

**Report of Public Participation
on
Great Canfield Conservation Area
Appraisal and Draft Management Plan
22 February – 6 April 2014**

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



April 2014

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Introduction

This report outlines the responses received from the public exhibition held at Great Canfield Village Hall on Tuesday 4 March from 5.30 to 8.00pm and all responses received during the consultation period 22 February to 6 April 2014.

The Government encourages councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Great Canfield Conservation Area was carried out in 2013. Anyone with an interest in Great Canfield was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/gtcanfieldcaa> or, from 22 February paper copies could be inspected at the Council Offices in Saffron Walden, Great Dunmow Library, the mobile library or from the Great Canfield 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 Great Canfield Village Hall on Tuesday 4 March from 5.30 to 8.00pm.

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 Canfield Conservation Area Appraisal

The historic core of Church End, Great Canfield is a high quality environment where the 8 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. The high architectural quality and diversity of buildings in the Conservation Area together with other visual attributes and historic associations relating to the Church, The Hall and the prominent moated Scheduled Ancient Monument warrant its formal designation. The presence of mature trees and hedgerows throughout the Conservation Area add to its visual qualities.

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As a result of the Appraisal, Rodingbourne has been identified as a quality 19th century non-listed building that makes a positive contribution to the character of the Conservation Area. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification. The 19th or early 20th century iron fence surrounding the churchyard is also suggested as an interesting feature that should be preserved.

Trees and hedgerows within the existing Conservation Area play an important function in adding to the quality of the environment particularly in the vicinity of St Mary's churchyard where the range of tombstones and trees provide a fine setting for the Grade I listed church building itself. The small triangular green to the front of Rodingbourne and the pond, possibly part of a former moat complex, to the south west of The Hall, are also worthy of note. The general distinctiveness of the Conservation Area, though, is eroded by the presence of a number of elements which detract, such as the damaged ancillary building to the north of the churchyard and the presence of utility poles throughout the area. Suggestions are made for resolving these issues.

This Appraisal proposes one revision to the existing Conservation Area boundary suggesting that the area of open arable land to the north west of Rose Cottage and west of The Gables and Cranbrook should be excluded.

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 - Great Canfield 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/gtcanfieldcaa> 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 Great Canfield Village Hall on Tuesday 4 March from 5.30 to 8.00pm.

Press release – a press release was issued on 24 February and was subsequently published in local newspapers. It was also available on the council's website and via

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its Twitter and Facebook pages. A reminder about the public exhibition was issued via social media in the week leading up to the public exhibition. Details were also advertised in the Great Canfield parish magazine.

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 Library, the mobile library or from the Great Canfield Parish Clerk.

Results of the consultation on the Great Canfield Conservation Area Appraisal

A public exhibition was held at Great Canfield Village Hall on Tuesday 4 March from 5.30 to 8.00pm and was attended by 6 people. The exhibition was attended by the Council's Conservation Officer and the fieldworker who had undertaken the appraisal. Both 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 ran between 22 February and 6 April 2014 and all responses received during this period are detailed below:

Great Canfield Parish Council

The Parish Council discussed the review of the Great Canfield Village Conservation Appraisal at its meeting on 10th March. The six key points raised in the review and the Parish Council's comments are summarised as follows,

1. Proposal to exclude the field behind Rose Cottage, the Parish Council fully support this proposal.
2. Suggestion that an Article 4 Direction to provide protection for selected architectural features at Rodingbourne is supported in principle by the Parish Council.
3. The Parish Council supports repairs to the boundary wall and the railings surrounding the churchyard. The Parish Council sees this as the responsibility of Uttlesford to liaise with the Parochial Church Council.
4. Removal of utility poles and provision of underground services. The Parish Council strongly agrees with this proposal. As this is not an issue unique to the Great Canfield conservation area, the Parish Council suggests Uttlesford should contact the utility companies to discuss an overall approach to this problem.
5. The 'derelict and deteriorating ancillary building' to the north of the churchyard is privately owned. The Parish Council has no opinion on repairing this structure and suggests it is for Uttlesford to contact the owners.
6. The 'controlled management of the mount', this is privately owned and the Parish Council has no opinion; it is suggested Uttlesford contacts the owner to discuss further.

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Whilst the Parish Council is supportive of the conservation area and suggestions included in the review, there are no finances or other resource available for the Parish Council to take direct action.

Great Canfield churchwarden

I am the churchwarden of the parish and I went to the Exhibition which was held on the 4 March in the Village Hall and which was attended by two officers of the Council.

