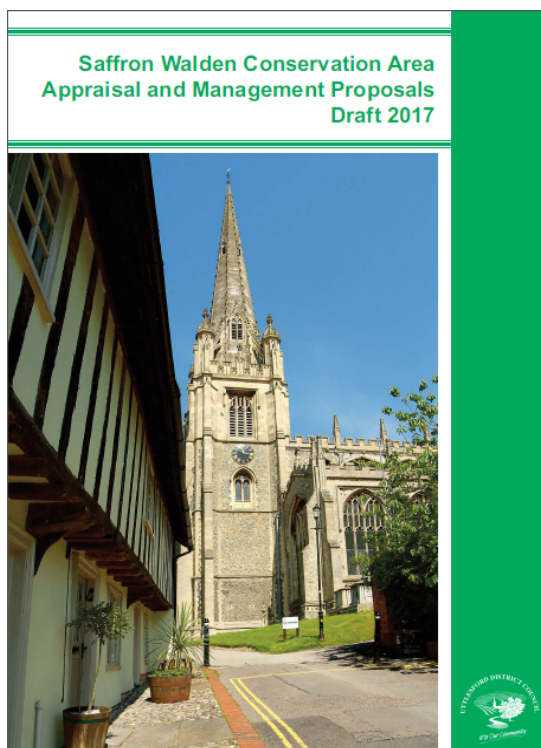


Report of Public Participation on the Saffron Walden Conservation Area Appraisal and Draft Management Plan 27 September – 8 November 2017

Comments made at the Public Exhibition and
during the consultation period



December 2017

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1.0 Introduction

This report outlines the responses received from the public exhibition held at Uttlesford District Council Offices, Saffron Walden on Saturday 21st October, 11am to 2pm, and all responses received during the consultation period which ran between 27 September and 8 November 2017.

The Government encourages Councils to undertake appraisals of Conservation Areas and as part of an ongoing programme. An appraisal of the Saffron Walden Conservation Area was carried out earlier in 2017. Anyone with an interest in Saffron Walden was invited to respond to a consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/saffronwaldencaa>. From the 27th and 28th September, paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Town Library and the Tourist Information Centre.

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 web site, consultees could send any comments to the Conservation Officer at the Council Offices, London Road, Saffron Walden, CB11 4ER by email or letter. Paper copies of the comments form could also be posted to the above address.

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 Uttlesford District Council Offices, Saffron Walden on Saturday 21st October 11am to 2pm.

Following 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.

2.0 Summary of findings of the Saffron Walden Conservation Area Appraisal

The historic core of Saffron Walden has an exceptional quality environment where the 320 Listed Buildings make a significant contribution to its architectural and historical importance. It has been noted by Essex County Council that the town has the finest surviving collection of timber framed buildings in Essex. Most of the Listed Buildings are in good condition but the Appraisal has identified several in need of repair. Most notable in this respect is the remains of the Castle Keep, the oldest standing structure and monument of greatest historical importance.

In addition to the Listed Buildings, this Appraisal has identified significant groups of late 19th or early 20th century non listed buildings of considerable architectural and historic merit, many of them being largely unspoilt and worthy of being protected from demolition. A large number of these have architectural detailing worthy of additional protection. The proposed revised appraisal retains those identified in the previous appraisal, but seeks to include three additional properties, which are highlighted in orange on the relevant maps. These include 34-36 High Street and 22 and 24 Radwinter Road.

Because of this it is proposed to introduce additional planning controls to give further protection. Should the council proceed, all affected properties will be consulted on the detail. Throughout the Conservation Area, this Appraisal has identified the high importance of walls and chimneys which need to be protected. The quality of shop fronts and fascia signage varies considerably and there are some areas where they detract. This Appraisal suggests further consideration be given to this issue and discussions take place locally and best national practice researched.

Traffic signage detracts in a number of locations and discussions need to take place with the Highways Authority and others with an objective of identifying improvements that can be made, consistent with highway safety. The high importance of a number of open spaces has been identified and several additional areas are recommended for protection in the emerging Local Plan. Several landscaping and improvement schemes are proposed and the possibility of providing a new environmental wildlife area accessible to the community is flagged up.

