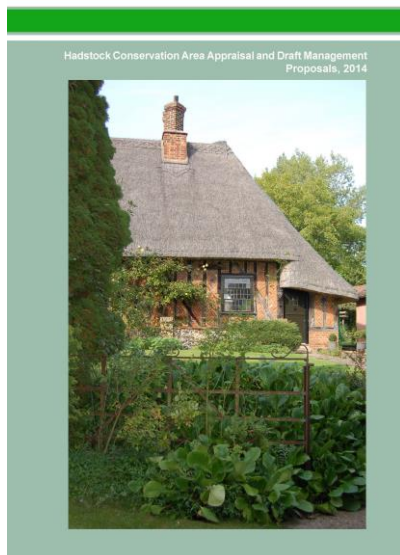


**Report of Public Participation
on
Hadstock Conservation Area Appraisal
and Draft Management Plan
1 February – 15 March 2014**

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



May 2014

Contents

Introduction

Summary of findings of the Hadstock Conservation Area Appraisal

Publicity

Results from Consultation

1. Exhibition

2. Consultation

Appendices

Appendix 1 – Copy of letter to Hadstock Residents

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

Introduction

This report outlines the responses received from the public exhibition held at Hadstock Village Hall on Saturday 8 February from 12noon to 3.00pm and all responses received during the consultation period 1 February to 15 March 2014.

The Government encourages councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Hadstock Conservation Area was carried out in 2013. Anyone with an interest in Hadstock was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/hadstockcaa> or, from 1 February paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, the mobile library or from the Hadstock 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 Hadstock Village Hall on Saturday 8 February 12 noon to 3pm.

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 Hadstock Conservation Area Appraisal

The historic core of Hadstock is a high quality environment where the 33 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. The majority of these are timber-framed and plastered. Most date from the 16th to 18th centuries, though the 20th century K6 telephone kiosk on the Bartlow Road is included. St Boltoph's Church of late Anglo Saxon date is Grade I, the remainder are classified Grade II.

Uttlesford District Council Hadstock Conservation Area Appraisal and Management Proposals Consultation

Several quality non-listed buildings have been identified as worthy of protection. These include the Hadstock House; Glebe House; Lordship Cottages on Linton Road; former agricultural buildings at Yews Farm; Fairmead and Pleasant Cottages on Moules Lane.

Trees and hedgerows within the existing Conservation Area play an important function in adding to the high quality and diversity of the environment. Of particular note are the trees along the edge of the churchyard and those surrounding Hadstock House. The churchyard and village green also represent open landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected. The general distinctiveness of the village, though, is eroded by the presence of telephone poles carrying overhead services and the future undergrounding of these is suggested as being desirable. It is further noted that the impact of HGV traffic through the village is detrimental to the quality of the local environment.

A number of amendments to the boundary of the Conservation Area are suggested:

1. An adjustment to revise the Conservation Area to the rear boundaries of properties on the east side of Linton Road from Lordship Cottages to Chestnut House (the rear boundaries of all properties are currently bisected by the Conservation Area).
2. A minor adjustment to include the final building in the long range of former agricultural buildings on the Yews Farm site.
3. An adjustment to revise the Conservation Area to the rear boundaries of properties on the north side of Walden Road from Holly Cottage to Wychelm (the rear boundaries of all properties are currently bisected by the Conservation Area).
4. It is suggested that Les Arbres on Moules Lane is excluded given that this is a discreetly located single modern dwelling at the periphery of 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 - Hadstock Parish Council were notified of the council's intention to appraise the Conservation Area and the fieldworker met with members to introduce and discuss the findings of the report. The Parish Council 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/jadstockcaa> 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.

Uttlesford District Council Hadstock Conservation Area Appraisal and Management Proposals Consultation

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 Hadstock Village Hall on Saturday 8 February 12 noon to 3pm.

Press release – a press release was issued on 3 February and was subsequently published in local newspapers. It was also available on the council's website and via 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 on the Hadstock parish website and in the 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, Saffron Walden Library, the mobile library or from the Hadstock Parish Clerk. Additionally a copy was sent to the Hadstock Local History Recorder.

