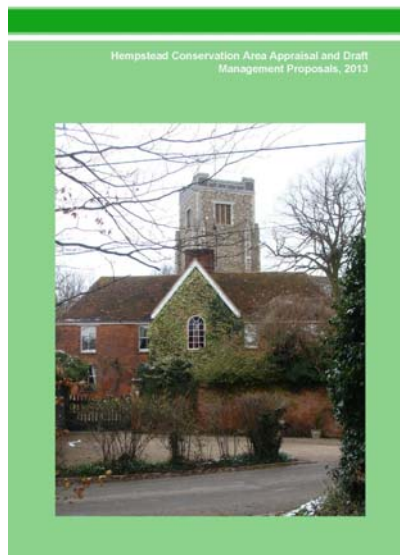


**Report of Public Participation
on
Hempstead Conservation Area
Appraisal and Draft Management Plan
24 May – 6 July 2013**

**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 Hempstead Village Hall on Wednesday 5 June 6.00 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 Hempstead Conservation Area was carried out in 2013. Anyone with an interest in Hempstead was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/hempsteadcaa> 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 Hempstead 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 Hempstead Village Hall on Wednesday 5 June 6.00 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 Hempstead Conservation Area Appraisal

The historic core of Hempstead has a high quality environment where the 13 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. The lead coffins in the crypt of the church

are particularly rare and there is a special responsibility to adequately protect this very unique asset. Thatch is a traditional roofing material in Hempstead 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 are as follows; Former Almshouses (nos. 1- 4), north side Church Hill; Hillside, Church Hill; Forge House, High Street; former chapel, now part of the Manse, Church Hill; Trevor House, north of the Village Hall. Other features such as the War Memorial and 20th century concrete post and railings erected as safety barriers have also been identified as contributing to the visual and historic importance of the village.

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 the horse paddock and adjoining land to the west of the churchyard; the open spaces at the junction of High Street and Church Hill; the agricultural gap to the west of Fridays, Church Hill and the open grazing land between Pippens and Hillside leading up to the Mill Mount. 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, as consulted on, proposes two revisions to the existing Conservation Area boundary. (Further revisions are proposed as the result of the consultation, for which see the report to Cabinet 12 September 2013):

(a) Extend the Conservation Area to include open grazing land between Pippins and Hillside south of Church Hill, being elevated agricultural grazing land leading up to Mill mound.

(b) Minor adjustment to exclude remainder of Oxbow House, east side of High Street (house in part already beyond 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 - Hempstead 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/hempsteadcaa> 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 Hempstead Village Hall on Wednesday 5 June 6.00 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 ongoing consultation. 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 Hempstead and Great Sampford 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 Hempstead Parish Clerk.

Results of the consultation on the Hempstead Conservation Area Appraisal

A public exhibition was held at the Hempstead Village Hall on Wednesday 5 June 6.00 to 8.30pm and was attended by 21 people including members of the Parish Council and the District Council member. 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:

Hempstead Parish Council

Broadly the Parish Council are in favour of the recommendations and observations contained in the appraisal and welcome it as a valuable piece of work. They are particularly in favour of the extension of the boundary to the grazing area south of The Glebe.

However there are occasions where the boundary seems unhelpful and bisects plots and goes across driveways. These may ultimately prove problematic.

- 1) Oxbow House's plot is bisected so that the house is outside the area and part of the plot inside.
- 2) Near the pond at the top of Church Hill at either side the line probably should follow the kerb line rather than cut across driveways etc.
- 3) Wilderness on the High Street again has its driveway bisected as the boundary progresses to Drapers. It should really follow the plot boundary and not randomly go across it.

The Archaeological site boundaries (**A**) shown delineated by yellow lines again seem to show scant regard for boundaries, driveways etc. But we realise there may be a reason for this if they are broadly descriptive.

While sympathetic to the idea of an archaeological dig at the Ring o' Trees the council are uncertain how this would proceed or be funded.

[Parish Councillor Alan Weedon also submitted a number of suggested revisions to historical points in the Appraisal. Where appropriate the corrections have been made and incorporated into the latest version of the draft document].

A Hempstead resident

Comment on the revised Conservation Area boundary:

The proposed boundary revision is fully supported by me to move the boundary North from within Oxbow House to rest outside the northern extremity of the building.

However, I wish to request that the proposed boundary is moved even further North to Oxbow House's site boundary based on the following information, all of which, in my opinion, does not need to be protected by the provisions of a Conservation Area.

