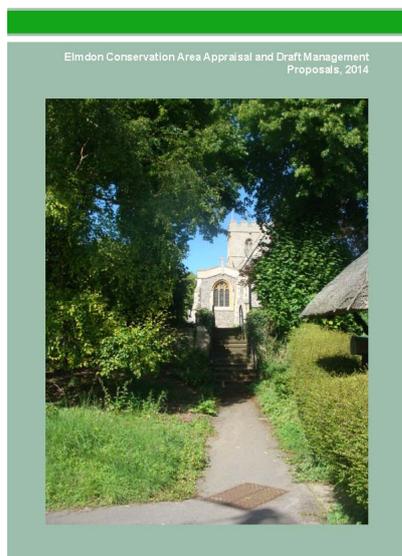


Report of Public Participation on Elmdon Conservation Area Appraisal and Draft Management Plan 6 October - 16 November

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



November 2014

Contents

Introduction

Summary of findings of the Elmdon Conservation Area Appraisal

Publicity

Results from Consultation

1. Exhibition

2. Consultation

Appendices

Appendix 1 – Copy of letter to Elmdon Residents

Appendix 2 – Elmdon 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 Elmdon Village Hall on Thursday 16 October 5.30-8pm and all responses received during the consultation period 6 October to 16 November.

The Government encourages Councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Elmdon Conservation Area was carried out in 2014. Anyone with an interest in Elmdon was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/elmdoncaa> or, from 6 October paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and the mobile library or from the Elmdon 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, they 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 Elmdon Village Hall on Thursday 16 October 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 Elmdon Conservation Area Appraisal

The historic core of Elmdon is a high quality environment where the 37 Listed Buildings, or groups of buildings, and other structures in the Conservation Area make a significant contribution to its architectural and historical importance. The majority are designated Grade II, though, there are two which are designated Grade II*, namely the church of St Nicolas and Pigots. Most Listed Buildings in the Conservation Area date from the 17th century (40%) followed by over 30% being

Uttlesford District Council Elmdon Conservation Area Appraisal and Management Proposals Consultation

from the 18th century. Earlier buildings from the 15th and 16th centuries together represent about 20% of the total. There are also several representatives from 19th and 20th centuries, the latter being a telephone kiosk.

A number of quality unlisted buildings have been identified as making a positive contribution to the character of the Conservation Area. These are the main house at Elmdonbury; Coach House to west of Elmdonbury; barn to south of Coach House; barn to east of Coach House; Elmdon Lodge; outbuilding to Elmdon Lodge; Wilkes Barn; barn to rear of Wilkes Barn; The Old School; School Row; part of Violet Cottage; Pilgrims.

Trees, hedgerows, water features 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 churchyard and two small greens, one centrally located and the other on the Ickleton Road to the east of the church, together with water features in the Elmdonbury area. These represent landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected. There are few detracting elements in the area, though it is noted that the removal of overhead utility cables and poles and the installation of these services underground would be beneficial to the overall appearance of the Conservation Area.

One amendment to the boundary of the Conservation Area is proposed: To extend the boundary to include the small range of outbuildings south of Elmdon Lodge within the Conservation Area in recognition of their historic and architectural interest..

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 - Elmdon Parish Council were notified of the Council's intention to appraise the Conservation Area. The fieldworker met with the Parish Council prior to the publication of the document and they 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 a 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.

Website – a dedicated page on a marketing url <http://www.uttlesford.gov.uk/elmdoncaa> 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.

Uttlesford District Council Elmdon Conservation Area Appraisal and Management Proposals Consultation

Public exhibition – a public exhibition was held at Elmdon Village Hall on Thursday 16 October 5.30-8pm and was attended by 33 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 6 October 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, Saffron Walden Library and the mobile library or from the Elmdon Parish Clerk.

Results of the consultation on the Elmdon Conservation Area Appraisal

The consultation period ran between 6 October and 16 November and all responses are reproduced below.

Uttlesford District Council Elmdon Conservation Area Appraisal and Management Proposals Consultation

Natural England

Date: 21 October 2014
Our ref: 133720
Your ref: [Click here to enter text.](#)



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

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

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Tice

Elmdon Conservation Area Appraisal

Thank you for your consultation on the above dated 06 October 2014 which was received by Natural England on 06 October 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 wish to offer any substantive comments in respect of this consultation document, however, 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 area in the decision making process.

Although Natural England does not wish to make any substantive comments, we welcome the reference to open land and open spaces under paragraphs 1.50 to 1.52 and 2.11.

Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life. Natural England encourages the Council through its Local Plans and policies to ensure the borough's green infrastructure is designed to deliver multiple functions.

The Council should also look at the fragmentation of open spaces and the linking of them back to paths and other sites. This would protect and enhance green spaces and corridors, as well as providing opportunities to link sites and areas, whilst also offering sustainable transport options through walking and cycling, together with increasing and enhancing the green infrastructure network of the area.

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

Elmdon residents

The leaflet delivered to some households in Elmdon regarding the Conservation area here has come to our notice and we are writing to you regarding the churchyard in Elmdon.

