

**Report of Public Participation
on
High Easter Conservation Area
Appraisal and Draft Management Plan
11 February – 10 April 2013**

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



April 2013

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Introduction

This report outlines the responses received from the public exhibition held at High Easter Village Hall on Saturday 2 March 2 to 4.30pm and all responses received during the consultation period 11 February to 10 April 2013.

The Government encourages councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the High Easter Conservation Area was carried out in 2012. Anyone with an interest in High Easter was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/higheastercaa> or, from 11 February paper copies could be inspected at the Council Offices in Saffron Walden, Great Dunmow CIC and library, the mobile library, the High Easter Post Office Café, the High Easter Parish Council chairman or from the High Easter Parish Clerk.

Consultees were invited to visit one of the above venues or to go to the council's website where an online interactive version of the appraisal document was available via the Objective consultation portal. Respondents were able to 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, anyone could send 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, to discuss them with council officers and to make comments at a public exhibition which was held at High Easter Village Hall on Saturday 2 November 2 to 4.30pm.

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 High Easter Conservation Area Appraisal

The village retains a good proportion of historic buildings from the 12th century onwards. Its oldest remaining buildings are appropriately St Mary's Church and the former manor house, known as High Easterbury. There are 18 listed buildings within the Conservation Area, all but one originating from pre-1700. A number of quality

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non-listed buildings have been identified as worthy of protection most notably the former Memorial School, Cock and Bell Cottage, 1-3 Parsonage Cottage, The Chantry, The Old Vicarage and Harrington House.

A small proportion of buildings (mainly post-war) detract from the valued character of the Conservation Area, given their modern design or poorly executed mock-vernacular approach. Some highways paraphernalia, including bollards and lighting, also detract within the public realm.

A key theme of the Conservation Area is the way its landscape setting feeds in to characterise the settlement area. This is achieved through key spaces including the cricket ground and church grounds, and through streets often provided with green verges and front gardens. These are generally well established with mature trees, hedgerow and ground cover. Other distinctive features, such as the War Memorial, restored pump and red phone box, provide essential memories of the village's past.

This Appraisal, as consulted on, proposed the following amendments to the existing Conservation Area boundary:

(a) It is recommended that, in line with best practice, the boundary is extended across streets, given the relevance of facing properties and verges to the streetscene and open spaces. This would incorporate an additional 17 houses on the Street, covering two areas. It is also proposed that the boundary is extended to include the full extent of a number of rear gardens, again in line with best practice. In particular this will guard against the potential for inappropriate boundary treatments affecting the southern visible settlement edge.

(b) It is suggested that Old Vicarage Close, consisting of seven properties, is excluded given these are a discreetly located group of new dwellings which do not relate particularly well to the Conservation Area.

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 - High Easter 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.

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/higheastercaa> 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.

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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 High Easter Village Hall on Saturday 2 March 2 to 4.30pm.

Press release – a 500 word article was submitted to the parish magazine prior to the publication of the appraisal on 11 February. A press release was issued on 19 February to remind residents of the consultation and the forthcoming public exhibition. This 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, Great Dunmow CIC and library, the mobile library, the High Easter Post Office Café, High Easter Parish Council chairman or from the High Easter Parish Clerk.

Results of the consultation on the High Easter Conservation Area Appraisal

A public exhibition was held at High Easter Village Hall on Saturday 2 March 2 to 4.30pm and was attended by 14 people. The exhibition was attended by the Council's Conservation Area Appraisals Project Officer and two officers from Essex County Council Place Services who had been commissioned to carry out the fieldwork and produce the report. All three officers were 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 initially ran for six weeks between 11 February and 24 March 2013. Following a request from High Easter Parish Council this was extended to 10 April. All responses received during this period are detailed below:

High Easter Parish Council

1. The PC strongly supports the preparation of this document, as it is clear that the Conservation Area has not been reviewed since it was designated many years ago.
2. On the whole, dividing the Area into 3 sub-areas based on an analysis of character makes sense and we agree with this methodology.
3. Feedback from villagers who attended the public meeting on Saturday 2nd March in the village hall suggests that some of the wording used in the Appraisal when describing specific properties is unnecessarily 'harsh' and could cause offence. Particularly the use of the term: "buildings which detract from the conservation area" on the three area maps (figures 4, 5 and 6). Other examples include the use of terms such as: "inappropriately executed"; "lack of finesse"; "suffered from inappropriate windows"; "diminished"; "cluttered and unco-ordinated". The District Council may wish to re-visit these sections of the report.
4. The revised boundary of the CA is generally supported as it now follows definable boundaries on the ground and recognises new development that has taken place since the boundary was originally made. The changes

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proposed to Old Vicarage Close are not as convincing – this development was built in 1998 and the majority of the site that comprised the former Lodge's Coach depot was within the CA. By now suggesting that all the properties in Old Vicarage Close be removed from the CA (except those on the frontage of The Street) indicates that the Council failed to achieve new building designs that were in keeping with the character of the CA. The Parish Council believe that, although the scale of these houses is somewhat on the large side, they should all be placed within the CA.

5. The Parish Council generally supports the proposed use of an Article 4(2) Direction to control alterations to windows and doors, roofing materials on selected dwelling, but notes that many houses already have uPVC windows and doors. The Parish Council look forward to receiving the further information on this matter that the report refers to, as well as the consultation with those villagers affected.
6. The Parish Council has a number of comments to make on the Management Proposals as follows:
 - Pump Green – we do not believe that street furniture on the green is “cluttered and unco-ordinated” – the Parish Council went to great lengths to restore the village pump and make it a feature of this area. The number of bollards does seem excessive and we would welcome a reduction in their number, subject to the views of County Highways;
 - Roads around Pump Green – we cannot see how the section of road closest to the cricket pitch could be pedestrianised, as HGV's and other vehicles could not safely negotiate the T junction opposite 'Archers';
 - Unattractive Highways signage – the Parish Council supports the removal of all un-necessary highway signage;
 - Overhead wiring – it would seem very unlikely that funding would ever be available to put all telephone lines in the centre of the village underground;
 - Punch Bowl bus shelter – the bus shelter in this location performs a valuable function and is not the 'eyesore' described in the report;
 - Concrete finger posts and lamp posts – the Parish Council would support the replacement of concrete lamp-posts within the Conservation Area with a design/materials that were more in-keeping;
 - Replacement concrete kerbing - the Parish Council would support the removal of concrete kerbs within the CA and their replacement with granite setts to match existing kerbs;
 - Footpath links – we would support the proper maintenance of all footpaths within the CA, particularly the two paths noted in the report;
 - Bench at cricket pitch – the bench is an attractive historic feature that should be repaired rather than replaced;
 - Ware ponds and footpath – improvements to allow better access to this footpath should be carefully considered, respecting the wishes of the owners (see comment below), and it is suggested that Essex County Council and the landowners should be involved in any future discussions.

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[As part of the consultation responses have been received from a number of residents proposing a village 'Buffer Zone'. High Easter Parish Council submitted the following comments on this proposal]

High Easter Parish Council - comments on Proposed "Buffer Zone" – Land east of Barnston Road

The Parish Council has discussed the suggestion that a "buffer zone" should be included in the Appraisal to protect selected areas of adjoining land from development. While we support the principle of the "buffer zone" concept, we would make the following observations on the detailed suggestions put forward:

1. What difference is there between this land and any other open land around the edge of the conservation area? It seems to us that (for example) the fields to the south of The Street are just as important to the landscape setting of the village (and views of the Parish Church) as the fields to the east of Barnston Road. Logically therefore, all the open land on the edge of the CA could be seen as potential "buffer zone". If the Council considers the "buffer zone" concept to be a valid one, then we would recommend that all the open land on the edge of the conservation area be so designated;
2. Designation as "buffer zone" has no special status under planning and conservation law and consequently, we believe that the District Council may be reluctant to consider such an idea - the village already has a designated settlement boundary beyond which any new development would be contrary to the Council's adopted local plan policy for the countryside, and therefore would be likely to be refused;
3. Planning law already requires local planning authorities to consider the "setting" of a conservation area, and can refuse planning permission for any development that is considered to adversely affect the setting of a CA. In this sense, the protection that residents are seeking is already in place.

