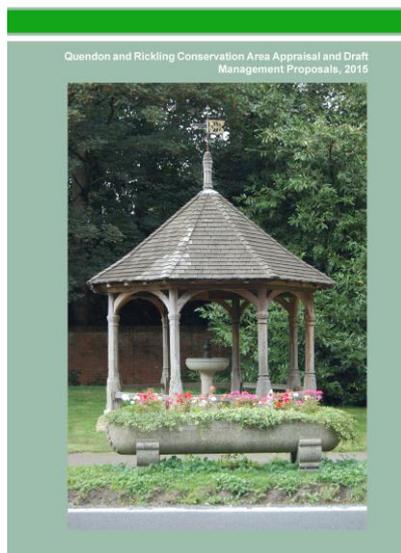


**Report of Public Participation
on
Quendon and Rickling Conservation
Area Appraisal and Draft Management
Plan
13 February – 27 March**

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



March 2015

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Introduction

This report outlines the responses received from the public exhibition held at Quendon and Rickling Village Hall on Saturday 21 February 10am to 1pm and all responses received during the consultation period 13 February to 27 March.

The Government encourages councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Quendon and Rickling Conservation Area was carried out in 2014-15. Anyone with an interest in Quendon and Rickling was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/quendonandricklingcaa> or, from 13 February paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and from the Quendon and Rickling 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 Quendon and Rickling Village Hall on Saturday 21 February 10am to 1pm.

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 Quendon and Rickling Conservation Area Appraisal

The historic core of Quendon and Rickling is a high quality environment where the 31 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

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

Grade II*. A number of quality unlisted buildings have been identified as making a positive contribution to the character of the Conservation Area. These are: Rose Bush Cottage and The Cottage, Pond Cottage, the 19th century village fountain, Quendon and Rickling Village Hall and Nos.1- 4 Red Brick Cottages, Flint Cottage, The Old Post Office and Snowy Cottage on Rickling Green Road, Candle Mass Cottage, Rickling C of E School, 1 and 2 Rickling Green Road, 1, 2 and 3 Lacey Cottages and The Old Parish Hall.

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. 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.

A number of minor amendments to the boundary of the Conservation Area were proposed:

- a. Include the entire rear gardens of White House, Aster House, Lavender Hill, Bramble Cottage and Squirrels.
- b. Include the entire rear gardens of Norbury and The Priory.
- c. To extend the boundary to follow and include the grounds of Rose Cottage, to the north-west of The Green.
- d. To amend the boundary to the west of the Pavillion to follow the clear boundary line with the adjacent field and the clearly defined hedge boundary of Laundry Cottage.
- e. To extend the boundary to the south of Mace's Farm to follow the triangular section of verge that spans Brixton Lane.
- f. To amend the boundary which currently runs to the south of Dell Cottage. The revised boundary will follow the hedgerow line to the north, excluding Dell Cottage and encompassing the southern-most section of the Green including the pond and the verges to either side of Belcham's Lane.
- g. To extend the boundary to include the entirety of the Rickling C of E school building and paved play area to the west.
- h. To extend the boundary to the rear of the gardens of Rickling Green Cottages, to follow the boundary line with Hallfield.

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 – Quendon and Rickling Parish Council were notified of the Council's intention to appraise the Conservation Area. The fieldworkers met with representatives of the Parish Council on 4 December 2014 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 Quendon and Rickling village website and in the parish magazine.

Posters were distributed and copies were sent to the Parish Council.

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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/quendonandricklingcaa> 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 Quendon and Rickling Village Hall on Saturday 21 February 10am to 1pm and was attended by 39 people. The exhibition was attended by the fieldworkers who had undertaken the appraisal. They 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 16 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 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, Saffron Walden Library and from the Quendon and Rickling Parish Clerk.

Results of the consultation on the Quendon and Rickling Conservation Area Appraisal