I went to the meeting to find out the thinking behind the comment in the summary which reads as follows: "The 19th or early 20th century iron fence surrounding the churchyard is also suggested as an interesting feature that should be preserved." I was told that this comment related not just to the railings on top of the churchyard wall on the north-west and west sides of the churchyard, but to the other fencing which surrounds the churchyard. It is the latter on which I wish to make some comments.

At the meeting, I asked whether the Parochial Church Council was really going to be required to restore the derelict fencing to its former state, and was reassured to be told that that would not happen. One of the officers however then said that the fencing as it was, detracted from the overall quality of the conservation area; I said that I had not looked at the fencing recently but so far as I could remember, it was very poor condition, with large gaps in it, and that taking steps to preserve or restore it, was not something which the Parochial Church Council would willingly spend what little money it had.

Since the meeting, I have looked at the position on the ground. The fencing such as it is, is on the east and south east boundaries of the churchyard. There is no fencing at all on the north east or south boundaries and the west and north-west boundaries are marked by the wall with railings on top which I have already referred to.

I paced the boundaries to get some rough idea of their length and the length and quality of the existing fencing; the south boundary was 80 paces, the east and south east boundaries were 166 paces and the north east boundary was 26 paces. There is no sign of any fencing at all on the north east or south boundaries, and the aggregate lengths of the pieces of fencing on the east and south east boundaries were approximately 120 paces. Those pieces of fencing which are there, have uprights which are missing, or bent, and are in many cases leaning outwards.

It seemed to me that the Council Officers were in two minds as to whether this fencing should be preserved or should be removed. It has been gently falling into disrepair through old age for many years, and I do not see why it should not be allowed to continue to do so. I do not believe that any recommendation by the District Council is needed.

Appendices

Appendix 1 – Copy of letter to Great Canfield Residents

Great Canfield Conservation Area Appraisal and Draft Management Proposals consultation



Dear Great Canfield 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 Church End, Great Canfield. A consultation on the draft document will be running between **22 February and 6 April**. The document will be available on line at <http://www.uttlesford.gov.uk/gtcanfieldcaa> or, from 22 February, paper copies can be inspected at the Council Offices in Saffron Walden, Great Dunmow Library and the mobile library or from the Great Canfield 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 Great Canfield Village Hall on **Tuesday 4 March from 5.30 to 8.00pm**.

The historic core of Church End, Great Canfield is a high quality environment where the 8 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. The high architectural quality and diversity of buildings in the Conservation Area together with other visual attributes and historic associations relating to the Church, The Hall and the prominent moated Scheduled Ancient Monument warrant its formal designation. The presence of mature trees and hedgerows throughout the Conservation Area add to its visual qualities.

As a result of the Appraisal, Rodingbourne has been identified as a quality 19th century non-listed building that makes a positive contribution to the character of the Conservation Area. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification. The 19th or early 20th century iron fence surrounding the churchyard is also suggested as an interesting feature that should be preserved.

Trees and hedgerows within the existing Conservation Area play an important function in adding to the quality of the environment particularly in the vicinity of St Mary's churchyard where the range of tombstones and trees provide a fine setting for the Grade I listed church building itself. The small triangular green to the front of Rodingbourne and the pond, possibly part of a former moat complex, to the south west of The Hall, are also worthy of note. The general distinctiveness of the Conservation Area, though, is eroded by the presence of a number of elements which detract, such as the damaged ancillary building to the north of the churchyard and the presence of utility poles throughout the area. Suggestions are made for resolving these issues.

This Appraisal proposes one revision to the existing Conservation Area boundary suggesting that the area of open arable land to the north west of Rose Cottage and west of The Gables and Cranbrook should be excluded.

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 Bruce Tice, Conservation Area Appraisals Project, 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 Canfield Conservation Area Appraisal
and Draft Management Proposals consultation



Uttlesford District Council Official Notification
For the attention of the property owner



**Great Canfield
Conservation Area
Appraisal
Public Exhibition**



Tuesday 4 March 5.30-8.00pm
Great Canfield Village Hall
Marsh Farm Lane, Great Canfield

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

The consultation runs 22 February to 6 April 2014
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/gtcanfieldcaa



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**Uttlesford District Council Great Canfield Conservation Area Appraisal
and Management Proposals Consultation**

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

Great Canfield Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Church End Great Canfield:

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 Bruce Tice, Conservation Area Appraisals Project, 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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