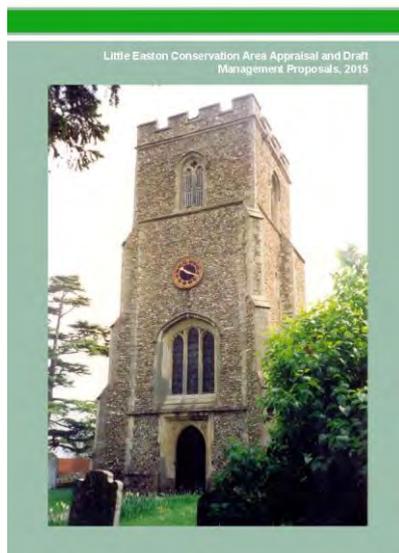


Report of Public Participation on Little Easton Conservation Area Appraisal and Draft Management Plan 6 March – 17 April

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



April 2015

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Introduction

This report outlines the responses received from the public exhibition held at the Memorial Hall, Little Easton Village on Saturday 14 March 10am to 12 noon and all responses received during the consultation period 6 March to 17 April.

The Government encourages Councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of a proposed new Conservation Area at Little Easton was carried out in 2014-15. Anyone with an interest in Little Easton was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/littleeastoncaa> or, from 6 March paper copies could be inspected at the Council Offices in Saffron Walden, Great Dunmow Library and from the Little Easton Parish Clerk. Additionally a copy was available in the foyer of Little Easton Church.

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 the Memorial Hall, Little Easton Village on Saturday 14 March 10am to 12 noon.

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 Little Easton Conservation Area Appraisal

The historic core of Little Easton is an exceptionally high quality environment where the seven Listed Buildings in the proposed Conservation Area make a significant contribution to its architectural and historical importance. These vary widely from the important Grade I listed Little Easton Church to the late 19th century run of Grade II former almshouses, built in 1895 by Frances, Countess of Warwick and now known as Church Row. Numerous other features are noted including the fine flint walls,

decorative railings, gates and the locally distinctive decorated barge boards and ridge tiles found on a number of buildings.

Two unlisted buildings that make a positive contribution to the character of the Conservation Area have also been identified. These are the Rectory and Church Cottage.

Trees, walls, hedgerows and water features within the proposed Conservation Area play an important function in adding to the high quality and diversity of the environment. Of particular note are the five interlinked ponds surrounded by quality trees to the east of Little Easton Manor. This is a tranquil and most important landscape intimately associated with the local built environment. Additionally, hedges on the periphery, particularly to the east and west of the village, serve as a transition into the open fieldscape beyond. The general distinctiveness of the village, though, is eroded by the presence of utility poles carrying overhead services and the future undergrounding of these is suggested as being desirable should works be scheduled by the relevant companies.

A Conservation Area is proposed to include Little Easton Church, all of Little Easton Manor, Church Cottage, Church Lodge, the Rectory, Ravens and Church Row together with the immediate extent of the five ponds to the east of Little Easton Manor.

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 – Little Easton Parish Council were notified of the Council's intention to appraise the proposed Conservation Area. The fieldworker met with the Parish Clerk initially on 6 August 2014 to carry out a preliminary assessment of the area and met again with representatives of the Parish Council on 16 February 2015 to introduce the process and present the draft findings. Councillors were supplied with advance notification of the consultation and with a pre-publication copies of the Appraisal report to which they were invited to make a response.

Details were included on the Little Easton village website and in the parish magazine.

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. Copies were also supplied to the landowners of the ponds and to the trustees of the almshouses. A copy is included in Appendix 1.

Website – a dedicated page on a marketing url <http://www.uttlesford.gov.uk/littleeastoncaa> 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 the Memorial Hall, Little Easton Village Hall on Saturday 14 March 10am to 12 noon and was attended by 30 people. The exhibition was attended by the fieldworker who had undertaken the appraisal and who 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 6 March 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 days 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, Great Dunmow Library and from the Little Easton Parish Clerk. An additional copy was available in the foyer of Little Easton Church.