The church folk together with the local farmer have taken it upon themselves to demolish the hedgerows etc. forming the entry to the churchyard from the village green and along the boundary of the churchyard with Ickleton Road. It also seems that the original flint wall which ran along the boundary under the brambles may also have been damaged/destroyed. A digger has been working there all this week and where views of the church were partially hidden by the brambles the complete removal of these in some areas has totally opened up the views of the church.

Maybe we are wrong but we think that the conservation area continues down Ickleton Road obviously including the churchyard. If this is the case should permission for these large scale works have been sought from the Uttlesford planning department or do local laws not apply to churches?

Yours sincerely
Concerned residents

An Elmdon resident

Comment here on the character analysis of Elmdon:

Consider the character analysis to be fair representation.

Comment here on the revised conservation area boundary:

This seems to be logical within the context of the existing conservation area.

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

This seems to be logical having regard to the existing conservation area.

Comment here on the management proposals:

The proposals that refer to the individual home owners should be commended on by the home owners themselves.

With regard to the 3 way directional sign when this was repaired by ECC 30 year ago no attempt was made to match the new with the original!

We were informed at the public consultation that both ECC and utility companies are exempt from conservation planning control and guidance. Some hope to get any change regarding the poles!

Any other comments:

Elmdoners are proud of the heritage, history and varied architecture of the village and generally welcome the existence of the conservation area given the responsibilities and obligations that go with it. We are also blessed that it is situated in a delightfully attractive and unspoilt part of Essex.

Uttesford District Council Elmdon Conservation Area Appraisal and Management Proposals Consultation

With regard to the consultation that took place on 16 October I got the impression that the presenters were quick to point out the financial constraint put on public and statutory authorities but seemed to overlook the fact that the same financial constraints equally apply to individual homeowners.

Elmdon is a living community and hopefully will remain so for the next generations. I believe there should be a balance between conservation and the construction of tomorrow's houses of potential architectural and heritage interest. It is not in the interests of a living community to have the area clothed in aspic or one which becomes a museum.

As a listed property owner I am not convinced that Uttesford has thought of continuing to fight the corner for owners of listed properties regarding the government's imposition of standard rate VAT in respect of approved alterations, maintenance and repairs to listed properties. I am also concerned that Uttesford takes a particularly stringent interpretation of the guidelines regarding double glazing. Clearly there is a contradiction between absolute conservation and government policy regarding conservation. The LPOC raise the issue regularly in their club magazine and point out the differing views of councils on the matter. There are products on the market which in my view do not detract from the visual appearance of windows and should be universally permitted – secondary double glazing is not the universal solution.

Appendices

Appendix 1 – Copy of letter to Elmdon Residents

**Elmdon conservation area appraisal
and draft management proposals consultation**



Dear Elmdon 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 Elmdon; a consultation on the draft document will be running between **6 October and 16 November**. The document will be available online at <http://www.uttlesford.gov.uk/elmdoncaa> or, from 6 October, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and the mobile library or from the Elmdon 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 Elmdon Village Hall on **Thursday 16 October 5.30-8.00pm**.

The historic core of Elmdon is a high quality environment where the 37 Listed Buildings, or groups of buildings, and other structures in the Conservation Area make a significant contribution to its architectural and historical importance. The majority are designated Grade II, though, there are two which are designated Grade II*, namely the church of St Nicolas and Pigots. Most Listed Buildings in the Conservation Area date from the 17th century (40%) followed by over 30% being from the 18th century. Earlier buildings from the 15th and 16th centuries together represent about 20% of the total. There are also several representatives from 19th and 20th centuries, the latter being a telephone kiosk.

A number of quality unlisted buildings have been identified as making a positive contribution to the character of the Conservation Area. These are the main house at Elmdonbury; Coach House to west of Elmdonbury; barn to south of Coach House; barn to east of Coach House; Elmdon Lodge; outbuilding to Elmdon Lodge; Wilkes Barn; barn to rear of Wilkes Barn; The Old School; School Row; part of Violet Cottage; Pilgrims.

Trees, hedgerows, water features 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 churchyard and two small greens, one centrally located and the other on the Ickleton Road to the east of the church, together with water features in the Elmdonbury area. These represent landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected. There are few detracting elements in the area, though it is noted that the removal of overhead utility cables and poles and the installation of these services underground would be beneficial to the overall appearance of the Conservation Area.

One amendment to the boundary of the Conservation Area is proposed: To extend the boundary to include the small range of outbuildings south of Elmdon Lodge within the Conservation Area in recognition of their historic and architectural interest.

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**

Elmdon conservation area appraisal
and draft management proposals consultation



Uttlesford District Council Official Notification

Important information on the Elmdon
Conservation Area Appraisal

For the attention of the property owner


**Elmdon
Conservation Area
Appraisal
Public Exhibition**

**Thursday 16 October 5.30-8.00pm
Elmdon Village Hall
Elmdon CB11 4NL**

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

The consultation runs 6 October to 16 November 2014
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/elmdoncaa

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

**Utlesford District Council Elmdon Conservation Area Appraisal
and Management Proposals Consultation**

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

Elmdon Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Elmdon:

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.

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