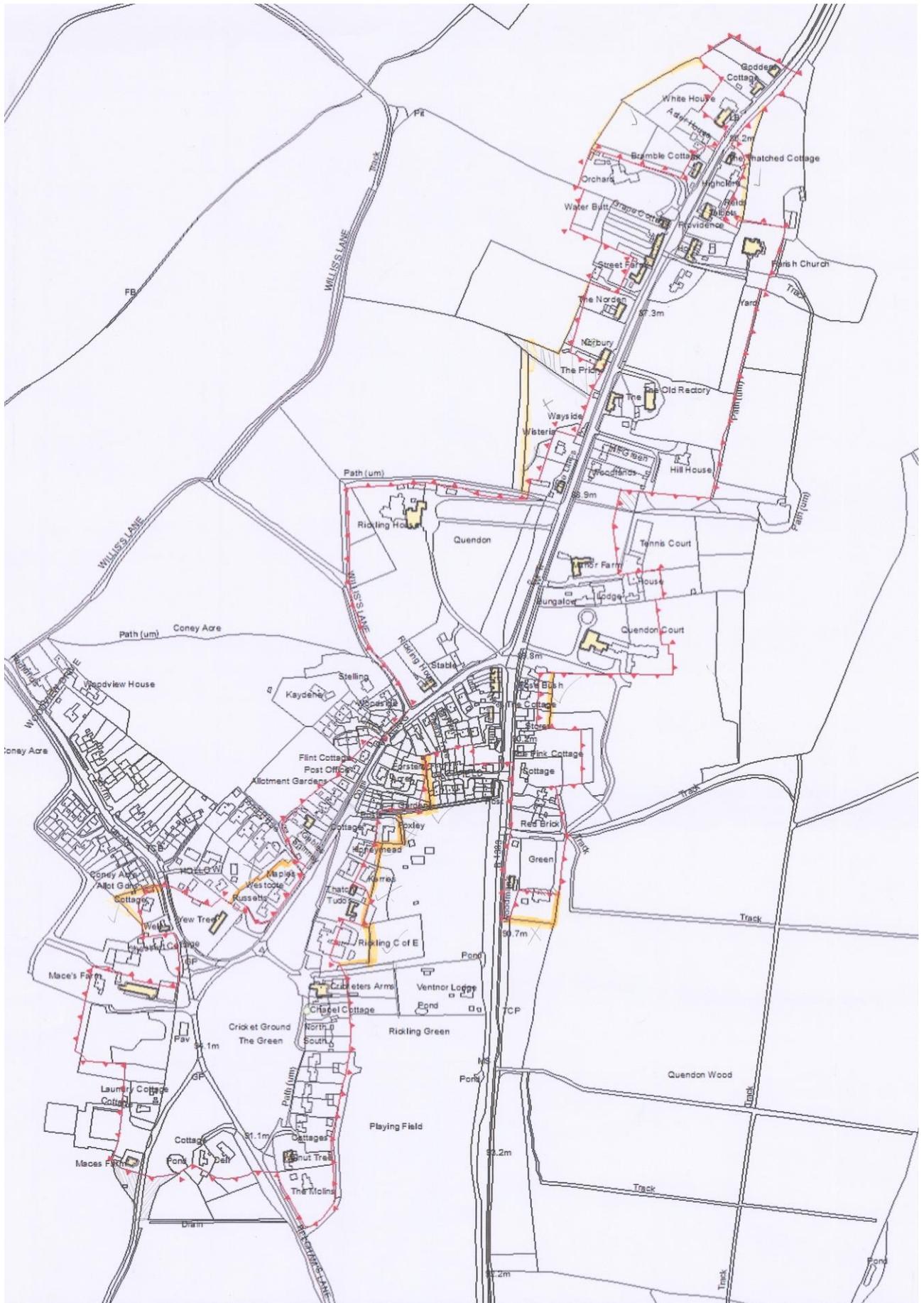
The consultation period ran from 13 February to 27 March and all responses are reproduced below.

Quendon and Rickling Parish Council

This is to confirm that the PC has suggested a number of minor changes to your proposed CA boundary, which we discussed and which are marked on the map I left with you on Friday 27th. March.

[Map reproduced on following page]

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation



The Hundred Parishes Society

I find your appraisals most informative and well-written. Perhaps because I have caught this one at the consultation stage, I felt it necessary to suggest a lengthy list of amendments. [*These mostly relating to typographical or minor factual amendments. Appropriate corrections have been made to the draft appraisal; one comment relates to the findings of the appraisal and is reproduced below.*]

1.168 and picture 1.35 – I don't think you should criticise the provision of benches, especially around a cricket green ! Perhaps encourage the provision of a waste bin for each seat but situated more discreetly right next to the seat and perhaps in matching wood?

A Quendon and Rickling resident

Comments here on the character analysis of Area 1 – Cambridge Road:

The analysis appeared clearly explanatory, reinforced both by the "map" produced for the exhibition and Mr. Tice's further explanation.

