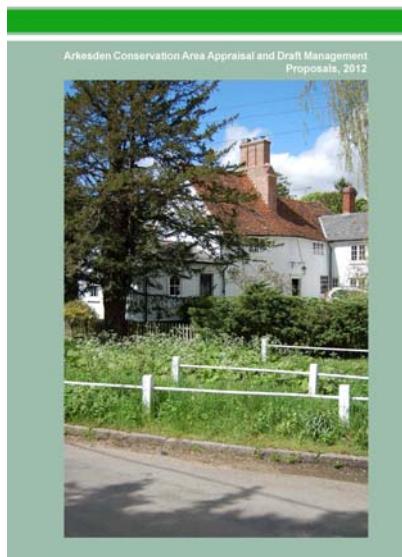


Report of Public Participation on Arkesden Conservation Area Appraisal and Draft Management Plan 5 November – 16 December 2012

Report One Comments made at the Public Exhibition and during the consultation period



December 2012

Uttlesford District Council Arkesden Conservation Area Appraisal and Management Proposals Consultation

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Introduction

This report outlines the responses received from the public exhibition held at Arkesden Village Hall on Saturday 10 November 10am to 1pm and all responses received during the consultation period 5 November to 16 December 2012.

The Government encourages councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Arkesden Conservation Area was carried out earlier in 2012. Anyone with an interest in Arkesden was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/arkesdencaa> or, from 5 November paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, the mobile library, Arkesden community library or from the Arkesden Parish Clerk.

Consultees were invited to visit the council's website, read the document and send in responses as to whether all the measures should be included or just a selection of them. For those who could not access the website, consultees could send any comments to the Project Officer at the Council Offices, London Road, Saffron Walden, CB11 4ER by email, letter or fax.

There was also a chance to see details of all the proposed changes and to discuss them with council officers at a public exhibition which was held at Arkesden Village Hall on Saturday 10 November 10am to 1pm.

Following the consultation the District Council will take into account all comments and approve an amended document that will be an important material consideration when processing applications.

Summary of findings of the Arkesden Conservation Area Appraisal

The historic core of Arkesden has a high quality environment where the 22 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. The majority of these are timber-framed and plastered. Most date from the 16th to 18th centuries. Thatch is a traditional roofing material in Arkesden and an important feature of the village that must be retained.

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Several quality 19th century non-listed buildings have been identified as worthy of protection. These include The Old Vicarage and a pleasing group of late 19th century cottages comprising Rose Cottage, Jessamine Cottage and Brick Cottage on Wicken Road. Other features such as the cast iron historic highway direction sign at the junction of Wicken Road and Clatterbury Lane and the 20th century railings supported on concrete posts along the course of the Wicken Water are noted as making a distinctive and positive contribution to the Conservation Area.

Trees and hedgerows within the existing Conservation Area play an important function in adding to the high quality and diversity of the environment particularly in the vicinity of the churchyard and where screening modern properties from the road. The general distinctiveness of the Conservation Area, though, is eroded by the presence of utility poles carrying overhead services and the future undergrounding of these services is suggested as being desirable.

This Appraisal proposes four revisions to the existing Conservation Area boundary:

1. Elm Brook and Bramley Cottage and their associated gardens are recommended for inclusion. The properties were built in the inter-war period and appear on the Ordnance Survey mapping revisions to 1946. Whilst not of architectural or historical significance they make an important and pleasing visual contribution on the approach to the village along Clatterbury Lane.
2. Revisions are proposed to the Conservation Area boundary to follow property boundaries to the rear of May Barn and Byrne's Cottage.
3. Similarly, revisions are proposed to follow the rear boundaries of Bridge Cottage, Plym Cottage and Hinchmans.
4. A further revision is proposed to follow the new rear boundary of properties from Waterbridge to Long Thatches. Planning Consent has recently been granted for a change of use from agricultural land to domestic gardens at land to the rear of the aforementioned properties. A condition of the consent is that the boundary should be demarcated with post and wire fencing and that soft landscaping works with approved planting should be undertaken. Good practice is to draw Conservation Area boundaries such that they follow demarcated boundaries on the ground. Whilst current Conservation Area boundary follows the historic field and property boundaries it is considered that the revised boundary should enclose the extent of the newly extended back gardens of these properties.

Publicity

Publicity was carried out to advise all possible respondents of the publication of the Appraisal, the duration of the consultation period, ways of making a response and the details of the public exhibition held in the village.