Results of the consultation on the Hadstock Conservation Area Appraisal

A public exhibition was held at Hadstock Village Hall on Saturday 8 February 12 noon to 3pm and was attended by 33 people. The exhibition was attended by the Council's Conservation Area Appraisals Co-ordinator who had undertaken the appraisal. He was on hand to answer enquiries. Maps, plans, a selection 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 1 February and 15 March and all responses received during this period are detailed below:

Hadstock Parish Council

I wondered if you might be able to progress the refurbishment of the pump on the village green? Over a year ago we requested that Uttlesford Rangers do this and I believe you have seen yourself that it is in need of some care?

The Hadstock Society

Comment here on the character analysis of Hadstock village:

The Hadstock Society considers that the Appraisal provides a very good analysis and understanding of the village.

Comment here on the revised conservation area boundary:

The Conservation Area should be extended in Walden Road to include the gardens from Chantry House to Bardsfield.

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

The Hadstock Society supports the view that the buildings identified in the document as making an important architectural or historical contribution to the area should be protected by the Conservation Area.

Uttlesford District Council Hadstock Conservation Area Appraisal and Management Proposals Consultation

Comment here on the management proposals:

The Hadstock Society strongly supports the recommendation to place the overhead cables underground with emphasis on the electric cables particularly the area around the Grade 1 listed St. Botolph's Church. We also agree that overhead telephone cables should be placed underground.

Any other comments:

1. We are surprised that the Village Green Pump, which is situated next to Waylands, does not appear to be mentioned in the Appraisal. This was the last public pump in the village, and it was taken over by Uttlesford District Council. We would request that a recommendation be included that Uttlesford District Council be requested to take action to arrange for the restoration of the pump.
2. Paragraph 1.89 refers to the fact that there are Tree Preservation Orders in the area but all trees in the Conservation Area are protected as part of the Conservation Area.

The Gypsy Council

The Gypsy Council doesn't get any kind of grants or external funding that would enable us to consult over the issues you raised at this time.

We respond to issues relating to GTAA's, Local Plan's or other documents, as and when they arise as an issue for one of our members, which unfortunately usually isn't within the LPA's own time frame.

Sorry we can't help or respond more positively on this occasion, because we simply don't have the capacity.

Date: 10 March 2014
Our ref: 111519
Your ref:



Mr Bruce Tice
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER
BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Tice

Planning consultation: Hadstock Conservation Area Appraisal
Location: Hadstock

Thank you for your consultation on the above dated 01 February 2014 which was received by Natural England on 01 February 2014.

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.

Natural England does not consider that this consultation document poses any likely or significant risk to those features of the natural environment¹ for which we would otherwise provide a more detailed consultation response and so does not wish to make specific comment on the details of this consultation.

Natural England is pleased to see reference to relevant legislation such as the National Policy Planning Framework and the adopted Uttlesford Local Plan. References to the protection of open land and open spaces as per paragraphs 1.90 and 1.91 together with paragraphs 2.10 and 2.11 referring to protection of open spaces which are welcomed and to be encouraged.

Subject to the above Natural England have no substantive comments to make in respect of this consultation. The lack of specific 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 make comments that will help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process.

In particular, we would expect the LPA to assess and consider the possible impacts resulting from this proposal on the following when determining this application:

Protected species

Where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the LPA should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05)².

¹ Cases which might affect a SSSI, Natura 2000 site, National Park, Area of Outstanding Natural Beauty or a large population of a protected species and/or cases or generic issues which affect a large suite of sites or may set a precedent and thereby affect a significant quantity of habitat across the country

² Paragraph 98 and 99 of ODPM Circular 06/2005.

Natural England has produced standing advice, which is available on our website [Natural England Standing Advice](#) to help local planning authorities to better understand the impact of particular developments on protected or BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, local planning authorities should undertake further consultation with Natural England.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application.

