

# Consultation Statement Ewhurst Green Conservation Area Appraisal (CAA)

## Introduction

Waverley Borough Council prepared a draft Conservation Area Appraisal for Ewhurst Green 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 Green 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/ewhurstgreencaa](http://www.waverley.gov.uk/ewhurstgreencaa)

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 Ewhurst Green 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 Green 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 curtilage of Burstowes Croft?
- Do you agree with the proposed removal of the field at Chanrossa?
- Do you agree with the proposed extension to follow physical features at Rumbeams Farm?
- Do you agree with the proposed removal of the garden at Rumbeams Cottage?
- Do you agree with the proposed removal of the southern tip of the CA on Horsham Road and land at Hilltop View?
- 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

14 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 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 detailed comments to make but note the proposed removal in the grounds of Chanrossa in the northeastern sector of the CA, in accordance with guidance from Historic England.

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

The comments and letters received to the CAA were largely supportive of the proposals and management plan. However, the following suggestions and observations was made:

General Comments on the CAA:

<b>Respondent comment</b>	<b>Waverley response</b>
Disagree with statement in section 3.1 that the 'level of traffic is low'. It is a main road to Horsham and is a busy route particularly at peak times.	When assessing the area the level of traffic was low. This was most likely due to the assessment not being at peak times. This statement has therefore been amended. However, when compared against other CAs within Waverley it is not considered to be high.
Paragraph 3.1.3 is contradicted by the proposal to reduce the CA later on in the document.	It is important to note that the emphasis of control in conservation areas is not on preventing development, but on managing change and encouraging the enhancement of the area. The purpose of a Conservation Area Appraisal is to outline the special architectural or historic qualities of the area, and the reasons for its designation as a CA, in order to ensure that any future development either protects or enhances the special character of the CA. Therefore it is important to state that complete amalgamation of the CA with Ewhurst would be considered to be harmful to the character of the CA due to its historic development as a separate entity. Amendments to the boundary are to ensure that the boundary is clear and reflect the reason for designation. However, the setting of a CA is just as important when considering the impact future development could have on a CA. This is outlined by Historic England in their document 'The Setting of Heritage

	Assets' (25 March 2015) and in the NPPF it is described as part of a heritage assets 'significance'.
In paragraph 3.6 Bostock Farm is not mentioned in relation to Upper House and Barn.	This has been reviewed and amended accordingly.

Comments on Management Plan:

Householders regularly tip garden waste onto the common land, this should be stopped so suggest that this should be put into the managemnt plan.	Methods to prevent fly tipping is not something that could be included in the Management Plan. The common land is maintained by Waverley and therefore any fly tipping should be reported to Waverley's Parks & Countryside team.
Vehicles which have been abandoned within the CA should be removed.	This is not an issue that could be included in the Management Plan. Officers did not witness abandoned vehicles on site visits and there is no evidence currently of a detrimental impact upon the CA. Abandoned vehicles should be reported to Waverley's Environmental Services Team.
A number of householders have erected 'bollards' outside their garden boundaries. They detract from the visual appearance of the CA and should be removed.	When assessing the CA on site visits, officers did not notice this to be a particularly common occurrence. As such they are not considered to be having a detrimental effect on the character of the CA. However, permission should be sought by the landowners (the common land within the CA is owned by Waverley) to put these in place.
Would be nice to replace litter bin by Plough Lane, but is the cost justified? All residents have their own wheelie bins so who are the bins for?	The Management Plan is a suggestion of things that could be done to improve the CA. The bins are for use by the public when using the common land. If the bin were replaced the group leading the project would be able to justify its cost.
Verges do need protection, but would want to see more information about using grasscrete.	The use of grasscrete is only a suggestion. If the project were to go ahead the group leading the project could research all available options. The document has been amended to ensure that it is clear that the

	grasscrete is only a suggestion.
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3) Comments on proposed boundary changes

The comments received were generally supportive of the proposed boundary changes, both the extensions and removals. Support was expressed for the extension to include the whole of the curtilage of Burstowes Croft, the amendments at Runbeams Farm and the removal at Runbeams Cottage.

There were some objections to the proposed boundary changes:

**Boundary change: removal of field at Chanrossa**

8 letters of objection and 2 in support were made to this removal:

Comment	Waverley Response
<p>Those objecting to the removal gave the below reasons:</p> <p>There is evidence of historical links between the field and the wider CA, it was part of Bostocks Farm (now Upper House) and is a intergral part of the green.</p> <p>There is no justification for such a large removal.</p> <p>Question whether this removal is purely to enable the building of new homes on the field, as removal would surely weaken the planning controls which presumably more or less at present ensure that development does not take place on this site. Although it is proposed to retain the line of trees to the south any future development would impose itself when looking north, especially when the trees are without leaves.</p> <p>Those in support of the removal gave the below reasons:</p> <p>Does not compliment the styles and periods of development.</p> <p>The relative seclusion of Chanrossa and The lodge, together with the associated land is in direct contrast to the more open</p>	<p>Officers have reflected on the information provided in response to the consultation, particularly in terms of the historic links between this land and the wider CA. As a result, officers are no longer proposing that this land should be removed from the CA. However, it is important to note that CA designation does not stop development but ensures that any development should protect or enhance the CA. Future development is not a criterion which can be considered when assessing the CA boundary.</p>

<p>character of the Green. The topography, in comparison to that of the Green, further removes it from the general character and appearance of the conservation area.</p> <p>The treed boundary to the south and west of the area limits the character of openness of the common.</p> <p>If not presenting a negative element of the current Conservation Area, certainly only makes a neutral contribution.</p>	
<p>Boundary is not correct in relation to the south east corner.</p>	<p>With no clear idea where the boundary should be, officers consider it is appropriate to follow the boundary as detailed on our mapping system.</p>
<p>There was one suggestion to amend the boundary to only remove the two properties 'Chanrossa' and 'The Lodge'.</p>	<p>In the absence of a distinct physical separation between the dwelling and the field to the south it is considered that it is appropriate for the boundary to stay as it is. Please see above for the justification behind retaining the field.</p>
<p>There was one suggestion to extend the removal further to include the row of trees on the south and west borders of the field.</p>	<p>These trees are an important aspect of the CA as they frame the common land. Therefore this suggestion is not considered to be appropriate.</p>

### **Removal of Hill Top View and the southern tip of the CA.**

Three objections to this removal was made:

<p>Cannot understand the rationale behind this proposal, the area has not altered significantly from when originally included in the CA.</p>	<p>This area does not form part of the reason why the area was designated nor does it follow it. Section 2.1 of the CAA has been amended to reinforce the special interest of the CA as per the recommendations of Historic England. Unfortunately, we do not have a record of why the designation included this area. However it is important that the boundary reflects the special interest of the CA in order for it to be managed appropriately. It is important to note that the area still forms part of the setting of the CA, particularly the trees on the eastern side which is why they have been excluded from the removal.</p>
<p>No justification for removal.</p>	<p>Please see above and section 3.9 of the CAA.</p>

#### 4) Suggestions for other boundary amendments

<p>Removal of Plough Lane adjacent to The Fields Cottage – to create consistency of the boundary. The historical ditch along the east side of Upper House ends at Plough Lane should be the corner of the CA. The existing line has no relevance to the vistas or the properties which form the CA.</p>	<p>Amendments are made to the boundary if the area no longer has special interest, does not follow the reason for designation or if physical boundaries cannot be clearly seen at ground level. The area proposed has been reviewed by officers and it is considered that there is no need to amend the boundary. The boundary is very clear, all the land is within the public realm and the area shows the transition from the open common land to its rural setting beyond.</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
- 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.