Natural England

[See following page]

Date: 07 March 2013
Our ref: 77963 High Easter CAA



Mr Bruce Tice,
Uttlesford District Council,
Council Offices,
London Road,
Saffron Walden,
Essex,
CB11 4ER
By email only: btice@uttlesford.gov.uk

Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
Crewe
CW1 6GJ
T: 0300 060 3900

Dear Mr Tice,

Re: High Easter Conservation Area Appraisal

Thank you for your consultation on the above, which was received by Natural England on the 11 February 2013.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The consultation which we have been offered the opportunity to comment on is of a low risk/priority for Natural England and so we will not be offering representations at this time. The lack of further comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may be able to make comments that will help the Local Planning Authority (LPA) to fully take account of the environmental value of areas affected by this plan in the decision making process.

For any correspondence or queries relating to this consultation only, please contact Jamie Melvin using the details given below. For all other correspondence, including in relation to forward planning consultations, please contact the address above or email consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully,

Mr Jamie Robert Melvin
Land Use Operations Team
Tel: 0300 060 4935
Email: jamie.melvin@naturalengland.org.uk
Address: Block B, Government Buildings, Whittington Road, Worcester, WR5 2LQ

High Easter residents

[High Easter Parish Council submitted the following comments received by them from residents during the consultation period. Please note that some were also submitted by consulates under separate over directly to Uttlesford District Council and thus may appear again under a separate heading]

Given the proposed changes to the High Easter Conservation Area boundaries we have some concerns that areas east of Barnston Road will be left relatively vulnerable with respect to future development plans. In an attempt to provide some kind of protection against inappropriate development of this now "exposed" area we would like to propose that the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone". This will provide some protection to the village northern boundary against unwarranted development, and sits well with the "view that approaches to a village are acknowledged to be of enough value and interest to be protected" (as the Uttlesford High Easter report suggests). This is a simple mechanism that progressive councils in other areas of the UK use in this regard.

We attended the meeting on Saturday 2nd March which was useful to discuss the proposals and we support the comments of High Easter Parish Council. In particular:

Comment 3. The use of the term "buildings which detract from the conservation area" seems inappropriate. The new Conservation Area boundary does incorporate many modern (1960s and 1970s) housing and if these buildings "detract" then it is questionable why there is a need to include them in the first place? We believe that if they are to be incorporated (we have no objection to these houses being included) then a different wording would be more appropriate.

Comment 4. We believe that in order to be consistent all properties constructed in 1998 in Old Vicarage Close should be incorporated.

Comment 5. We believe that Article 4(2) is onerous and we look forward to receiving more information on this before we can comment.

Comment 6. Agree with management proposals.

In the matter of comments to Uttlesford Council with respect to the "High Easter Conservation Area Appraisal" we support the proposal of other Parishioners that the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone".

Given the landscape the village sits in this will provide some protection to the northern boundary from unwarranted development. This is a simple mechanism that progressive councils in other areas of the UK use in this regard.

It would appear that the consequence of the major amendments to the boundaries will be that the village will be divisively split into two distinct areas. All the area West of Barnston Road will fall inside the Conservation Area with all the area east of Barnston Road not and looking increasingly open to any future development. There are considerable protections afforded to those areas of the Conservation Area less so for those not so designated. Predicting that the boundary changes will likely go ahead we have discovered the concept of " conservation buffer zones" which have been employed by other and progressive councils to offer some limited protection

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against this kind of eventuality and unwarranted types of development. They are particularly of use where the approaches to a village are acknowledged to be of enough value and interest to be protected (as the Uttlesford High Easter report suggests). An example can be seen at South Staffordshire:

http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx

In the Staffs report buffer zones are defined as below and there are references to them in each of the villages discussed.

"These Buffer Zones are also new. They are adjoining areas in which inappropriate development would have an adverse effect upon the character and integrity of the buildings and land within Conservation Areas. Almost all of the newly designated Conservation Areas have Buffer Zones. The Council will seek to ensure that development within Buffer Zones preserves or enhances the special interest of the conservation area and causes no harm to that special interest. Buffer Zones are also seen as being important in protecting accustomed views into and out from conservation areas by ensuring that they remain protected from inappropriate forms of development, and seeing that due regard is paid to accustomed views in the formulation of public realm works or enhancement schemes."

