

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE – 3 MARCH 2015**

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**Title:**

**OCKFORD ROAD CONSERVATION AREA APPRAISAL & AN AMENDMENT TO  
MILFORD CONSERVATION AREA BOUNDARY**

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

**[Wards Affected: Godalming Central & Ockford; Godalming Holloway; Milford]**

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**Summary and purpose:**

The purpose of this report is to gain authorisation to undertake a formal public consultation on the draft Conservation Area Appraisal (CAA) for the Conservation Area (CA) of Ockford Road (this document also includes changes to the Conservation Area boundary). The long term objective is that the appraisal will be adopted as a material consideration and used in the determination of any application for planning permission and listed building consent.

In addition, this report seeks to gain authorisation to undertake a formal public consultation to amend the Milford Conservation Area boundary.

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

It relates to the Council's environment priority to protect and enhance Waverley's unique mix of rural and urban communities.

The production of the CAA for Ockford Road is set out within the Planning Service Plan 2013/14 and follows the programme agreed by Executive in October 2011.

The amendment to the Milford CA follows the recent adoption of the CAA (2014).

**Resource Implications:**

The work will be completed within existing officer resources but will require input from a range of stakeholders. There are no direct financial implications as a result of this report.

**Legal Implications:**

Ockford Road's CAA will be used as a material consideration when considering planning applications in the area.

With regard to the proposed extension, these 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, the 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. The removal of land in Milford will reinstate normal permitted development rights to the properties affected.

## **Background**

1. Ockford Road is one of 43 Conservation Areas (CAs) in Waverley. There are eight Conservation Area Appraisals (CAAs) completed for Wrecclisham, Bramley, Farnham Town Centre, Wheelerstreet, Godalming Town Centre, Milford, Chiddingfold and Haslemere.
2. The Wheelerstreet CAA was adopted in 2012 and was used as a pilot project to formulate a methodology in accordance with the latest English Heritage guidelines. The remaining CAAs are being undertaken following a similar methodology to ensure consistency.
3. The Ockford Road CA has been surveyed by visiting the site, noting the features of interest as highlighted by English Heritage guidelines, conducting a photographic study and undertaking a desk top study using the internal mapping system to understand change over time.
4. Local Members and the Town Council were consulted, including a walkabout with the Conservation Officers, to influence the development and future implementation of a Management Plan which forms part of the Conservation Area Appraisal. The Local Members and Town Councillors have also had the opportunity to consider and comment on the draft appraisal document.
5. The draft CAA is attached at [Annexe 1](#).
6. Following the consultation, it is proposed that the CAA, including any amendments, be adopted as a material consideration to be used in the determination of applications for planning permission and listed building consent within the conservation area. It will also be used to drive forward environmental enhancements and improvements identified within the Management Plan.

## **The Consultation Process**

7. Whilst the document will not be adopted as a Supplementary Planning Document (SPD), it is important that it is subject to a robust consultation process, to ensure that the views of the local community and other stakeholders are taken into account and to increase its weight in planning decisions.
8. The consultation period will run for a period of six weeks and will target all residents and businesses within the CA and in the proposed extensions to the CA. Godalming Town Council, local amenity societies and other relevant stakeholders will also be consulted.

9. The consultation will inform any necessary amendments to the document before it is submitted through the Council's committee process for adoption by the Council.

### **Amendment to Milford Conservation Area boundary**

10. Following a review of all Conservation Area (CA) boundaries on Waverley's mapping system, an anomaly was identified within the Milford CA. Normally it is expected that a CA boundary would follow a physical feature such as a road or a garden boundary, but in the case of Milford the boundary dissects the rear gardens of 1-15 Ockfields and the Surgery on Church Road (built post-CA designation). In order to rectify this it is proposed that the boundary of the CA should be amended to follow the rear boundary of the above properties.
11. A plan of the proposed amendment to Milford Conservation Area boundary is attached at Annexe 2.
12. A six week consultation is proposed in order to seek the views of the residents and doctors surgery as well as the usual stakeholders (Milford Parish Council, English Heritage etc.). A further report (including a consultation statement) will be presented to Executive and Full Council once the consultation has concluded.

### **Recommendation**

It is recommended that the Executive approves the draft CAA for Ockford Road and the proposed amendments to the Milford CA for the purposes of public consultation.

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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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