

Consultation Statement Dunsfold Conservation Area Appraisal (CAA)

Introduction

Waverley Borough Council prepared a draft Conservation Area Appraisal for Dunsfold 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 17 October 2016 for six weeks, ending on Monday 28 November 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:
 - Dunsfold 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 Dunsfold 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/dunsfoldcaa

Whilst the consultation was focussed, it did not preclude other interested parties from responding. In addition to the webpage on the Council's website, a press release (Appendix B) was issued to inform the public of the consultation.

Respondents were able to comment on the draft Dunsfold 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 Dunsfold 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 War Memorial and common land between Oak Tree Lane and Mill Lane?
- Do you agree with the proposed removal Gorseview and Pondsides?
- Do you agree with the proposed extension to include the full curtilage of the Long House?
- Do you agree with the proposed extension to include the whole curtilage of Mundy's Hill?
- Do you agree with the proposed extension and removal at the northern tip of the CA?
- Do you agree with the proposed removal of the southern end of Nugent Close?
- Do you agree with the proposed removal of the gardens of 1-4 Binhams Lea?
- Do you agree with the proposed extension of Winn Hall?
- Do you agree with the proposed extension and removal at the garden of The White House?
- Do you agree with the proposed extension to include the full curtilage of Yonder Lye?
- 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

11 responses were received to the draft document. The responses fell into one of three categories:

- 1) Key consultees
- 2) Comments on the proposed boundary changes
- 3) Comments suggesting amendments to boundary

The comments are summarised below.

- 1) Key consultees

Consultee	Comment
Historic England	Historic England welcomes the Council's appraisal of the Dunsfold Conservation Area and endorses the approach taken.

	We have no specific comments to offer on the detailed content of the draft appraisal which, we believe, the Council is best positioned to determine given its local knowledge and familiarity with the areas.
Natural England	Natural England does not consider that the Dunsfold Church Conservation Area Appraisals poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.
Dunsfold Parish Council	The Parish Council has noted the comment in paragraph 3.5 Heritage at Risk relating to Dunsfold School. It has also noted paragraph 4.2 and the invitation to identify potential candidates to be designated as a Building of Local Merit. Once adopted the Parish Council currently intends to take up such invitation. The Parish Council has also commented on amendments to the boundary. In particular they have objected to the removal of the properties Gorse View and Pondsides, this objection can be seen below. They agreed with all the other extensions and removals.

2) Comments on proposed boundary changes

The comments received were generally supportive of the proposed boundary changes, both the extensions and removals. In particular the extension to include the War Memorial and common land between Oak Tree Lane and Mill Lane, the extension to include Winn Hall, the extension to include the whole of the garden at the Long House, and the extension to include the whole of the garden at Yonder Lye.

The extension to include the whole of the garden at Yonder Lye has been amended slightly following a site visit, by invitation of the owner of the property, to clarify where the physical boundary was.

There were several objections to the proposed boundary changes:

Removal: properties Gorseview and Pondsides

5 respondees objected to this removal and 1 supported it. Those objecting to the removal gave the below reasons:

Comment	Officer Response
Dunsfold Parish Council: Retaining these properties within the CA boundary is consistent with the natural boundary line of the footpath lying to the west and is consistent with and protects Ale House Field remaining within the Conservation Area.	The relationship of the public footpath to the CA is acknowledged and for this reason it is considered that the boundary should remain as it is.
Gorseview and Pondsides face onto The Common and are separated	Please see response above.

<p>from Mill Lane, which is differently orientated, by a wide track. Pondsides were extended in recent years and the fact that it was within the CAA ensured that the work was appropriate.</p> <p>Concern that any change in the status of these two houses could lead to an inappropriate development in future years on this important site.</p>	
<p>What is the reason for proposing to remove these properties? What was the reason for them being included previously?</p>	<p>Please see section 3.9 of the CAA.</p>
<p>These houses are 80 years old and their address is Mill Lane, The Common and therefore should have the same protection as other older properties on the common.</p>	<p>The age of the property is not related to CA designation, it is about the character and appearance of the area.</p>
<p>Would make Ale House Fields more accessible to developers. The track to the west of the properties is a public footpath which is widely used by villagers. Removing the CA status of these properties would be the first step to its destruction as an optimum refuge for wildlife.</p>	<p>It appears that this objector has misunderstood the purpose of Conservation Area designation. Please see section 1.1 of the CAA which explains that it is in relation to the built environment not habitats for wildlife.</p>

