

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 07 JULY 2015

Title:

OCKFORD ROAD CONSERVATION AREA APPRAISAL

[Portfolio Holder: Cllr Brian Adams]

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

Summary and purpose:

The purpose of this report is to recommend that the Ockford Road 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 Area (CA).

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

The Ockford Road CAA supports the environmental priorities of the Council by encouraging protection and enhancement of Waverley's unique mix of rural and urban communities. The production of CAAs is set out in the Planning Service Plan 2014/15.

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 Ockford Road 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.

Introduction

1. Ockford Road is one of 43 Conservation Areas (CA) in Waverley. Currently nine Conservation Area Appraisals (CAAs) have been completed (Wrecclesham, Bramley, Farnham Town Centre, Wheelerstreet, Godalming Town Centre, Milford, Chiddingfold, Haslemere and Godalming Crownpits).

2. In 2011 Executive agreed a programme for the commencement of CAAs which has now been extended to 2020. Ockford Road is the seventh CAA to be completed since the programme commenced.
3. The need to undertake CAA 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.
4. CAAs are undertaken to identify and explain the character of the Conservation Area (CA). This document will identify the specific qualities of the Ockford Road 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.
5. 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.
6. Two extensions were proposed to the existing CA boundary and formed part of the consultation. These are detailed within the CAA document, which is attached at [Annexe 1](#).

Consultation process

7. A walkabout was conducted with Local Councillors and representatives from the Town 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. 8 responses were received to the consultation and are summarised in the Consultation Statement which is attached at [Annexe 2](#).
10. In response to the consultation, Historic England (formerly English Heritage) suggested inclusion of the millpond to the rear of Ockford mill within the CA due to the historic connections and how this aids the understanding of the CAs agricultural past. Officers agree with this recommendation and the Inn on the Lake extension has been revised to include the millpond. This revision of the Inn on the Lake extension has been included in the updated CAA document (Annexe 1).
11. The owner and occupier of the affected land and Godalming Town Council were notified and given 3 weeks to respond to this further boundary change.
12. One response was received regarding the millpond extension, which is summarised in the Consultation Statement which is attached at Annexe 2.

Conclusion

13. Ockford Road 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 Ockford Road be adopted as a material planning consideration. This will include the following amendments to the boundary:

- a) Inclusion of the millpond and Inn on the Lake extension
- b) Inclusion of Ockford Road extension

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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