- The Oxbow House was built in 1979, to a modern standard with no unusual/outstanding features
- There are no Tree Preservation Orders in place within the grounds of Oxbow House
- The soft landscaping with the grounds, currently with the Conservation Area (as proposed to be revised), comprises lawn, flower beds, fruit trees, a hedge comprising a mix of Hawthorn, fruit trees, Bramble and Holly (all of which have been overgrown with ivy) and a single, mature, Sycamore Tree. This is all maintained periodically (except the Sycamore) without the need to correspond with Uttlesford
- There is limited hard landscaping within the grounds currently with the Conservation Area (as proposed to be revised). This comprises a set of two small steps constructed in precast flag pavings and a very small concrete "patio".
- The final item is a bunded plastic oil tank set on precast flag pavings, precast lintels and aereated blocks.
- There is a culvert to the North/East boundary with Bridge House. My legal pack identifies the culvert as split ownership between two properties. I am aware that there are Riparian rights to maintain the culvert and would accept a proposal to further revise the Conservation Area either side of the culvert.

A Hempstead resident

Comment on the character analysis of Hempstead Village:

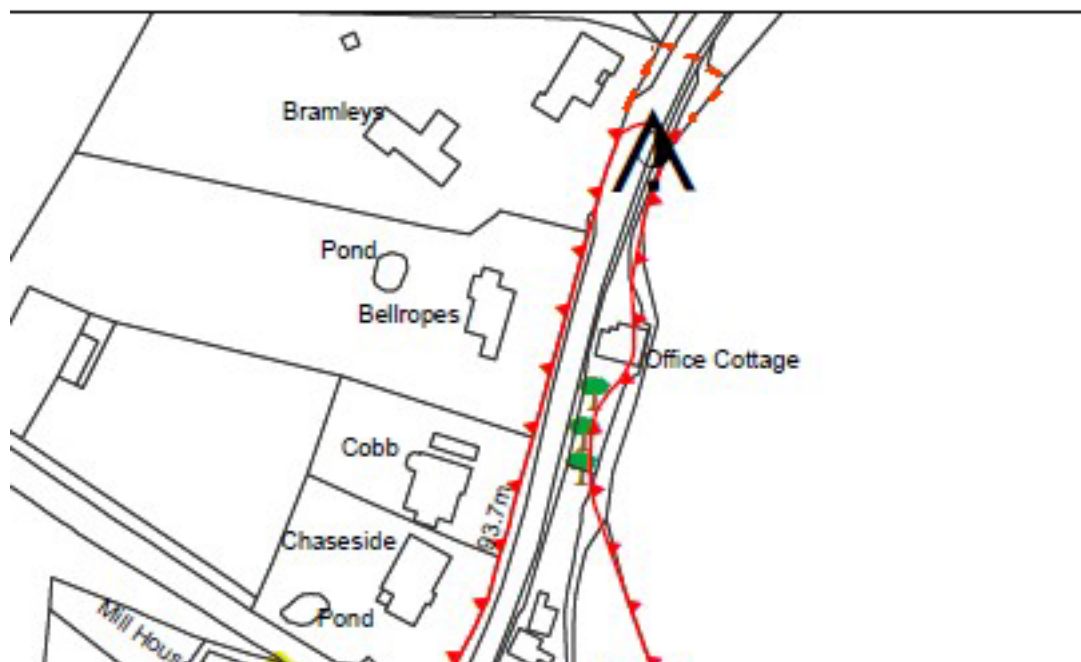
White Railings

I note that in para 1.85 of Part 1, page 22 – the Appraisal and in para 2.11 of Part 2, page 30 – the Management Proposals the 20th century white railings are referred to. These paragraphs seem to refer only to the railings between the Church and Church Farm on Church Hill. I live at Bramleys on the High Street, north east from the centre of the village and shown at the top left area of your character analysis map. Opposite Bramleys and Dimmings are a further set of white railings which I suggest should be additionally referred to and included in your analysis.

Comment on the revised Conservation Area boundary:

Conservation Area

Whilst looking at the limit of the conservation in that area, I would like to suggest that the boundary is extended very slightly north eastwards to include the end of the railings. At the moment the area seems to stop adjacent to the front door of Dimmings. I would suggest that it continues to the end of the railings and so finish opposite the boundary of Dimmings and its neighbour Woodside Cottages. I have attached a section of the map in this area with a dotted line showing my suggested increase.



Appendices

Appendix 1 – Copy of letter to Hempstead Residents

Hempstead conservation area appraisal and draft management proposals consultation



Dear Hempstead 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 Hempstead; 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/hempsteadcaa> 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 Hempstead 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 Hempstead Village Hall on **Wednesday 5 June 6.00 to 8.30pm**.

The historic core of Hempstead has a high quality environment where the 13 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. The lead coffins in the crypt of the church are particularly rare and there is a special responsibility to adequately protect this very unique asset. Thatch is a traditional roofing material in Hempstead and an important feature of the village that must be retained.

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2. Minor adjustment to exclude remainder of Oxbow House, east side of High Street (house in part already beyond 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**

Hempstead conservation area appraisal
and draft management proposals consultation



Important information on the Hempstead
Conservation Area Appraisal

For the attention of the property owner

**Hempstead
Conservation Area
Appraisal
Public Exhibition**

**Wednesday 5 June 6-8.30pm
Hempstead Village Hall
Hempstead**

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

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

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

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

Hempstead Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Hempstead 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:

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

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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