Results of the consultation on the Little Easton Conservation Area Appraisal

The consultation period ran from 6 March to 17 April and all responses are reproduced below.

Little Easton Parish Council

Little Easton Parish Council is grateful for the help provided by UDC's research and conservation teams in progressing our application for a conservation area. The Parish Council has been consulted on the proposed boundary and fully supports the proposal.

Essex branch of the Campaign to Protect Rural England

Little Easton Conservation Area Appraisal March/April 2015

Thank you for making me aware of the Little Easton Conservation Area Appraisal. I write on behalf of the Essex Branch of the Campaign to Protect Rural England as their volunteer for the Great Dunmow area.

I read the appraisal with interest and attended the exhibition on 14th March and take the view that the area is of sufficient value in historic, architectural and landscape terms to warrant conservation area status and therefore support the proposal contained in the document.

A Little Easton resident

Comment here on the character analysis of Little Easton:

Little Easton has a beautiful church and various Manor Houses, lakes and history that makes it unique. From a Tudor hunting Lodge for Henry VIII to the home of Daisy Warwick, a socialite and socialist who courted not only the Prince of Wales and a future king but the Trade Union Congress.

Comment here on the revised conservation area boundary:

The main land and property pertaining to the historic interest of Little Easton is encapsulated in the boundary.

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

Little Easton Church which has the American Airman window and chapel. The lakes and land surrounding the former manor house. The Barn Theatre where various artists have performed.

Any other comments:

Little Easton is a beautiful and community tied village. We are fortunate to have a varied history which should be preserved. We also have a unique environment and landscape that requires it is protected for not just ourselves but our children, who we hope will live in the vicinity for years to come.

A Little Easton resident

Comment here on the character analysis of Little Easton:

Good work. Accords with my understanding.

Comment here on the proposed conservation area boundary:

Happy enough although concerned that Easton Lodge itself and its surrounding buildings are largely unprotected save for a few listed buildings (Easton Lodge – Warwick House and the dovecote are not listed and most of the surrounding buildings and old walled garden are not listed).

A Little Easton resident

Comment here on the proposed conservation area boundary:

To include the church and the lakes is a must as they are integral points of interest in Little Easton

Little Easton residents

Following the recent consultation on the proposed Little Easton Conservation Area, we now write to state our reasons and concerns regarding the proposal:

Firstly, the Pedley family has maintained, enhanced and managed the Little Easton Manor Estate for the past 40 years and respected its listed building status in any work undertaken.

We also understand the importance of being able to quickly resolve a variety of maintenance issues, relating to the Fishery, Farm, House & Cottages, and the historic Barn Theatre. To re-instate damage from eg storms or fallen branches and trees, needs to be carried out quickly to allow functions and events to continue and, if permission for this has to be sought with a time scale of 6 to 8 weeks, then this would be inconvenient, costly and unacceptable for our situation.

Also, as you know there is a major concern of an increased threat to fisheries across the UK, of otters and it is likely these may soon become a problem in this area. The Little Easton Manor Fishery is a unique venue and contains many Carp up to 40 pounds plus. Otters are a protected species so the only solution to protect and preserve our ancient fishery would be to erect otter proof fencing. Presumably a Conservation Area not allow this, the only solution, to be carried out.

Lastly, it makes no sense to exclude the Gardens of Easton Lodge and The Glebe, both being key to the rich history of Little Easton. We ask that inclusion of these be added to the proposed Conservation Area, especially as The Gardens of Easton Lodge are on the 'Buildings at Risk Register'. This would surely help against any future development in the area.

For these reasons, we would like to express our objection to the scheme.

A Little Easton resident

I support the proposed conservation area in Little Easton and the documentation, which has been prepared in connection with the proposal. Little Easton is an interesting village with historic significance. It contains areas of beauty which would be lost forever if there were no protection of them. The proposed conservation area is one such area in the village.

Natural England

Date: 15 April 2015
Our ref: 147189
Your ref:

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

btice@uttlesford.gov.uk

Dear Mr Tice

Little Easton Conservation Area Appraisal

Thank you for your consultation on the above dated 06 March 2015 which was received by Natural England on the same date.