We note that with the new Uttlesford Development plan in gestation every opportunity must be taken to protect the what we all have and enjoy in High Easter particularly as High Easter is listed in the draft as having potential for development.

Our proposal for inclusion in the comments to Uttlesford Council would be that the green fields to the immediate east of Barston Road from Parsonage Brook to the Street be designated a formal conservation buffer zone.

In the matter of comments to Uttlesford Council with respect to the "High Easter Conservation Area Appraisal" we support the proposal of other Parishioners that the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone". Given the landscape the village sits in this will provide some protection to the northern boundary from unwarranted development. This is a simple mechanism that progressive councils in other areas of the UK use in this regard. We would be grateful if the High Easter Parish Council includes this comment in its "High Easter Conservation Area Appraisal" comments to Uttlesford Council.

D Tuttlebury

Sycamores
High Easter
Chelmsford
Essex
CM1 4QR

4 April, 2013

To High Easter Parish Council

Dear Sir,

The High Easter Conservation Area appraisal

I refer to the above draft appraisal in respect of the proposed extension to the Conservation Area.

It is noted that both Sycamores and Seasons are included within the list of "Buildings which detract from the Conservation Area".

In most villages various developments reflect the dates of construction and more recent planning requirements. Both Sycamores and Seasons reflect generous on-site parking and garaging requirements.

Habitable rooms are also designed to provide ample light and views to the rear Southern aspect.

These properties are only some 40 years old.

The existing Conservation Area achieves majority of its form and character via cramped locations and obviously lacking in garages and parking. This results in major congestion of vehicles parking by overlapping footpaths and the adjacent Highway. However, this is how the character of the existing High Easter Conservation Area was evolved.

I therefore fail to understand why the existing Conservation Area should be extended to include two properties criticised within the draft appraisals.

Sincerely,



D Tuttlebury

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I understand that other English councils have adopted the concept of a "buffer zone" which is to support and complement conservation areas. Having looked at the appraisal (a lengthy document) the proposal is to extend the conservation area. I have spoken to other parishioners about this and I support the proposal (that I believe others have also put forward) that the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone". I believe this will give the village protection from unwarranted development on its northern boundary and will help to protect the conservation area and the surrounding rural landscape.

I also note that the Parish Council have commented on the proposal that the Southern access road from Barnston Road to the Street at Pump Green be pedestrianised - I agree with the Parish Council on this that this would be dangerous as it is very difficult to get a clear view of traffic coming into the village from the North at that junction.

I would also ask what the Parish Council are doing to stop speeding down the Barnston Road? As I have two children who walk up that road to the school bus I am very concerned at the speed that traffic travels down that road and would support traffic calming measures.

The idea of a buffer zone on the land to the east of Barnston Road has been raised with me (albeit after I submitted comments on the Appraisal to UDC). I have to say that I had not come across this principle before, but if I have understood it correctly, it seems to make a lot of sense and I support it.

As I understand it, if this land (which includes my meadow) is designated as a buffer zone, the planning authority would need to seek to ensure that any development permitted within it preserves or enhances the special interest of the conservation area and causes no harm to that special interest. In other words, the land would have some form of added protection from inappropriate forms of development, albeit not from any form of development at all.

Given the views that we have from the Paronsage and which the other properties in our area of the conservation area enjoy, I can fully understand why residents along Barnston Road feel that it is desirable to protect that land from inappropriate forms of development.

The Council should enforce the retention (or if necessary the reinstatement) of the traditional metal railings to the former Memorial School (United Reform Church), as required in their original planning decision on the building.

RE: Publicly inaccessible Ware Ponds and suggested poorly maintained woodland path – improved type footpath guide post and erection of access gateway would be welcomed. However, the existing woodland was planted in 1978 as a sanctuary for birds and small mammals. The owner would object to public access being given to part of the Ware ponds, which is part of the private garden area. The roadside pond is clearly visible from the highway with views to the extended pond area, which is

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within High Easterbury garden. The moorhens and ducks would form an added attraction to the existing High Easter dog population.

