

Consultation Statement Alfold Conservation Area Appraisal (CAA)

Introduction

Waverley Borough Council prepared a draft Conservation Area Appraisal for Alfold 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. This gave participants the opportunity to raise questions, but also to gain feedback on the content.

The formal consultation started on Friday 11 September 2015 for six weeks, ending on Friday 23 October 2015.

The following methods to inform the public of the consultation included:

- Letter to all residents and businesses in the CA
- Letter for key stakeholders including:
 - Alfold Parish Council
 - Surrey County Council Highways and Rights of Way
 - Statutory consultees (Historic England, Natural England and Environment Agency)
 - Southern Water
 - Relevant internal Waverley officers
 - Local Councillors

Please see Appendix A for a full list of consultees.

A hard copy of the draft Alfold 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/alfoldcaa

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 of the draft Alfold 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 Alfold 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 garden of Thistledown?
- Do you agree with the proposed extension to include the gardens at the rear of Loxwood Road?
- Do you agree with the proposed removal of the small area of woodland to the rear of 2 Glebelands Meadow?
- Do you agree with the proposed extension to include the garden of Alfold House?
- Do you agree with the proposed removal of land at Alfold Business Centre?
- Do you agree with the proposed extension to include the garden of the Granary and full area of Jubilee Pond?
- 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?

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

12 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	<p>Is very supportive of the CAA and have provided a number of useful comments to strengthen the document including:</p> <ul style="list-style-type: none"> • Information on vista's • Historic development, • Arcitectural quality and built form, • Street form and frontages, and • Streetscape. <p>These comments have been considered an appropriate updates and amendments made to the document.</p>

Natural England	Natural England does not consider that the CAA poses any likely significant risk to those features of the natural environment for which they would request a more detailed consultation response. They do not wish to make specific comment on the details of this consultation.
Environment Agency	No response received.
Alfold Parish Council	Fully supports the recommendations including the proposed boundary changes. The Parish Council also request that Chapel Field be included within the boundary.

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 were made:

Respondent comment	Waverley response
The map circulated with the letter is incorrect and has the wrong house names.	This has been raised directly with Ordnance Survey to correct the map.
Traffic management - to reduce the speed of cars and volume of vehicles moving through the village.	

3) Comments on proposed boundary changes

The comments received were supportive of the proposed boundary changes – some respondents requested further clarification as to why the boundary was being amended and this information was passed on.

One respondent considered that the Alfold Business Centre should remain within the CA to retain control over any proposed change on the site. However, the majority of Alfold Business Centre already sits outside of the boundary and this proposed amendment relates specifically to a very small area adjacent to the Black Barn.

4) Comments suggesting amendments to boundary

Respondent comment	Waverley response
Boundary should be extended to include: <ul style="list-style-type: none"> the land south of Hillside, Loxwood Road, 	Historic England guidance is clear that it is inappropriate to include open landscape within a CA if it is not intrinsic to the reason for the CA designation itself.

<ul style="list-style-type: none"> • the field to the north of Alfold Chapel (Chapel Field), • the land adjacent to Sweeters Copse, • the land to the rear of Glebelands Meadow stretching to Hillside (off of Loxwood Road) 	<p>These areas of land do not aid the understanding of the CA and therefore Officers recommend that these areas should not be included.</p> <p>Some information has been provided about potential archaeology on the land adjacent to Hillside, and this has been passed to Surrey County Council Archeaology Team for their information. However this does not give sufficient justification for the area to be included in the CA.</p> <p>These sites appear to be under pressure from future development, however, CA designation does not offer and additional protection from development. Additionally this is not an appropriate reason to designate land as a CA.</p>
<p>The boundary should be extended as far as possible to protect the rural nature of the area.</p>	<p>The CAA has carefully considered the existing boundary and recommendations have been made to make the relevant amendments which are relevant to the understanding and historic context of the area.</p> <p>It is not appropriate to extend the boundary in such a way to protect the wider rural character as this would undermine what is distinctive and special about the CA.</p> <p>Additionally, CA designation does not protect sites from future development.</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 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
- Historic England
- Natural England
- Environment Agency
- Southern Water
- Alfold Parish Council
- The Owner/ Occupiers within the CA.

Alfold Conservation Area Appraisal Consultation

Published Friday, 2 October 2015

Residents are being asked for their views on the draft Conservation Area Appraisal for Alfold.

The draft appraisal assesses the character and condition of the Conservation Area and contains a Management Plan identifying potential enhancement schemes.

Cllr Brian Adams, Executive Member for Planning, said: “Alfold is one of 43 Conservation Areas in the borough and Waverley is keen to ensure these areas are preserved, and where possible, enhanced for future generations. To do that, views from across the community are needed.

“The appraisal proposes amendments to the current Conservation Area boundary to include Jubilee Ponds and the full curtilage of Thistledown, Alfold House, The Granary and the properties to the south of Loxwood Road.

“The boundary is also recommended to be reduced to exclude a small area of Alfold Business Centre and woodland to the rear of 2 Glebelands Meadow. The council would particularly like your comments on these amendments.”

The draft Alfold Conservation Area Appraisal is open for comment until Friday 23 October 2015. It can be viewed online and comments can be submitted at www.waverley.gov.uk/alfoldcaa.

Hardcopies of the appraisal are available in the planning reception of Waverley Borough Council offices, The Burys, Godalming, GU7 1HR and responses can be sent via an online questionnaire, by email to conservation@waverley.gov.uk or by post addressed to Sarah Wells.