Parish Council - Arkesden Parish Council were notified of the council's intention to appraise the Conservation Area and were supplied with advance notification of the consultation and with a pre-publication copy of the Appraisal report to which they were invited to make an initial response.

Posters were distributed around the village and copies were sent to the Parish Council.

Fliers in the form of A5 postcards were distributed in the village.

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Information letters were delivered to all properties within the Conservation Area and in any other areas affected by any amendments. A copy is included in Appendix 1.

Website – a dedicated page on a marketing url

<http://www.uttlesford.gov.uk/arkesdencaa> was created on the council's website from which links were supplied to enable access to pdf and online interactive versions (via the council's Objective consultation portal) of the Appraisal. Summary information on the report was given on the page and links to pdf and Word versions of the comments form.

Direct Mailing - key consultees on the Council's database (Objective) were emailed advising them of the new consultation event.

Public exhibition – a public exhibition was held at Arkesden Village Hall on Saturday 10 November 10am to 1pm.

Press release – a press release was issued on 2 November and was subsequently published in local newspapers. It was also available on the council's website and via its Twitter and Facebook pages.

Copies of the Appraisal - The Appraisal document was available online, as noted above, and paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, the mobile library, Arkesden community library or from the Arkesden Parish Clerk.

Results of the consultation on the Arkesden Conservation Area Appraisal

A public exhibition was held at Arkesden Village Hall on Saturday 10 November 10am to 1pm and was attended by 43 people. The exhibition was attended by the Council's Conservation Area Appraisals Project Officer who was on hand to answer enquiries. Maps, plans, a slideshow of images of important local buildings and copies of the Appraisal were available as were paper copies of the response forms.

The consultation period ran between 5 November and 16 December 2012 and all responses received during this period are detailed below:

Arkesden Parish Council

[The appraisal was discussed with Arkesden Parish Council at a meeting on 18 June 2012 and points raised were subsequently addressed]. There were no further comments on the appraisal apart from those mentioned at the PC meeting with you and you seem to have incorporated those into the plan.

Geo Essex

Arkesden has proposed Local Geological Sites within the boundaries of the villages. And Arkesden is remarkable because there are three sites there, two of which you have mentioned:

Site Name: Arkesden War Memorial

Location: St Mary's Churchyard, Arkesden,

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Grid reference: TL 4821 3456

The war memorial in St. Mary's churchyard consists of a very large single boulder of puddingstone. This puddingstone is one of the most conspicuous examples in Essex.

Site name: Clatterbury Lane Puddingstone

Location: Adjacent to Clatterbury Lane, Arkesden,

Grid Reference: TL 4834 3422

Almost hidden in vegetation at the side of Clatterbury Lane to the south of the village is a very large and colourful boulder of puddingstone. This puddingstone is one of the largest and finest examples in Essex.

Site name: Wicken Water Boulders

Location: Bed of stream (Wicken Water) by the road bridge in the centre of Arkesden village.

Grid reference: TL 4821 3449

An unusually large concentration of glacial erratic boulders can be seen in the bed of the Wicken Water, a stream running through Arkesden village. They are beneath and adjacent to the road bridge (near the village hall) and it is estimated that there are at least 12 stones here.

An Arkesden resident

Further to the meeting at Arkesden on Saturday, My wife and I would make the following comment:

In our view solar energy panels should not face the main high street in Arkesden as they blight the look of this beautiful village.

An Arkesden resident

Comment here on the character analysis of Area 1 - St Mary's Church and the village green:

Ok

Comment here on the revised conservation area boundary:

Add all of garden of Bramley Cottage please.

An Arkesden resident

Comment here on the character analysis of Area 2 - Wicken Road and Wicken Water to Clatterbury Lane:

Think that Cranesfield should be included: a four (4) acre site with good quality house & trees that already have TPOs, some of which could be seen from the main village street over the tops of cottages when the decision was made. Think the area should extend towards Wicken and include The Beehive with original thatched property & up The Gap to include Christiana.

Comment here on the revised conservation area boundary:

See above

Any other comments:

Overhead cables are an eyesore particularly in a Conservation Area. We have been waiting for nearly fifty (50) years for something to be done!

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An Arkesden resident

Comment here on the character analysis of Area 1 - St Mary's Church and the village green:

Excellent analysis apart from comment on the white modern and increasingly dilapidated railings along the river bank - they look awful and need replacement, which will in any case be necessary soon as the road is subsiding on the corner above the bridge and the county highways people seem to be oblivious to the obvious.

