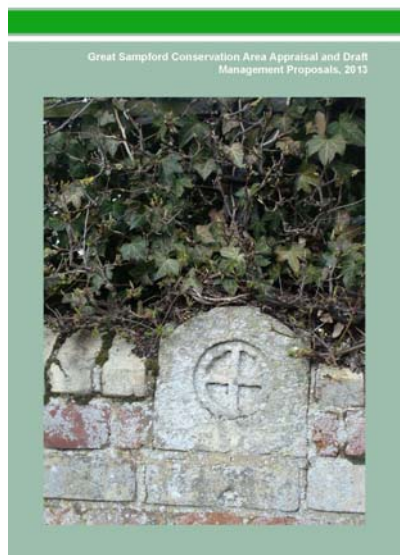


**Report of Public Participation
on
Great Sampford Conservation Area
Appraisal and Draft Management Plan
24 May – 6 July 2013**

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



July 2013

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Introduction

This report outlines the responses received from the public exhibition held at The Sampfords Village Hall on Friday 28 June 6.30 to 8.30pm and all responses received during the consultation period 24 May to 6 July 2013.

The Government encourages Councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Great Sampford Conservation Area was carried out in 2013. Anyone with an interest in Great Sampford was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/sampfordcaa> or, from 24 May paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden library and the mobile library, or from The Sampfords Parish Clerk.

Consultees were invited to visit one of the above venues or to go to the Council's website where pdf and online interactive versions of the appraisal document were 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 The Sampfords Village Hall on Friday 28 June 6.30 to 8.30pm.

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 Great Sampford Conservation Area Appraisal

The historic core of Great Sampford has a high quality environment where the 16 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. The majority of these are timber-framed and

Uttlesford District Council Great Sampford Conservation Area Appraisal and Management Proposals Consultation

plastered. Most date from the 17th to 19th centuries. Thatch is a traditional roofing material in Great Sampford and an important feature of the village that must be retained.

Several quality late 19th and early 20th century non-listed buildings have been identified as making a positive contribution to the character of the Conservation Area and the proposed extension to the Conservation Area. These are suggested as being worthy of protection and are as follows: on the High Street - The Manse, Baptist Church, Church Hall adjacent to the Baptist Church and Bull House; on Finchingfield Road - Leycam, The Old Village Hall, School House and the original late 19th century school building.

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 St Michael's churchyard, the Baptist churchyard, the small greens to the front of Church side and Flint Cottage, the small triangular green, junction of the B1053 and B1051, the two small greens adjacent to the River Pant and the open space being the curtilage garden to Stone Cottage. The general distinctiveness of the Conservation Area, though, is eroded by the presence of a number of elements which detract such as the damaged chest tombs in St Michael's churchyard and a sign and gazebo at the Red Lion which are in need of repair. Suggestions are made for remedial action.

This Appraisal, as consulted on, proposes two revisions to the existing Conservation Area boundary to:

- (a) Extend the Conservation Area to include land at and to the east of the school, Finchingfield Road.
- (b) Exclude the later 20th century estate at Homebridge and Willetts Field, behind and to the south of Finchingfield Road (whilst retaining frontage properties to Finchingfield Road).

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 - The Sampfords 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.

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Website – a dedicated page on a marketing url <http://www.uttlesford.gov.uk/sampfordcaa> 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 the Sampfords Village Hall on Friday 28 June 6.30 to 8.30pm.

Press release – a press release was issued on 20 May, prior to the publication of the Appraisal, with an update on 17 June 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.

Media coverage – the Conservation Area Appraisals co-ordinator gave an interview to BBC Radio Essex on 24 May to publicise the release of the Great Sampford and Hempstead Conservation Area Appraisals.

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, or from the Great Sampford Parish Clerk.

Results of the consultation on the Great Sampford Conservation Area Appraisal

A public exhibition was held at the Sampfords Village Hall on Friday 28 June 6.30 to 8.30pm and was attended by 19 people including members of the Parish Council. The exhibition was attended by the Council's Conservation Officer and the fieldworker who had been commissioned to carry out the on-site survey and produce the appraisal report. Both officers were on hand to answer enquiries. Maps, plans and copies of the Appraisal were available as were paper copies of the response forms.