High Easter residents

[The following responses were received directly by Uttlesford District Council during the consultation period]

A High Easter resident

Can you please confirm your intention to list both halves of The Old Vicarage, including my half that faces onto the new houses in Old Vicarage Close.

A High Easter resident

[See following page]

The Parsonage
High Easter
Nr Chelmsford
Essex
CM1 4QZ

19 March 2013

Bruce Tice
Project Officer
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

By email and by post.

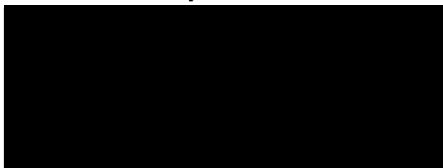
Dear Sir

High Easter Conservation Area Appraisal and Management Proposals Consultation

I attach consultation feedback on the High Easter Conservation Area and Draft Management Proposals document.

In the meantime, I should be grateful if you could provide me with copies of the (now withdrawn) application and supporting papers filed by the High Easter Parish Council to have the cricket field and pavilion designated assets of community value under the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012. These documents were advertised as being available on the Uttlesford District Council website but I have not been able to locate them. If they are on the website, perhaps you could send me a link.

Yours sincerely



Philip Carrington

Enc.

**The Parsonage
High Easter
Nr Chelmsford
Essex
CM1 4QZ**

19 March 2013

Robert Lodge
Chairman
High Easter Parish Council
The Old Vicarage
Nr Chelmsford
Essex CM1 4QS

By email and by post

Dear Robert

I refer to our recent discussions concerning the Parish Council's (now withdrawn) application to designate the cricket pitch and pavilion as an asset of community value. Thank you for dealing with the withdrawal of the application promptly. However, I should be grateful if you could relay the following points to all members of the Parish Council.

Ann and I only became aware of the above application last Sunday, 17 March, when I happened to walk our dogs past a notice which had been attached to a telegraph pole close to the boundary of the cricket ground. We had not received any communication from the Parish Council (or from Uttlesford DC) about the application notwithstanding that the notice is dated 22 February and the application was scheduled to be heard and decided at a meeting at Uttlesford DC next week, 26 March. I can only assume that there was no formal requirement on the Parish Council to provide us with any notification, but I am surprised and disappointed that the Parish Council did not consider, as a matter of courtesy and decency, that it should mention its intentions to us - the owners of the land in question. We are a small community and should be able to communicate direct with each other on village issues, whether as fellow parishioners, friends and neighbours or property owners, particularly in relation to matters which could impact adversely on each other's rights and interests.

Had the application proceeded and been successful, a listing would have imposed restrictions on the registered title to our home, and potentially could have had a significant adverse effect on both its amenity and financial value. In fact, the application was misconceived because the land currently used as the cricket ground falls squarely within the exception provided in section 3 and schedule 1, paragraph 1 of the Assets of Community Value (England) Regulations 2012 and is not therefore susceptible to designation as an asset of community value. This is because The Parsonage and its grounds (including the cricket ground) all form part of a residential property. It is a family home that we have been fortunate enough to own and occupy for over 22 years. The land that we have to date allowed High Easter Cricket Club to use as a cricket field is an integral

and important feature and amenity of The Parsonage and has been, to the best of my knowledge, for over 200 years. Our intention has been that this would continue to be the case for many years to come, not only for our benefit but also for the benefit of future owners.

That leads me on to the High Easter Conservation Area Appraisal and Draft Management Proposals 2012 document that I believe has been compiled with the assistance of, and approved by, the Parish Council. That document suggests that there may be some misapprehension by some members of the Parish Council as to the basis on which access to the cricket ground is currently provided. I do not wish to be mean spirited but as the signage around the cricket ground (which has been there for a great many years) makes clear, this land is and remains the private property of The Parsonage. It forms the grounds (and not the "former grounds") of The Parsonage. The Jubilee Playing Field is the village's public amenity, provided for wider use and as such, paid for and maintained by the Parish Council and the local authority.