Comment here on the character analysis of Area 2 - Wicken Road and Wicken Water to Clatterbury Lane:

The pub is the Axe and Compasses. The Old Forge was in part an Essex hall house and has been dated to 1470-1485 but much extended over the years.

Telephone/electricity poles are appalling and should be removed as a matter of urgency - not merely discussed with the utilities who will never do anything about this if they can avoid it. We tried asking a few years ago with no success. The photograph at para. 1.142 is a particularly bad example.

Comment here on the revised conservation area boundary:

Consideration should be given to extending the Conservation Area along Wicken Road to include all the houses; also Cranesfield and the two ancient meadows behind it. And no mention is made of the area along Hampit Road where the Old Methodist Chapel is surrounded by old cottages of great merit.

Comment here on the management proposals:

There should be a major effort to remove utility poles and wires and the railings along the river should be replaced.

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Appendices

Appendix 1 – Copy of letter to Arkesden Residents

Arkesden conservation area appraisal
and draft management proposals consultation



Dear Arkesden resident

The Government encourages councils to undertake appraisals of Conservation Areas and one has just been completed for your village. We now need your comments on the Conservation Area appraisal for Arkesden; a consultation on the draft document will be running between

5 November and 16 December. The document will be available on line at

<http://www.uttlesford.gov.uk/arkesdencaa> or, from 5 November, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and the mobile library or from the Arkesden Parish Clerk. The main findings are set out below. There will also be a chance to see details of all the proposed changes and to discuss them with council officers at a public exhibition which will be held at Arkesden Village Hall on **Saturday 10 November 10.00am to 1.00pm**.

The historic core of Arkesden has a high quality environment where the 22 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. The majority of these are timber-framed and plastered. Most date from the 16th to 18th centuries. Thatch is a traditional roofing material in Arkesden and an important feature of the village that must be retained.

Several quality 19th century non-listed buildings have been identified as worthy of protection. These include The Old Vicarage and a pleasing group of late 19th century cottages comprising Rose Cottage, Jessamine Cottage and Brick Cottage on Wicken Road. Other features such as the cast iron historic highway direction sign at the junction of Wicken Road and Clatterbury Lane and the 20th century railings supported on concrete posts along the course of the Wicken Water are noted as making a distinctive and positive contribution to the Conservation Area.

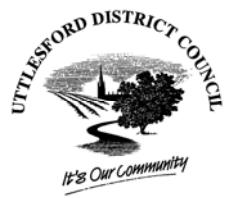
Trees and hedgerows within the existing Conservation Area play an important function in adding to the high quality and diversity of the environment particularly in the vicinity of the churchyard and where screening modern properties from the road. The general distinctiveness of the Conservation Area, though, is eroded by the presence of utility poles carrying overhead services and the future undergrounding of these services is suggested as being desirable.

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4. A further revision is proposed to follow the new rear boundary of properties from Waterbridge to Long Thatches.

Please visit our website, read the document and let us know what you think and whether we should include all the measures or just a selection of them. If you cannot access our website, please send any comments to the Council Offices, London Road, Saffron Walden, CB11 4ER. For further information please call Bruce Tice, our Project Officer, on 01799 510670 or email btice@uttlesford.gov.uk who will be pleased to assist and answer any of your queries.

**Arkesden conservation area appraisal
and draft management proposals consultation**



Important information on the Arkesden
Conservation Area Appraisal

For the attention of the property owner

**Arkesden
Conservation Area
Appraisal
Public Exhibition**

**Saturday 10 November 10am-1pm
Arkesden Village Hall
Arkesden**

**Your chance to have your say on the draft Conservation
Area Appraisal for Arkesden**

**The consultation runs 5 November to 16 December 2012
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/arkesdencaa**

If you require this publication in an alternative format and/or language please
contact us on 01799 510510

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Appendix 2 – Arkesden consultation form (the council's standard equalities monitoring forms were also made available)

**Uttlesford District Council Arkesden Conservation Area Appraisal
and Management Proposals Consultation**

Arkesden Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Area 1 - St Mary's Church and the village green:

Comment here on the character analysis of Area 2 - Wicken Road and Wicken Water to Clatterbury Lane:

Comment here on the revised conservation area boundary:

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Comment here on the buildings that make an important architectural or historical contribution to the conservation area:

Comment here on the management proposals:

Any other comments:

Please send any comments to the Council Offices, London Road, Saffron Walden, CB11 4ER. For further information please ring Bruce Tice, our Project Officer, on 01799 510670 or email btice@uttlesford.gov.uk who will be pleased to assist and answer any of your queries.

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