Comment here on the revised conservation area boundary:

Again, clearly explanatory, together with "map" and Mr. Tice's explanation. We fully endorse the proposed extension of the conservation envelope , which is essential to maintain the integrity of this small, beautiful, peaceful linear village.

A Quendon and Rickling resident

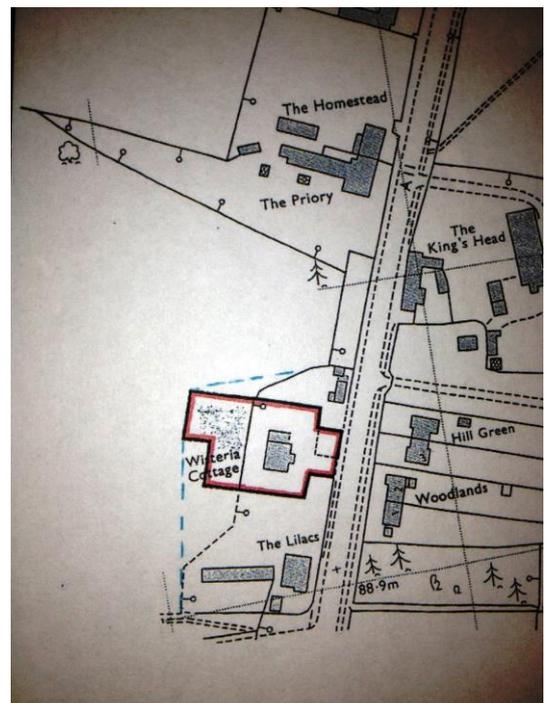
Comment on Area 2 of the revised conservation area boundary.

The current eastern boundary runs through the gardens of Buckden, Honeymead, Kerries and Fortuna, The Thatch and Tudor Cottage. It would be sensible to move it eastwards to encompass the gardens completely and follow the boundary of the Development Limits.

A Quendon and Rickling resident

Any other comments:

The boundary of Wisteria House is incorrect (please see attached map taken from the Land Registry).



A Quendon and Rickling resident

Thank you for your time and assistance on Saturday and thanks also to your lady conservation officer colleague...whose name I didn't catch, but suspect was probably Ms Allsop?...would you kindly confirm this for me please.

Amongst a couple of queries, I'd referred to what had been illustrated [in green] on the plans as 'a hedge' which runs along the East side of the main B1383 between The Old Rectory and Quendon Cottage and opposite Norbury and The Norden.

You'd asked that I forward my thoughts on this...my view is this is not a hedge but a line of small'ish trees/saplings...many rotting or rotten [and actually rather unsightly] which over the years the PC have had to request be 'tidied up'...since these had often been blown or simply fallen down and obstructed the adjacent footpath....I believe such remedial work was carried out in the last couple of years or so, although I can't recall who by...possibly ECC Highways or UDC Rangers ?...I suspect our Parish Clerk [copied into this email will remember]

In my view it would be better [visually],and maybe less 'management' apart from periodic cutting, if indeed this was a hedge of some varietybut clearly planting it will come at a cost !!

I'm aware the field behind, diagonally through which there runs a PRow, is within the curtilage and graveyard of Quendon Church and owned by Chelmsford Diocese....but managed by Strutt and Parker from their Chelmsford Office...

A Quendon and Rickling resident

It was very good to meet you on Saturday morning and thank you and your colleague so much for coming to Rickling and Quendon to show the Area Appraisal etc. We talked briefly about the early history of cricket on Rickling Green and I said I would forward an article I had written on the subject (attached).

I note that the document "Rickling and Quendon Conservation Area Appraisal and Draft Management Proposals, 2015" has a number of relevant mentions including that to Hayden senior and junior (mentioned in note 32 on page 19) who kept the "beerhouse" which became the "Cricketer's Arms".

Most importantly 1.156 on page 46 the document deals with "playing cricket since the late 19th century" – the earliest record I have found so far to a match on the Green is 1843 though the village certainly has its own side before then.

A Quendon and Rickling resident

Thank you very much for sending me a copy of the Quendon and Rickling Conservation Draft Appraisal.

Also many thanks for the information relating to Ernest Wilson which my husband and I found very interesting.

I have obtained a copy of the burial records for 1911 for the Parish of Quendon and it is clearly recorded that Ernest Edwin Wilson lived at our house, The Cottage, Quendon at the time of his death. This is exciting news for us and has prompted us to do some more research

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

on Mr Wilsons background. We also think that Mr Wilson would be worthy of a plaque on our cottage in honour of his work and sacrifice and would appreciate any advice that you could give us.

