

Report of Public Participation on Bentfield Green Conservation Area Appraisal and Draft Management Plan 25 August – 5 October 2014

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



October 2014

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Introduction

This report outlines the responses received from the public exhibition held at Stansted Day Centre on Saturday 6 September 11.30am to 2.30pm and all responses received during the consultation period 25 August to 5 October 2014.

The Government encourages Councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Bentfield Green Conservation Area was carried out. Anyone with an interest in Bentfield Green was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/bentfieldgreencaa> or, from 22 August paper copies could be inspected at the Council Offices in Saffron Walden, Stansted Mountfitchet Library and the mobile library or from the Stansted Mountfitchet 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 Stansted Day Centre on Saturday 6 September 11.30am to 2.30pm.

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 Bentfield Green Conservation Area Appraisal

The historic core of Bentfield Green is a high quality environment where the 13 Listed Buildings, or groups of buildings, and other structures in the Conservation Area make a significant contribution to its architectural and historical importance. All are

Uttlesford District Council Bentfield Green Conservation Area Appraisal and Management Proposals Consultation

classified Grade II and most date from the 16th to the 18th centuries, although the 19th century pump is also listed.

A number of quality unlisted buildings have been identified as making a positive contribution to the character of the Conservation Area. These include: Rose Tree Cottage, Nos. 26-32 and 34-44 Bentfield Green, Nos.33-43 Bentfield Green, the Rose and Crown public house, Nos. 37 and 66 Bentfield Road.

Trees, hedgerows and open spaces 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 large green adjacent to the Rose & Crown pub and the small triangular island, green, playground and pond opposite Pond Cottage. Trees, notably in the grounds of Bentfield Green Farmhouse and in the grounds of No. 18, add colour and diversity to the local environment whilst wide grassy verges also play a role in ruralizing the street scene particularly where they provide a break between the historic and modern built environments. There are few detracting elements in the area, though it is noted that the iron railings on concrete posts adjacent to the pond are in need of painting and some granite kerb stones around the Rose and Crown public house green have been replaced with inappropriate concrete substitutes.

One amendment to the boundary of the Conservation Area is proposed:

It is suggested that nine properties on the former Hargraves Works site - now Bentfield Close - be excluded and that a minor revision be made to include a small section of Bentfield 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 - Stansted Mountfitchet Parish Council were notified of the Council's intention to appraise the Conservation Area and on 30 July 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/bentfieldgreencaa> 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.

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Public exhibition – a public exhibition was held at Stansted Day Centre on Saturday 6 September 11.30am to 2.30pm and was attended by 19 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.

Press release – a press release was issued on 1 September 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 Stansted Mountfitchet parish website.

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, Stansted Mountfitchet Library and the mobile library or from the Stansted Mountfitchet Parish Clerk. Additionally a copy was sent to the Local History Recorder.

Results of the consultation on the Bentfield Green Conservation Area Appraisal

The consultation period ran between 25 August and 5 October and all responses received during this period are detailed below:

Stansted Parish Council

The Parish Council has asked me to congratulate you on the way in which you have conducted this appraisal which they feel has been very comprehensive.

Our only official comment is to say that we hope that all of the recommendations/management proposals will be adhered to, particularly the Article 4 Directions.

Just for your info, we already have in hand some management work on Bentfield Pond – cutting back bushes, thinning out the reeds etc. This is taking place in early November under the guidance of the British Trust for Conservation Volunteers and will be followed afterwards (weather dependant) by the re-painting of the railings!

A Bentfield Green resident

I see from the letters sent out that the houses in Bentfield Close are being excluded from the area, which to some extent I can understand given the age of the buildings concerned, however, I was surprised that the pump house had been excluded as there appears to have been a lot of effort undertaken to maintain as much of this buildings character as possible, and the tower is certainly one of the areas very prominent landmarks, so I was wondering if there was to be any further consideration being given to this particular building?

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A Bentfield Green resident

Comment here on the revised conservation area boundary:

Although the buildings on Bentfield Close are new this is a historic part of Bentfield Green. The works building was part of the old estate and has been there for many years. It should not be left without any protection.

Comment here on the management proposals:

The pond is an important part of the village that is enjoyed by many people young and old.

A Bentfield Green resident

We would hope that our Close could remain in the Conservation Area. Our house, No 1 was the old Victorian generator building for Hargreaves House. It does have an English Heritage Monument number, as a request was made to list it as a Monument. This was refused by English Heritage but we hope that it could at least be within the Conservation Area.

A resident

Thank you for your emailed Appraisal. Since UDC takes no notice of it's constituents, I see no point in commenting.

Bentfield Green residents (joint submission from 9 residents)

Looking at your proposed plan, it appears that seven properties are listed buildings, eighteen properties are to be part of the conservation area, leaving a further seven properties neither listed nor part of the conservation scheme.

In order that 'Bentfield Green' may be protected and retain its charm for years to come, we would like to propose that the whole area of Bentfield Green is part of the conservation scheme which would include all houses, the Rose and Crown public house, the children's playground, the pond and the two small pieces of green opposite the pond.

Please give the proposal your full consideration as we feel this will be the only way to preserve our lovely hamlet for years to come.

Bidwells

Representation from: Steven Butler, Principal Planner, Planning Division

Comment here on the character analysis of Bentfield Green village:

No comment

Comment here on the revised conservation area boundary:

No comment.

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

No comment.

Comment here on the management proposals:

No specific comments.

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Any other comments:

We consider that UDC should not be determining matters relating to the Conservation Area until the Local Plan review has been settled. This is because matters such as land allocations, which will determine the location and type of future development within the District (including land at Bentfield Green), are still in play and therefore may be prejudiced by the Appraisal.

We therefore offer a **holding objection** to the Conservation Area Appraisal until the outcome of the Local Plan review is known.

Appendices

Appendix 1 – Copy of letter to Bentfield Green Residents

Bentfield Green conservation area appraisal and draft management proposals consultation



Dear Bentfield Green 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 Bentfield Green; a consultation on the draft document will be running between **25 August and 5 October**. The document will be available on line at

<http://www.uttlesford.gov.uk/bentfieldgreencaa> or, from 22 August, paper copies can be inspected at the Council Offices in Saffron Walden, Stansted Mountfitchet Library and the mobile library or from the Stansted Mountfitchet 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 Stansted Mountfitchet Day Centre on **Saturday 6 September 11.30-2.30pm**.

The historic core of Bentfield Green is a high quality environment where the 13 Listed Buildings, or groups of buildings, and other structures in the Conservation Area make a significant contribution to its architectural and historical importance. All are classified Grade II and most date from the 16th to the 18th centuries, although the 19th century pump is also listed.

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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**

**Bentfield Green conservation area appraisal
and draft management proposals consultation**



Uttlesford District Council Official Notification

Important information on the Bentfield Green
Conservation Area Appraisal

For the attention of the property owner

**Bentfield Green
Conservation Area
Appraisal
Public Exhibition**



Saturday 6 September 11.30am-2.30pm
Stansted Mountfitchet Day and Community Centre
Crafton Green
Stansted Mountfitchet

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

The consultation runs 25 August to 5 October 2014
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/bentfieldgreencaa

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and Management Proposals Consultation**

Appendix 2 – Bentfield Green consultation form (the Council’s standard equalities monitoring forms were also made available)

Bentfield Green Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Bentfield Green:

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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