The consultation period ran for six weeks between 24 May and 6 July 2013 and all responses received during this period are detailed below:

Great Sampford Parish Council

The Councillors found the appraisal itself to be informative and of high quality, and appreciated the time and effort taken by officers to hold the recent public exhibition in the village.

The Parish Council supports in full the findings of the appraisal in the three key areas comprising the changes to the extent of the Conservation Area, the proposed

safeguarding of individual non listed properties and the measures identified to protect and enhance the Conservation Area itself.

Our only additional observation is that consideration should be given to carrying out a similar appraisal for Little Sampford.

A Great Sampford resident

Comment on the character analysis of Great Sampford Village:

The report gives a detailed true description of the character of Great Sampford. As the owners of Bull House we agree our property, as well as others noted in the report, do have a historical contribution to the village. Bull House was an inn and we believe parts date back to the 15th century and have historical connections with St Michael's Church and the Manor House. The triangular green at the junction of the B1053 and B1051 is an important green area but this junction has lost some of its original character due to the highway developments (tarmac dominates the green) and signage (some of which is highlighted in the report). Following the bridge strengthening it changed the rural village bridge (which also was a natural speed calming area) to one we believe is architecturally unsympathetic to Great Sampford and also has had the adverse affect of allowing all traffic to speed through the village. We question how, in the light of this report, such a bridge could have been approved.

Comment on the revised Conservation Area boundary:

This revised area seems very appropriate with the proposed marked "IN" area to be included, having historical and architectural interest and should be conserved. Full agreement with the marked "OUT" proposed area to no longer be included in the conservation area.

Comment on the buildings that make an important architectural or historical contribution to the Conservation Area:

As stated above we agree Bull House does make an historical contribution to the village and we do not wish to change the character of the house but we are concerned with the proposed Article 4 Direction and the planning and financial implications as a result. If the house had had any planning restrictions (apart from being in a conservation area) we would have questioned continuing with the purchase of it 15 years ago.

Comment on the management proposals:

We are in agreement with the management proposals in the report but are concerned about the financial cost that would be incurred particularly with example of repairing the tombs when church funds are extremely tight already e.g. we even had to fundraise to have the trees in the churchyard (as mentioned in the report) trimmed. Are there any grants available to carry out such projects? We fully support the removal of the signs from the triangle of the B1053 and B1051 junction – a step to making the triangle more in character and safer as the signs do obscure one's view.

Any other comments:

The exhibition held in the Village Hall on June 28th was very beneficial and informative - thank you.

Appendices

Appendix 1 – Copy of letter to Great Sampford Residents

Great Sampford conservation area appraisal and draft management proposals consultation



Dear Great Sampford 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 Great Sampford; a consultation on the draft document will be running between **24 May and 6 July**. The document will be available on line at <http://www.uttlesford.gov.uk/sampfordcaa> or, from 24 May, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and the mobile library or from the Great Sampford 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 The Sampfords Village Hall, Great Sampford on **Friday 28 June 6.30 to 8.30pm**.

The historic core of Great Sampford has a high quality environment where the 16 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 17th to 19th centuries. Thatch is a traditional roofing material in Great Sampford and an important feature of the village that must be retained.

Several quality late 19th and early 20th century non-listed buildings have been identified as making a positive contribution to the character of the Conservation Area and the proposed extension to the Conservation Area. These are suggested as being worthy of protection and are as follows: on the High Street - The Manse, Baptist Church, Church Hall adjacent to the Baptist Church and Bull House; on Finchingfield Road - Leycam, The Old Village Hall, School House and the original late 19th century school building.

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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**

Great Sampford conservation area appraisal
and draft management proposals consultation



Important information on the Great Sampford
Conservation Area Appraisal

For the attention of the property owner



**Great Sampford
Conservation Area
Appraisal
Public Exhibition**

**Friday 28 June 6.30-8.30pm
The Sampfords Village Hall
Great Sampford**

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

**The consultation runs 24 May to 6 July 2013
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/sampfordcaa**

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**Utlesford District Council Great Sampford Conservation Area Appraisal
and Management Proposals Consultation**

Appendix 2 – Great Sampford consultation form (the Council's standard equalities monitoring forms were also made available)

Great Sampford Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Great Sampford village:

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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