A Quendon and Rickling resident

We have read your Appraisal document regarding the villages of Quendon and Rickling and would like to comment.

We have been resident in the village for 35 plus years, living in one of the listed buildings within the conservation area.

We are pleased to see that the conservation area boundary at the north west end of Quendon is to be reviewed. The new proposal is more logical as it follows the existing property boundaries, and will hopefully clarify the responsibilities of those properties within the extended area. We are also pleased that various other areas in Quendon have been tidied up with this proposal.

We would also like to question why the boundary at the north east end of Quendon does not extend to the field adjacent to the north side of the church when the field on the south side of the church is included in the conservation area.

A Quendon and Rickling resident

Thank you for drawing our attention to the appraisal. It seems a thorough report with well thought out changes.

I do have one very minor suggestion.

You propose to change the boundary to run North of and to exclude Dell Cottage but to include the pond and triangular verge going towards Maces Farm. Would it be appropriate that where the new boundary crosses the road should be in line with the start of the Rickling Green village in line with where the Village signpost is placed.

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

**William Sieghart
50 Albermarle Street
London W1S 4BD**

23rd March 2015

Bruce Tice
Project Officer
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

RE: Quendon and Rickling Conservation Area Consultation

Dear Mr. Tice,

I represent the interests of my mother, two cousins, as well as myself in this matter. We are the owners of the land know as;

Land adjoining Manor Farm
Cambridge Road
Quendon
Saffron Walden
CB11 3XJ

Part of this land borders Cambridge Road and is wooded. It is this section of the land that is included within the conservation area known as Quendon and Rickling. It is the wish of the owners to request that this land be removed from this conservation area, which is currently under review.

This small parcel of land is a historical 'left over' from the break up of the lands of the Manor House some years ago. The eastern part of the land is protected by way of covenants granted to adjacent owners and rights of way, via public footpaths and to the best of my knowledge is used and has an application within my understanding of 'public amenity'. The land to the west, within the conservation area is private land, with no legal public rights of way. It is my feeling that this pocket of land has become marooned within the conservation area with no meaningful application other than providing a view from the road. It is not an SSSI nor protected ancient woodland.

In 1996 the owner at the time, my uncle Derek Baer, wrote to Uttlesford Council asking if the land could be developed, at that time the answer was an unequivocal no. Some 18 years have passed and I feel that in light of the crisis in housing facing every local authority, it is appropriate for the council to look at this land again and consider if development outweighs the only other benefit to the village – of a wooded view from the road.

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

I have only recently become aware of the conservation area review and upon first reading I can see the extensions to the conservation area that are being recommended but I can see no recommended reductions, so may this request be the first to be formally reviewed as part of this process.

I am very open to a wider conversation with the council about the future of this land and discuss any alternatives that may be suggested. I accept that the village has historical value and that the surrounding lands, by way of the conservation area add to the protection of that value. However, I do not feel that to leave this private land, potentially unused, in perpetuity, is of any lasting benefit to the village of Quendon.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

William Sieghart

Two lines of black rectangular redaction boxes covering contact information.

A Quendon and Rickling resident

Comments here on the character analysis of Area 1 – Cambridge Road:

While I am not directly opposed to the extension of the existing Conservation Area to include all of my land at the Squirrels, I would only accept such an expansion if Item 1.121 of the Appraisal, and as further stated in Item Part 2 - Management Proposals 1 of the Appraisal, is properly addressed since the speed, vibration and noise of the existing traffic levels travelling along the B1383 completely undermines the objective being sought. In the absence of the proper required support that would actively demonstrate a stern commitment on behalf of Essex Police and the Essex County Council to invest the required resources to reduce the volume and speed of the current high levels of traffic, the Appraisal is seriously lacking in commitment to the general principles underpinning the need to protect this Conservation Area. Given that the B1383 is already fully included in the existing boundary, the Appraisal needs to show what action and commitment from other key party's aims to support the implementation of a more robust scheme. In this respect it needs re-thinking with wider statutory service sign up and inclusion. Identifying a diversion route for the traffic and adequate resources to fund a more pragmatic scheme, such as that adopted at the Little Chesterford site, and including this as part of the Appraisal would ensure that the future of Quendon as an area of conservation value is protected.