We have, of course, been happy to give permission to the cricket club to use our land for village cricket over the 22 years or so that we have owned The Parsonage. Indeed we have supported them in doing so by purchasing the storage shed next to the pavilion for mowers and other ground equipment, by contributing (with Berkeley Homes) to the cost of the boundary nets following representations made by our neighbours in Old Vicarage Close, by meeting the costs of insuring the pavilion (on which we had, as you know, a recent claim with a knock on effect on The Parsonage's insurance premiums) and by purchasing public liability insurance for the land's use as a cricket field. As the Parish Council knows, we also maintain the protected trees which surround the perimeter of the ground and from time to time, apply to Uttlesford DC for permission to have them trimmed or felled, often at significant cost to us given their size and proximity to the road. All we have expected in return is that the cricket club cuts and maintains the grass through the season, keeps the area clean and tidy, respects our ownership of the land and consults with us accordingly and otherwise does nothing to interfere with our enjoyment of our property nor indeed with our neighbours' enjoyment of theirs. I have to say that overall, they have done that.

Ann and I have currently no wish to restrict the cricket club's use and enjoyment of our land, nor for that matter, to prevent the local community from having appropriate access to the cricket field in that specific context. However, we would like to make it quite clear that this is not public land as the Appraisal and Draft Management Proposals would lead a reader to suppose, but is a part (and an important and integral part at that) of The Parsonage and its grounds.

I have provided my comments to Uttlesford UDC on the High Easter Conservation Area Appraisal Consultation (together with a copy of this letter by way of further explanation and clarification). I enclose a copy of those comments for the Parish Council's information.

Kind regards.

Yours sincerely



Cc: Bruce Tice, Project Officer, Uttlesford District Council

Appendix

Comments on High Easter Conservation Area Appraisal and Draft Management Proposals, 2012

Part 1 - Appraisal

- Para 1.6. Amend sentence reading "Within the Conservation Area is High Easter Cricket Ground which doubles as a village green..." to read "Within the Conservation Area is the current site of the High Easter Cricket Ground..."
- Para 1.30. Amend sentence reading "It has evolved and grown into a residential area, though retains its central space (now the cricket ground) and leafy outlook". To read "It has evolved and grown into a residential area, though retains its central space (currently the cricket ground) and leafy outlook".
- Para 1.112. Amend sentence reading "High Easter Cricket Ground on the former grounds of The Parsonage..." to read "High Easter Cricket Ground on the grounds of The Parsonage..."
- Para 1.126. Amend the sentence reading "The cricket ground, on the former grounds of The Parsonage, is the village's main space and is open to public access" to read, "The cricket ground is currently sited on the grounds of The Parsonage".

Part 2 - Proposals

1. "Explore possibility of pedestrianizing slip road between Pump Green and the cricket ground, whilst allowing for vehicle tracking".

This proposal suggests that both the land currently used as the cricket ground and Pump Green are in public ownership. Any options for providing synergy between Pump Green and the cricket ground should be discussed and agreed with the owners of The Parsonage.

2. "Dilapidated bench and estate railing - south-eastern corner of the cricket ground - consider renewal".

This proposal does not acknowledge that the cricket ground is private (not public) property. Again, any options or proposals should be discussed and agreed with the owners of the Parsonage

A High Easter resident

We would like the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone". Given the landscape the village sits in this will provide some protection to the northern boundary from unwarranted development.

A High Easter resident

In the matter of comments to Uttlesford Council with respect to the "High Easter Conservation Area Appraisal" we support the proposal of other Parishioners that the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone". Given the landscape the village sits in this will provide some protection to the northern boundary from unwarranted development. This is a simple mechanism that progressive councils in other areas of the UK use in this regard. We would be grateful if the High Easter Parish Council includes this comment in its "High Easter Conservation Area Appraisal" comments to Uttlesford Council.

A High Easter resident

I believe that you are inviting comments from parishioners of High Easter on the Uttlesford DC conservation appraisal of the village. You will appreciate that as a parishioner and one living in the conservation area I have a view on this.