Extension and removal: Northern tip of the CA

2 respondents objected to this removal and 3 supported it. Those objecting to the removal gave the below reasons:

Comments	Waverley Response
<p>This area is like a little oasis for wild creatures. What would be the point of lifting its status as a Conservation Area?</p>	<p>It appears that this objector has misunderstood the purpose of Conservation Area designation. See section 3.9 of the CAA for reasons for the amendments.</p>

Removal: Southern end of Nugent Close

Extension and removal: the garden of The White House

Only 1 respondent objected to these amendments with the same comments for both:

Comments	Waverley Response
<p>Do not see the point of removing these areas. It will only make it easier for developers, planners and builders to access vulnerable</p>	<p>It appears that this objector has misunderstood the purpose of Conservation Area designation. Both these amendments are gardens and are simply</p>

areas and therefore destroy the existing wildlife habitats.	to 'tidy up' the boundary so it follows physical features on the ground. See section 3.9 of the CAA for a more detailed reason for the amendments.
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3) Suggestions for other boundary amendments

<p>Include the whole of the field behind The Mews.</p> <p>The field is well screened by trees and continuous hedges along its western boundary and this line provides a strong visual enclosure to the CA.</p>	<p>As a result of the dwellings along The Mews, this field no longer reinforces the character of the CA. There are some trees on the edge of the field, the majority of which are in separate ownership, which can be seen from within the CA and therefore have a amenity value. However, these are already within the CA therefore there is no justification for including the whole fo the field.</p>
<p>Include the northern part of the common and the dwellings surrounding it at Elms Corner.</p> <p>A major attribute of Dunsfold Village is its long common, bordered by houses of varying ages, which offers views to the Hascombe Hills. This area, without doubt, forms part of the historic village and contains some of the most ancient buildings and ponds</p>	<p>This area does follow the reasons for designation. It is unknown why it was not included in the original designation. However, it is a large area to include and when reviewing the boundary it was considered that, due to the hedge, trees and vegetation at the northern tip of the existing boundary, when in the CA it is not appreciated as one whole.</p> <p>Therefore, it is not appropriate, as part of this appraisal, to extend the boundary to include such a large area. However, the Council may consider this area for Conservation Area designation in the future.</p>
<p>Mill Lane as it leads down to the old mill through the woods.</p>	<p>Although the mill is considered a heritage asset there is little built form which connects it to the main village. Therefore it is not suitable for conservation area designation.</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 the assessment of planning and Listed Building applications and to inform future environmental enhancement works.

Appendix A – Consultees

- Surrey County Council
 - Highways & Parking
 - Rights of Way
- Waverley Borough Council
 - Local Ward Councillor
 - 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
- Dunsfold Parish Council
- The Owner/ Occupiers within the CA and proposed extensions and removals.

Appendix B – Press Releases

Dunsfold Conservation Area Appraisal consultation

Consultation For Dunsfold Conservation Area Appraisals starts next week

The consultation on the draft Dunsfold and Dunsfold Church Conservation Area Appraisals (CAAs) will begin on Monday 17 October.

Once complete and adopted, the CAAs will assess the special architectural and historic character and condition of the Conservation Areas and will contain Management Plans identifying potential enhancement schemes.

Subject to consideration of the consultation responses, the council is likely to adopt these as material considerations and will influence the determination of any application for planning permission and listed building consent in the areas.

The Dunsfold and Dunsfold Church CAAs propose changes to the conservation area boundaries, including extensions and some small removals.

Councillor Brian Adams, Portfolio Holder for Planning, said: “The consultation will allow the council to take into account all the views of residents and interested parties to help mould the CAA.

“Currently the draft Dunsfold CAA proposes a significant boundary extension to the War Memorial and common land between Oak Tree Lane and Mill Lane.

“Additions to the Dunsfold Church CAA includes land adjacent to the church.

“Dunsfold and Dunsfold Church are two 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 consultation will last for six weeks, concluding on Monday 28 November at midnight.

The documents can be viewed online at www.waverley.gov.uk/DunsfoldCAA and www.waverley.gov.uk/DunsfoldChurchCAA

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

Comments can be submitted via an online questionnaire, emailed to conservation@waverley.gov.uk or posted to Waverley Borough Council addressed to Sophie Piper.