I see no evidence in the Appraisal of where other key services such as Essex County Council and Essex Police have agreed to commit investing the resources needed to ensure the existing area is properly protected. Indeed, their current commitment is so poor it seriously questions whether Quendon can be kept as an important Conservation Area which I feel it should, subject to the caveat of wider party commitment. If that commitment is obtained and backed up with a more comprehensive strategy then the expansion outlined in the Appraisal would be in keeping with a genuine desire to protect this historic area of value.

Comment here on the character analysis of Area 2 – The Green and Rickling Green Road:

Too much very poor planning decision has been allowed in this area which has been completely ruined and lost its original rural character. The area I once knew and enjoyed as a boy has already been so sadly destroyed.

Comment here on the revised conservation area boundary:

The revised boundary is fine given the stern caveat I have outlined for Cambridge Road. My only question that I have to raise is why the extension hasn't been applied to fit the boundaries of all of the properties in Quendon. Those to the East of the village along the B1383 have been excluded which makes no sense to the purpose of the Appraisal.

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

The buildings in Quendon are already well protected as most are listed. Extending the conservation area will do little to protect them further. Given the poor planning that has been experienced at Rickling Green, the issue of an area being inside or outside of a conservation area seems to afford little if any protection.

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

Comment here on the management proposals:

Really need thinking though again as they are just too weak and incomprehensive. Please refer to the comments I have made for Cambridge Road as these apply in full to this Section.

Any other comments:

This is something I support but it needs further work and has inconsistencies that are illogical. For instance, extending the Conservation Area boundary to include the White House and Squirrels property in full is common sense but contradicts itself by not applying the same strategy to the boundaries of all other properties along the B1383 in full. We need to explore and seek full Government, County Council and Police agreement for an additional motorway junction just north of the village of Quendon to provide access and exists in both directions which will then reduce the traffic along the B1383 and really serve to protect the Conservation Area of Quendon.

[Additional comment]

Please be assured that the Appraisal has my full support for the inclusion of my land but it is just that the B1383 issue remains a key priority for the Parish Council so I was surprised it was not more extensive in its strategic approach to address that matter. I was just trying to be helpful from that aspect. One thing I failed to mention which does matter from a conservation perspective concerns the number of elm trees that naturally grow on my land. The northern boundary (i.e. the land between Squirrels and the White House) contains elms which get the Dutch Elm Disease when they reach between 15 and 20ft in height. I let them grow and just wait for them to die before cutting them down. I do this in the hope that one day one of them or more may develop a resistance and not die off. Obviously I would not want to have to apply for tree felling order for the dead trees as this would have significant cost implications for me personally though. Therefore, if the Appraisal could recognise this issue that would be helpful.

A Quendon and Rickling business

Comments here on the revised conservation area boundary:

My client Pegasi Management Co Ltd. Trading as Maces Farm, opposes the principle of extending the Quendon and Rickling Conservation Area, particularly the extension of the conservation area to the south of Maces Farm.

The area south of Maces Farm that is proposed to be included within the extension does not fulfil the criteria for inclusion in the Conservation Area; the proposed extension area does not include any buildings, let alone any buildings that contribute to the character of the village. It is simply a small patch of verge.

Paragraph 1.171 of the Quendon and Rickling Conservation Area Appraisal, 'Suggested Boundary Changes' stated that 'It is proposed that the boundary be amended in several locations, so as to incorporate the curtilage of several dwellings which themselves fall within the Conservation Area boundary, and to address any instances where the boundary includes only part of a structure.' Paragraph 1.171 goes on to state that the proposal to extend the conservation area to the south of Maces Farm is to "include the triangular section of verge that spans Brixton Lane." Unlike the other proposed amendments to the Conservation Area, the proposed extension of the conservation area to the south of Maces Farm does not extend the

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

boundary to incorporate either the curtilage of any dwellings that are in the conservation area or address an instance where the boundary only includes part of a structure. Therefore there is no clear reason why the council have proposed to extend the boundary to the south of Maces Farm.

The extension of the conservation area would be to the detriment of Mace's Farm. The current boundary line is already limiting the Farms ability to upgrade agricultural structures to the standards suggested by Natural England and a further extension to this boundary would be likely to restrict the farm's ability to upgrade its agricultural structures and subsequently could result in a decrease in efficiency at the farm.

Furthermore, Paragraph 1.166 states that "The pond to the south of the green also provides an important vista from within the Conservation Area and also when travelling along Brixton Lane". One can only see the pond once they are travelling along Brixton Road and are already within the existing Conservation Area. Travelling north along Brixton Road, the view of the pond is screened by thick trees and hedgerows, the pond only becomes visible once in the existing Conservation Area. Therefore extending the Conservation to the south of Maces Farm would do little to protect the 'important vista' because it can only be seen from within the Conservation Area', rather than the 'triangular section of verge that spans Brixton Lane'.