I understand that other English councils have adopted the concept of a "buffer zone" which is to support and complement conservation areas. Having looked at the appraisal (a lengthy document) the proposal is to extend the conservation area. I have spoken to other parishioners about this and I support the proposal (that I believe others have also put forward) that the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone". I believe this will give the village protection from unwarranted development on its northern boundary and will help to protect the conservation area and the surrounding rural landscape

A High Easter resident

In the matter of comments to Uttlesford Council with respect to the "High Easter Conservation Area Appraisal" we support the proposal of other Parishioners that the fields to the east of Barnston Road from Parsonage Brook to The Street be formally designated a "High Easter Buffer Zone". Given the landscape the village sits in this will provide some protection to the northern boundary from unwarranted development. This is a simple mechanism that progressive councils in other areas of the UK use in this regard. We would be grateful if the High Easter Parish Council includes this comment in its "High Easter Conservation Area Appraisal" comments to Uttlesford Council.

We fully support the "High Easter Buffer Zone ",

A High Easter resident

Comment here on the management proposals

Publicly inaccessible Ware Ponds and suggested poorly maintained woodland path. Improved type footpath guide post and erection of access gateway would be welcomed. However, the existing woodland was planted in 1978 as a sanctuary for birds and small mammals. The owner would object to public access being given to part of the Ware Ponds, which is part of the private garden area. The roadside pond is clearly visible from the Highway with views to the extended pond area, which is within High Easterbury garden. The moorhens and Ducks would form an added attraction to existing High Easter dog population.

A High Easter resident

1 WE have one specific comment relating to the above property [1 Parsonage Farm Barns]. We object most strongly to the amendment to the Conservation Boundary running through our property of 1 Parsonage Farm Barns, High Easter, CM14QZ.

The document makes recommendations to changes in the Conservation Boundary as follows:

Revised Conservation Area Boundary

1.1 The revised boundary is shown on Figure 7.

1.2 It is recommended that, in line with best practice, the boundary is extended across streets, given the relevance of facing properties and verges to the street scene and open spaces. This would incorporate an additional 17 houses on the Street, covering two areas. It is also proposed that the boundary is extended to include the full extent of a number of rear gardens, again in line with best practice. In particular this will guard against the potential for inappropriate boundary treatments affecting the southern visible settlement edge.

1.3 It is suggested that Old Vicarage Close, consisting of seven properties, is excluded given these are a discreetly located group of new dwellings which do not relate particularly well to the Conservation Area.

WE do not consider any part of our property falls within this reasoning and in particular does not relate to any rear garden or boundary edge of our total property, owning as we do all the land and woodland eastwards of the current 1991 conservation boundary to the agricultural field. We do not understand why there is any reason to change this boundary particularly as it currently follows the the boundary of the land registry record for the individual parcels of land that make up what we currently own. This has been the case since at least the introduction of the conservation area. Additionally the revised portion of land does not differ in any way to the similar adjacent orchard land at Hilly Ley which is not being captured within a boundary amendment.

WE believe there is no justification for this amendment and request that it be removed from the document.

2 However we have very specific concerns over the major amendments to the conservation area boundaries overall such that the village will, divisively, be split into

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two distinct areas. This we believe does not meet the objective of ensuring that the Appraisal does not fall foul of the following in section 1 of the document

1.5 In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success.

All the area west of Barnston Road will now fall inside the Conservation Area; with all the area east of Barnston Road not included and **looking increasingly open to any future development**. Predicting that these general boundary changes will likely go ahead we have discovered the concept of "conservation buffer zones" which have been employed by an increasing number of progressive councils to offer some limited protection against this kind of eventuality. They are particularly of use where the approaches to a village are acknowledged to be of enough value and interest to be protected (as the Uttlesford High Easter Appraisal report suggests is the case in High Easter). See:

1.57 Key views: The analysis of the area includes key views to/from landmark features, gateway points, buildings and countryside, including street scenes and panoramic views. Development proposals would need to retain and enhance these
1.131 A key gateway to the village is where High Easter Road crosses over Parsonage Brook, though the brook itself is hidden from view

An example of the use of buffer zones can be seen at South Staffordshire Council

http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx

In the this report buffer zones are defined as below and there are references to them in each of the villages discussed.

