

**Report of Public Participation  
on  
Hazel End Conservation Area Appraisal  
and Draft Management Plan  
25 August - 5 October**

**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 Farnham Village Hall on Wednesday 10 September 5.30-8pm and all responses received during the consultation period 25 August to 5 October.

The Government encourages Councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Hazel End Conservation Area was carried out in 2014. Anyone with an interest in Hazel End was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/hazeendcaa> 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 Farnham 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 Farnham Village Hall on Wednesday 10 September 5.30-8pm.

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 Hazel End Conservation Area Appraisal**

The historic core of Hazel End is a high quality environment where the 15 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. All are classified Grade II and most date from the 17th century but there are single representatives each from the 16th, 18th and 19th centuries. The latter is Stone Cottage at the northern end of the Conservation Area.

## Utlesford District Council Hazel End Conservation Area Appraisal and Management Proposals Consultation

The barn to south-east of Upper Farmhouse is currently listed. However, it is noted that the original barn was burnt down in its entirety in 1980 and rebuilt in part using historic timbers from elsewhere. As a reconstructed building it is suggested that the process of delisting this structure should be explored.

One quality unlisted building has been identified as making a positive contribution to the character of the Conservation Area, this being the reconstructed barn to the south east of Upper Farmhouse. If as proposed this barn is de listed it nevertheless is worthy of retention and should not be demolished.

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 central open space and pond and the attractive sunken edges of northern approach road to Hazel End. The general distinctiveness of the hamlet, though, is eroded by the presence of two telephone poles carrying overhead services and the future undergrounding of these is suggested as being desirable. It is further noted that the broken road surface around the central green would benefit from repair and that with some management the central pond could become a permanent and attractive water feature

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

- 1 . Land to the north of Home Farmhouse consisting of two large 20th century agricultural barns.
- 2 Home Farm Cottages and New Cottages.
3. Land to the south east of the Castle being a miscellany of storage sheds and a Nissen Hut.

Other minor proposed boundary changes to better reflect selected existing physical boundaries:

1. Include land to north of estate buildings 56-57 which has effect of protecting a mature tree.
2. Include land to the west of range of timber-framed outbuildings that in turn are located to the west of Home Farmhouse.
3. Include small area to west of barns to west of Upper Farmhouse to follow access 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** - Farnham Parish Council were notified of the Council's intention to appraise the Conservation Area. 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 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.

## Uttlesford District Council Hazel End Conservation Area Appraisal and Management Proposals Consultation

**Website** – a dedicated page on a marketing url <http://www.uttlesford.gov.uk/hazelendcaa> 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 Farnham Village Hall on Wednesday 10 September 5.30-8pm 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 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.

**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 Farnham Parish Clerk.

### Results of the consultation on the Hazel End Conservation Area Appraisal

The consultation period ran between 25 August and 5 October and all responses are reproduced below.

#### Farnham Parish Council

**Comment here on the character analysis of Hazel End:**

Agree with proposal

**Comment here on the revised conservation area boundary:**

agree

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

agree they should remain in area

**Comment here on the management proposals:**

agree generally but feel suggestions of improving state of track by pond is too onerous unless UDC wish to undertake work in consultation with owners and farm. Pond is an important feature and has been commented upon by Essex Biodiversity Unit. However base of pond is damaged and requires significant work and resources



Bishop's Stortford  
Hertfordshire CM23 1HG

Vineyard website: [www.corylet.com](http://www.corylet.com)

Uttlesford District Council – Planning Department  
Council Offices  
London Road,  
Saffron Walden,  
Essex CB11 4ER

3 September 2014

Dear Sirs

### **Comments on Hazel End Conservation Area Appraisal**

#### **Factual Matters**

Throughout the document, the dwelling known as “Hazel End Farm” is referred to as “Upper Farmhouse”. That name has not been used for the past 35 years and is no longer correct.

1.32/1.69 “Stone Cottage” is semi-detached and known as “Stone Cottages” or, more often, “Flint Cottages”.

1.58 It is the *east* stack that is old, with stepped brickwork.

1.59 First it says “Roofs thatched and tiled” then “Roofs now all tiled”. They are now all tiled *except* the cartshed.

#### **Management Proposals**

2.1 We support the proposed boundary changes.

2.7 & 2.9 Having regard to the points made in the Appraisal, we support the de-listing of the barn at Hazel End Farm that was erected in the early 1980s.

