although the land on which Ballindyne lies was once associated with the pub, keeping the garden of Ballingdyne in the CA would create a boundary that cannot be seen on the ground, 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. In addition, due to the changes over the years the garden is no longer associated with the pub.</p>

## 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
- All commercial businesses in CA and proposed extensions and removals
- Historic England
- Natural England
- Environment Agency
- Thames Water
- Ewhurst Parish Council
- The Owner/ Occupiers within the CA and proposed extensions and removals.

## Ewhurst Conservation Area Appraisal consultation

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### **Waverley to begin consultations on the Ewhurst and the Ewhurst Green Conservation Area Appraisals**

Waverley wants to hear your views on the draft Conservation Area Appraisals (CAA) for the Conservation Areas (CAs) of Ewhurst and Ewhurst Green, which include changes to the CA boundaries.

The council is holding consultations to encourage residents and local businesses to put forward their views on the draft CAAs, which assess the character and condition of the Conservation Areas and contain Management Plans identifying potential enhancement schemes.

The long term objective is that the appraisals will be adopted as material considerations and used in the determination of any application for planning permission and listed building consent in the relevant areas.

Consultations will commence on Monday 20 June and take place for six weeks. The draft documents can be viewed online at [www.waverley.gov.uk/ewhurstcaa](http://www.waverley.gov.uk/ewhurstcaa) and [www.waverley.gov.uk/](http://www.waverley.gov.uk/) and hard copies of the appraisal documents are available in the planning reception of the Waverley Borough Council offices, The Burys Godalming, GU7 1HR .

Responses should be sent by email to [conservation@waverley.gov.uk](mailto:conservation@waverley.gov.uk) or by post to the above address.