In conclusion, the extension of the Rickling Green and Quendon Conservation area to the south of Maces Farm to include the 'triangular section of verge that spans Brixton Lane' is an unnecessary and unjustified extension of the boundary. As previously stated it does not serve to conserve any buildings or any land that is in the curtilage of buildings within the existing conservation area or protect an important vista . It is therefore unclear as to why the council have proposed to extend the conservation area to include the parcel of land to the south of Maces. The parcel's inclusion within the conservation area will do little to enhance the character of the area and will likely have a negative impact on Maces Farm's operations.

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

Date: 25 March 2015
Our ref: 145080
Your ref:



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

T 0300 060 3900

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

BY EMAIL ONLY

btice@uttlesford.gov.uk

Dear Mr Tice

Quendon and Rickling Conservation Area Appraisal

Thank you for your consultation on the above dated 13 February 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 the Local Planning Authority (LPA) to fully take 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 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 Quendon and Rickling Conservation Area, but also add to the biodiversity value of the area (given the close proximity of Quendon Wood 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.

Page 1 of 2



Natural England is accredited to the Cabinet Office Service Excellence Standard

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

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](#).

Further Consultation

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, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

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

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

Appendices

Appendix 1 – Copy of letter to Quendon and Rickling Residents

Quendon and Rickling conservation area appraisal and draft management proposals consultation



Dear Quendon and Rickling 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 Quendon and Rickling. A consultation on the draft document will be running between **13 February and 27 March**. The document will be available online at <http://www.uttlesford.gov.uk/quendonandricklingcaa> or, from 13 February, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library or from the Quendon and Rickling 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 Quendon Village Hall on **Saturday 21 February 10am to 1pm**.

The historic core of Quendon and Rickling is a high quality environment where the 31 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*. A number of quality unlisted buildings have been identified as making a positive contribution to the character of the Conservation Area. These are: Rose Bush Cottage and The Cottage, Pond Cottage, the 19th century village fountain, Quendon and Rickling Village Hall and Nos.1- 4 Red Brick Cottages, Flint Cottage, The Old Post Office and Snowy Cottage on Rickling Green Road, Candle Mass Cottage, Rickling C of E School, 1 and 2 Rickling Green Road, 1, 2 and 3 Lacey Cottages and The Old Parish Hall.

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. 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.

A number of minor amendments to the boundary of the Conservation Area are proposed: a. Include the entire rear gardens of White House, Aster House, Lavender Hill, Bramble Cottage and Squirrels. b. Include the entire rear gardens of Norbury and The Priory. c. To extend the boundary to follow and include the grounds of Rose Cottage, to the north-west of The Green. d. To amend the boundary to the west of the Pavilion to follow the clear boundary line with the adjacent field and the clearly defined hedge boundary of Laundry Cottage. e. To extend the boundary to the south of Mace's Farm to follow the triangular section of verge that spans Brixton Lane. f. To amend the boundary which currently runs to the south of Dell Cottage. The revised boundary will follow the hedgerow line to the north, excluding Dell Cottage and encompassing the southernmost section of the Green including the pond and the verges to either side of Belcham's Lane. g. To extend the boundary to include the entirety of the Rickling C of E school building and paved play area to the west. h. To extend the boundary to the rear of the gardens of Rickling Green Cottages, to follow the boundary line with Hallfield.

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

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

Quendon and Rickling conservation area appraisal
and draft management proposals consultation



Uttlesford District Council Official Notification

Important information on the Quendon and Rickling
Conservation Area Appraisal

For the attention of the property owner

**Quendon and
Rickling
Conservation Area
Appraisal
Public Exhibition**

Saturday 21 February 10am-1pm
Quendon and Rickling Village Hall
Cambridge Road,
Quendon,
Essex, CB11 3XQ

Your chance to have your say on the draft Conservation
Area Appraisal for Quendon and Rickling

The consultation runs 13 February to 27 March 201
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/quendonandricklingcaa

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

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

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

Uttlesford District Council Quendon and Rickling Conservation Area Appraisal and Management Proposals Consultation

Quendon and Rickling Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Area 1 – Cambridge Road:

Comment here on the character analysis of Area 2 – The Green and Rickling Green Road:

Comment here on the revised conservation area boundary:

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

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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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