"These Buffer Zones are also new. They are adjoining areas in which inappropriate development would have an adverse effect upon the character and integrity of the buildings and land within Conservation Areas. Almost all of the newly designated Conservation Areas have Buffer Zones. The Council will seek to ensure that development within Buffer Zones preserves or enhances the special interest of the conservation area and causes no harm to that special interest. Buffer Zones are also seen as being important in protecting accustomed views into and out from conservation areas by ensuring that they remain protected from inappropriate forms of development, and seeing that due regard is paid to accustomed views in the formulation of public realm works or enhancement schemes."

Our proposal is that the green fields to the immediate east of Barnston Road from Parsonage Brook to The Street be designated a Conservation Buffer Zone.

In this proposal we have the support of a group of Parishioners who have similar concerns and we understand that, having sent a similar comment to them, the Parish Council will make a general request of this nature but for all the boundaries around High Easter.

WE believe however that this particular Parsonage area needs 'special' protection as it is directly opposite the Heritage Assets of Parsonage Farm Barns and The Parsonage whilst not being within the conservation area itself. Unlike the other

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gateway areas of the village these green areas are within the 30mph limit signs which mark the village limits.

WE understand that this is a new concept and a novel suggestion for Uttlesford who may not yet have a policy in place for this. However we consider this as important and should be the incentive and impetus for Uttlesford to embrace this approach.

Appendices

Appendix 1 – Copy of letter to High Easter Residents

High Easter conservation area appraisal and draft management proposals consultation



Dear High Easter 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 High Easter; a consultation on the draft document will be running between **11 February and 24 March**. The document will be available on line at <http://www.uttlesford.gov.uk/higheastercaa> or, from 11 February, paper copies can be inspected at the Council Offices in Saffron Walden, Great Dunmow Library and the mobile library, High Easter Post Office Cafe or from the Parish Council Chairman and Clerk. There will also be a chance to see details of all the proposed changes and to discuss them with officers at a public exhibition which will be held at High Easter Village Hall on **Saturday 2 March 2 to 4.30pm**. The main findings are set out below.

The village retains a good proportion of historic buildings from the 12th century onwards. Its oldest remaining buildings are appropriately St Mary's Church and the former manor house, known as High Easterbury. There are 18 listed buildings within the Conservation Area, all but one originating from pre-1700. A number of quality non-listed buildings have been identified as worthy of protection most notably the former Memorial School, Cock and Bell Cottage, 1-3 Parsonage Cottage, The Chantry, The Old Vicarage and Harrington House.

A small proportion of buildings (mainly post-war) detract from the valued character of the Conservation Area, given their modern design or poorly executed mock-vernacular approach. Some highways paraphernalia, including bollards and lighting, also detract within the public realm.

A key theme of the Conservation Area is the way its landscape setting feeds in to characterise the settlement area. This is achieved through key spaces including the cricket ground and church grounds, and through streets often provided with green verges and front gardens. These are generally well established with mature trees, hedgerow and ground cover. Other distinctive features, such as the War Memorial, restored pump and red phone box, provide essential memories of the village's past.

This Appraisal proposes the following amendments to the existing Conservation Area boundary:

(a) It is recommended that, in line with best practice, the boundary is extended across streets, given the relevance of facing properties and verges to the streetscene and open spaces. This would incorporate an additional 17 houses on the Street, covering two areas. It is also proposed that the boundary is extended to include the full extent of a number of rear gardens, again in line with best practice. In particular this will guard against the potential for inappropriate boundary treatments affecting the southern visible settlement edge.

(b) It is suggested that Old Vicarage Close, consisting of seven properties, is excluded given these are a discreetly located group of new dwellings which do not relate particularly well to the Conservation Area.

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.

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

High Easter conservation area appraisal
and draft management proposals consultation



Important information on the High Easter
Conservation Area Appraisal

For the attention of the property owner

**High Easter
Conservation Area
Appraisal
Public Exhibition**



**Saturday 2 March 2-4.30pm
High Easter Village Hall
The Street High Easter CM1 4QS**

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

**The consultation runs 11 February to 24 March 2013
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/highestercaa**

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

High Easter Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Area 1 – The Historic Core:

Comment here on the character analysis of Area 2 – Mid The Street:

Comment here on the character analysis of Area 3 – Parsonage Area:

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Comment here on the revised conservation area boundary:

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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