

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 1 SEPTEMBER 2015

Title:

ALFOLD CONSERVATION AREA APPRAISAL

[Portfolio Holder: Cllr Brian Adams]

[Wards Affected: Alfold, Cranleigh Rural and Ellens Green]

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 Alfold (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.

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 Alfold CA is set out within the Planning Service Plan 2013/14 and follows the programme agreed by Executive in October 2011.

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:

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

With regard to the proposed extensions, 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.

Background

1. Alfold is one of 43 Conservation Areas (CAs) in Waverley. Currently eleven Conservation Area Appraisals (CAAs) have been completed (Wrecclesham, Bramley, Farnham Town Centre, Wheelerstreet, Godalming Town Centre, Milford, Chiddingfold, Haslemere, Godalming Crownpits, Ockford Road and Witley).
2. In 2011 Executive agreed a programme for the commencement of CAAs which has now been extended to 2020. Alfold is the eighth CAA to be completed since the programme commenced.
3. Alfold CA has been surveyed by visiting the site, noting the features of interest as highlighted by Historic England guidelines, conducting a photographic study and undertaking a desk top study using the internal mapping system to understand change over time.
4. The local Members and Parish 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 Parish 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. Alfold Parish 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.

Recommendation

It is recommended that the Executive approves the draft CAA for Alfold for the purposes of public consultation.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

Name: Sarah Wells

Telephone: 01483 523488

E-mail: sarah.wells@waverley.gov.uk