Biodiversity enhancements

Consideration should be given to opportunities to incorporate features into designs which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

Opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; through the use natural resources more sustainably; can bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

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 sincerely

David Hammond
Lead Advisor

Tel: 0300 060 1373

A Hadstock resident

Comment here on the character analysis of Hadstock village:

I disagree with your statement in 1.12 the Hadstock is a vibrant village, The activities to which you refer are almost entirely the work of a few retired persons. The village is has no life during the day and the pub is under the threat of closure due to a lack of patronage, The overwhelming number of newcomers commute to Cambridge or London. In the 25 years that I have lived in Hadstock, there has been a marked and continuing decrease in the number of people who are willing to take part in village life as it has become a dormitory village.

Para 1.33 – we have adequate internet access, There is no cable or fibre optic connection.

Comment here on the revised conservation area boundary:

I am entirely opposed to the concept a conservation area and thus to its revision. My house, featured twice in the document was started over 400 years ago and has been added to over a number of centuries. Why should such development stop now? Are we to live in a museum? Just look at the pictures of Hadstock in paras 1.10 and 1.133. Since those pictures were taken, buildings have been demolished and others built and the look of the village has improved. Who is to say that continuous development, would be detrimental?

Comment here on the management proposals:

Your statement in 2.5 is untrue in our case. A development within the curtilage of our listing building was allowed on appeal. See UTT/0844/08/FUL

Any other comments:

Listed buildings – The Uttlesford policy for improving the thermal efficiency of listed buildings is at odds with the National policy for good thermal insulation. Uttlesford should urgently review its policy, otherwise there will be a lack of expenditure by owners in maintenance due to probative heating costs.

Trees – If you compare the picture in 1.10 with the view today the big change is the number of trees. Trees were cropped for timber and firewood and land used to grow vegetables. Today, there are so many trees that views of the village are greatly diminished in the summer. Furthermore, insurance companies do not like trees growing near properties as it increases the likelihood of subsidence. Trees are good for the environment and many villagers have planted many new trees in the last 25 years. I consider that Uttlesford's tree conservation policy should be more liberal, taking into account the reality of its residents' past actions and insurance company attitudes.

I am totally in favour of keeping the character of the village but the centuries of gradual development should not stop but continue in the light of modern conditions and needs.

As an aside, our property listing notes "The front is divided into 3 bays by stucco pilasters" (see picture 1.108). Were the pilasters not there and I asked permission to

incorporate them into the front of the house, would get permission as no other building in the parish has such an architectural feature?

A Hadstock resident

Bruce Tice's review of the Hadstock Conservation area has highlighted an issue with the Listed Buildings list concerning our house New Barn Close.

Listed Building ID 405303 "Barn to South East of White House" refers to a building which was destroyed in 1990. The current building is a new build completed in 1997. I refer to a letter from Mrs Carpenter dated 6 June 1995 which states " ... listed building consent has not been determined as the building which was destroyed in 1990 can no longer be considered to be a listed building."

I had assumed that as a consequence it would be removed from the list although a check in 2005 of a plan of Listed Buildings shows both old and new buildings. On the latest plan the two building outlines have been merged into one.

A Hadstock resident

Page 38. I would agree with the proposed extension of Conservation Area to area boundaries of properties. Extension of Development Limit would open the way for back development, which has always been refused because of the danger of more vehicles coming out on the busy roads.

1.34, Why bother to take Les Arbres out – could just be left in?

While the house is just a modern bungalow, its hedge is, I think, the old hedge that was the bottom boundary of the gardens of Fairmead and Pleasant View, built 1851 - see p.34, 1.119. I have been reminded that, when we had a keen birdwatcher in the village, he was thrilled with the species that were nesting there. Perhaps that is a good reason to keep it within the Conservation Area.

A Hadstock resident

Comment here on the character analysis of Hadstock village:

1.82 No mention of clay batt construction: breeze block size, sun dried blocks usually made on or near the construction site from clay, chalk, sand, gravel, dung, straw; used for cottage construction in the early C19th e.g. Sheepshead Row terrace (The Row). Such buildings were usually built on a flint base layer, and the clay batts were protected with a lime mortar plaster. These blocks were also used for internal infills and chimney work.

