

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 5 JANUARY 2016

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 recommend that the Alfold 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 Alfold 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 Alfold 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. Alfold is one of 43 Conservation Areas (CA) 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, Witley and Ockford Road, Godalming).

2. In 2011 the Executive agreed a programme for the commencement of CAAs which has now been extended to 2020. Alfold is the twelfth 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 Alfold 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. Four extensions were proposed to the existing CA boundary and formed part of the consultation. Additionally two areas were proposed to be removed from the CA. These are detailed within the CAA document, which is attached at Annexe 1.
7. Once the document is adopted, it will be fully published to incorporate additional photographs and be published on the Waverley website.

Consultation process

8. A walkabout was conducted with Local Councillors and representatives from the Parish Council.
9. A public consultation was undertaken to support the development of the CAA and to ask the public's views of the proposed extensions.
10. Twelve responses were received to the consultation and these are summarised in the Consultation Statement which is attached at Annexe 2.
11. In response to the consultation, Historic England (formerly English Heritage) suggested a number of amendments to the text to strengthen the document. These amendments have been made.

Conclusion

12. Alfold CAA has been subject to a robust consultation process to ensure residents and interested stakeholders had the opportunity to comment.

Recommendation

That the Executive recommends to the Council that the Conservation Area Appraisal for Alfold be adopted as a material planning consideration, to include the following amendments to the boundary:

- i. Extension: Garden of Thistledown
- ii. Extension: Gardens at rear of Loxwood Road
- iii. Removal: Small area of woodland to rear of 2 Glebelands Meadow
- iv. Extension: Garden of Alfold House.
- v. Removal: Land at Alfold Business Centre
- vi. Extension: Jubilee Pond and The Granary

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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