#### **2.13 Enhancement Proposals**

Given that the purpose of these proposals is to conserve the character and appearance of Hazel End, we do not accept that the proposals are either necessary or appropriate to achieve that purpose. Hazel End has been identified as a rural hamlet dating largely

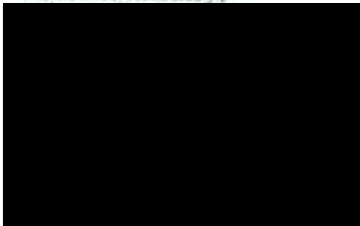


from the seventeenth century and, as such, would not expect to have the immaculate appearance of upmarket suburbia. Nor should it be the role of local government to be telling property owners how to tidy their yard or tend their water features. References to both matters should be deleted from the document. (In fact a great deal of time and money has already been spent trying to make the pond watertight in the traditional manner but without success.)

Likewise, the area around the central green is in keeping with the character of the village. It is misleading to call it "Broken road surface" because it is not a road and it has a surface of loose gravel to distinguish it from the roads on two sides and to discourage vehicles from dangerous short cuts.

The mention of "2 utility poles" is confusing because there are several more than that in or within sight of the conservation area. Whilst nobody is going to say they enhance the appearance of the hamlet, it is far from clear what is meant by "explore potential with utility company of reducing their impact". If there is no mechanism and/or no money with which to undertake this, what is the point of including it in the report?

Yours faithfully,



C. W. Humphreys  
Partner

**Appendices**

Appendix 1 – Copy of letter to Hazel End Residents

## Hazel End conservation area appraisal and draft management proposals consultation



Dear Hazel End resident

The Government encourages councils to undertake appraisals of Conservation Areas and one has just been completed for your hamlet. We now need your comments on the Conservation Area appraisal for Hazel End; 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/hazlendcaa> 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 Farnham 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 Farnham Village Hall on **Wednesday 10 September 5.30-8.00pm**.

The historic core of Hazel End is a high quality environment where the 15 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. All are classified Grade II and most date from the 17th century but there are single representatives each from the 16th, 18th and 19th centuries. The latter is Stone Cottage at the northern end of the Conservation Area.

The barn to south-east of Upper Farmhouse is currently listed. However, it is noted that the original barn was burnt down in its entirety in 1980 and rebuilt in part using historic timbers from elsewhere. As a reconstructed building it is suggested that the process of delisting this structure should be explored.

One quality unlisted building has been identified as making a positive contribution to the character of the Conservation Area, this being the reconstructed barn to the south east of Upper Farmhouse. If, as proposed, this barn is delisted it nevertheless is worthy of retention and should not be demolished.

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 central open space and pond and the attractive sunken edges of northern approach road to Hazel End. The general distinctiveness of the hamlet, though, is eroded by the presence of two telephone poles carrying overhead services and the future undergrounding of these is suggested as being desirable. It is further noted that the broken road surface around the central green would benefit from repair and that with some management the central pond could become a permanent and attractive water feature

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

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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](mailto: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**



Hazel End conservation area appraisal  
and draft management proposals consultation



**Uttlesford District Council Official Notification**

Important information on the Hazel End  
Conservation Area Appraisal

For the attention of the property owner

**Hazel End  
Conservation Area  
Appraisal Public Exhibition**

**Wednesday 10 September 5.30-8pm**  
Farnham Village Hall  
Rectory Lane Farnham  
Essex CM23 1HU

Your chance to have your say on the draft Conservation  
Area Appraisal for Hazel End

The consultation runs 25 August to 5 October 2014  
For more information call 01799 510670 or take part online at  
[www.uttlesford.gov.uk/hazelendca](http://www.uttlesford.gov.uk/hazelendca)

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contact us on 01799 510510

**Uttlesford District Council Hazel End Conservation Area Appraisal  
and Management Proposals Consultation**

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

## **Hazel End Conservation Area Appraisal Consultation**

### **Consultation Feedback Form**

Comment here on the character analysis of Hazel End:

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 Hazel End 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](mailto:btice@uttlesford.gov.uk) who will be pleased to assist and answer any of your queries.

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