Mention of the absence of formal street lighting which is a good thing.

Comment here on the revised conservation area boundary:

I support the proposed adding of gardens, and suggest that this concept be extended to the upper end of the west side of Walden Road. I also support the inclusion of the old agricultural buildings opposite The Row.

Uttlesford District Council Hadstock Conservation Area Appraisal and Management Proposals Consultation

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

1.121 It should be noted that the churchyard flint walls have been repaired using lime mortar.

Comment here on the management proposals:

Overhead electricity cabling is heavier than that for telephones, and so requires larger poles and is more obtrusive. I think priority should be given to undergrounding the electricity.

Any other comments:

The Village Green common land on the Barlow Road hillside above the village green, is protected open space that should be retained.

A Hadstock resident

Comment here on the character analysis of Hadstock village:

This is thorough, and well referenced.

I enjoyed reading this – thank you.

Comment here on the revised conservation area boundary:

Non-controversial. This seems a sensible pragmatic update of the boundary..

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

I think that the former village school, now the Village Hall, merits Grade II listing. It is of historic and architectural interest and occupies an important site.

Comment here on the management proposals:

I would support any efforts to bury the utility cables about the village.

The dangers, noise and damage wrought by HGV movement through the village is the biggest concern. An 18 ton weight restriction is necessary.

Any other comments:

Hadstock remains an attractive village to live in and visit. Preservation is important, and we are pleased that this is acknowledged in this appraisal. Control of HGV traffic is the top priority for residents.

Appendices

Appendix 1 – Copy of letter to Hadstock Residents

Hadstock conservation area appraisal and draft management proposals consultation



Dear Hadstock 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 Hadstock; a consultation on the draft document will be running between **1 February and 15 March**. The document will be available on line at <http://www.uttlesford.gov.uk/hadstockcaa> or, from 1 February, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and the mobile library or from the Hadstock 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 Hadstock Village Hall on **Saturday 8 February 12 noon to 3pm**.

The historic core of Hadstock is a high quality environment where the 33 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. The majority of these are timber-framed and plastered. Most date from the 16th to 18th centuries, though the 20th century K6 telephone kiosk on the Bartlow Road is included. St Boltoph's Church of late Anglo Saxon date is Grade I, the remainder are classified Grade II.

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Trees and hedgerows within the existing Conservation Area play an important function in adding to the high quality and diversity of the environment. Of particular note are the trees along the edge of the churchyard and those surrounding Hadstock House. The churchyard and village green also represent open landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected. The general distinctiveness of the village, though, is eroded by the presence of telephone poles carrying overhead services and the future undergrounding of these is suggested as being desirable. It is further noted that the impact of HGV traffic through the village is detrimental to the quality of the local environment.

A number of amendments to the boundary of the Conservation Area are suggested:

1. An adjustment to revise the Conservation Area to the rear boundaries of properties on the east side of Linton Road from Lordship Cottages to Chestnut House (the rear boundaries of all properties are currently bisected by the Conservation Area).
2. A minor adjustment to include the final building in the long range of former agricultural buildings on the Yews Farm site.
3. An adjustment to revise the Conservation Area to the rear boundaries of properties on the north side of Walden Road from Holly Cottage to Wychelm (the rear boundaries of all properties are currently bisected by the Conservation Area).
4. It is suggested that Arbres on Moules Lane is excluded given that this is a discreetly located single modern dwelling at the periphery of 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**

Hadstock conservation area appraisal
and draft management proposals consultation



Uttlesford District Council Official Notification

Important information on the Hadstock
Conservation Area Appraisal

For the attention of the property owner

**Hadstock
Conservation Area
Appraisal
Public Exhibition**

**Saturday 8 February 12 noon-3pm
Hadstock Village Hall
Church Path Hadstock
CB21 4PH**

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

**The consultation runs 1 February to 15 March 2014
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/hadstockcaa**

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

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

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

Hadstock Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Hadstock 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:

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

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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