Our Role

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.

Advice

Natural England does not wish to offer any substantive comments in respect of this consultation document (as the issues raised do not impact significantly on the natural environment), however, other bodies and individuals may wish to make comments that will help Uttlesford District Council to take full account of the environmental value of this area in the decision making process. We defer to **English Heritage** to give professional and impartial advice on the built and historic environment pertaining to this consultation.

We welcome the reference to important open land, open spaces and gaps at 2.10. The important trees and hedgerows identified in 2.11 should be protected in local plan policy as they provide not only a valuable landscape setting for the Little Easton Conservation Area, but also add to the biodiversity value of the adjoining area (for example, through landscape-scale links to High Wood Dunmow Site of Special Scientific Interest (SSSI)).

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 district'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 its 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. The Little Easton area is well served by an excellent public right



of way network.

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has recently published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful Geographical Information Systems (GIS) tool can be used by Local Planning Authorities (LPAs) and developers to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Further information and guidance on how to access and use the IRZs is available on the [Natural England website](#).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Phil Sturges on 01621 850198 or 07900 227383. For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.

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

Phil Sturges
Sustainable Land Use and Regulation
Essex, Herts, Beds, Cambs and Northants Area Team

phil.sturges@naturalengland.org.uk

Appendices

Appendix 1 – Copy of letter to Little Easton Residents

Little Easton conservation area appraisal
and draft management proposals consultation



Dear Little Easton resident

The Government encourages councils to undertake appraisals of Conservation Areas and one has just been completed for your area. We now need your comments on the appraisal for Little Easton where a new Conservation Area is being proposed. A consultation on the draft document will be running between

6 March and 17 April. The document will be available on line at <http://www.uttlesford.gov.uk/littleeastoncaa> or, from 6 March, paper copies can be inspected at the Council Offices in Saffron Walden, Great Dunmow Library or from the Little Easton 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 Little Easton Memorial Hall in Little Easton Village on **Saturday 14 March 10am to 12 noon.**

The historic core of Little Easton is an exceptionally high quality environment where the seven Listed Buildings in the proposed Conservation Area make a significant contribution to its architectural and historical importance. These vary widely from the important Grade I listed Little Easton Church to the late 19th century run of Grade II former almshouses, built in 1895 by Frances, Countess of Warwick and now known as Church Row. Numerous other features are noted including the fine flint walls, decorative railings, gates and the locally distinctive decorated barge boards and ridge tiles found on a number of buildings.

Two unlisted buildings that make a positive contribution to the character of the Conservation Area have also been identified. These are the Rectory and Church Cottage.

Trees, walls, hedgerows and water features within the proposed Conservation Area play an important function in adding to the high quality and diversity of the environment. Of particular note are the five interlinked ponds surrounded by quality trees to the east of Little Easton Manor. This is a tranquil and most important landscape intimately associated with the local built environment. Additionally, hedges on the periphery, particularly to the east and west of the village, serve as a transition into the open fieldscape beyond. The general distinctiveness of the village, though, is eroded by the presence of utility poles carrying overhead services and the future undergrounding of these is suggested as being desirable should works be scheduled by the relevant companies.

A Conservation Area is proposed to include Little Easton Church, all of Little Easton Manor, Church Cottage, Church Lodge, the Rectory, Ravens and Church Row together with the immediate extent of the five ponds to the east of Little Easton Manor.

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 you can call Bruce Tice, our Project Officer, on 01799 510670 or email btice@uttlesford.gov.uk who will be happy 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 510610

Uttlesford District Council Little Easton Conservation Area Appraisal and Management Proposals Consultation

Little Easton conservation area appraisal
and draft management proposals consultation



For the attention of the property owner

**Little Easton
Conservation Area
Appraisal
Public Exhibition**

Saturday 14 March 10am-12noon
Little Easton Memorial Hall
Manor Road, Little Easton
CM6 2JR

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

The consultation runs 6 March October to 17 April 2015
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/littleeastoncaa

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

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

Little Easton Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Little Easton:

Comment here on the proposed conservation area boundary:

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

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