The boundaries to the Conservation Area are considered to be generally well defined but two amendments are proposed. This includes a proposal to include Radwinter Road Cemetery (Zone 4) and to extend the boundary to include the entirety of Friends School yard and a larger area of the adjacent playing fields (Zone 6).

The resurvey also identified a need to identify the key characteristics of the conservation area (paragraph's 1.50 – 1.52), in a concise and accessible format, in order to highlight the significance of these features and ensure that due regard is given to them as part of the decision making process. It serves as a tool to promote positive alterations and development within the Conservation Area, and to its setting.

3.0 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 town.

Town Council - Saffron Walden Town Council were notified of the council's intention to appraise the Conservation Area and a meeting was held with them to discuss the aims of the resurvey, and seek their views regarding the management proposals and conservation area boundary at an early stage. Members of the Saffron Walden Neighbourhood Plan Group were also in attendance.

Posters were distributed around the town and copies were sent to the Town Council, Town Library and the Tourist Information Centre.

Fliers in the form of A5 postcards were distributed in the town.

Information letters were delivered to all properties within the Conservation Area where a change is proposed and to other properties in the vicinity of the areas affected by any amendments. A copy is included in Appendix 1.

Website - a dedicated page on <http://www.uttlesford.gov.uk/saffronwaldencaa> 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 - all the consultees within the Saffron Walden postal area on the Council's database (Objective) were emailed advising them of the new consultation event.

Public exhibition – a public exhibition was held at Uttlesford District Council Offices, Saffron Walden on Saturday 21st October 11am to 2pm.

Press release – a press release was issued on 25th September and was subsequently published in local newspapers. It was also available on the council's website and via its Twitter and Facebook pages.

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, at Saffron Walden Library, the Tourist Information Centre.

4.0 Results of the public consultation and public exhibition

The public exhibition was attended by 9 people. The exhibition was attended by the Conservation Officer who had who had carried out the appraisal, and by the council's Project Officer. All were on hand to answer enquiries. Maps, plans, and copies of the Appraisal were available as were paper copies of the response forms.

- A total of 9 people attended.
- 1 person completed a response form and submitted this on the day.

The consultation period ran between 27th September and 8th November 2017 and all responses received during this period are detailed below:

Saffron Walden Town Council

Please accept this email as the formal response from Saffron Walden Town Council to Uttlesford's Consultation on the Saffron Walden Conservation Area Appraisal and Management Proposals. This response was agreed at the Town Council's Planning & Road Traffic Committee meeting on 26th October 2017 and is recorded under Minute Reference P & RT 429-17.

Response as follows:

- a. Re page 77, Part 2 Management Proposals – entrance arch to former Pig / Cattle Market – that the Town Council does not support illuminated signs but does not object to existing non-illuminated signage
- b. Re Page 74, Part 2 Management Proposals – section 2.1(a) – the Town Council supports the proposal to extend the conservation area to include the Radwinter Road Cemetery within a revised conservation area. This support is conditional that UDC must enter into discussions with the Town Council to agree permitted works and procedures at the cemetery so that any possible conservation listing does not impede on any future practical and necessary works at the cemetery
- c. Re Page 74, Part 2 Management Proposals – section 2.1 (b) – the Town Council supports the proposal to extend the conservation area to include all of the current footprint of the Walden School, including all outbuildings playing fields, green spaces and parking areas. For the avoidance of doubt, the Town Council wishes ALL of the Walden School site to be included within the conservation area and not just that as proposed within the Management Proposals.
- d. Re Page 80. Part 2 Management Proposals – other actions – proposal for Uttlesford District Council to redefine the Protected Open Space designation in relation to Common Car Park – the Town Council does not support the removal of the car park from the Protected Open Space designation; this should be retained to allow for any future provision or reintroduction of the car park to a

public open space. Removal of the protected open space designation could leave the car park area vulnerable to future development.

UDC Response: Many thanks for your response. Your comments are noted and the conservation area boundary to Zone 6 is to be amended accordingly. It is no longer proposed to remove the 'Protected Open Space' designation to the car park.

Saffron Walden Neighbourhood Plan Team

This . . . email is sent on behalf of Saffron Walden Neighbourhood Plan Team who wishes to fully support and endorse the comments made by Saffron Walden Town Council. This is as agreed at a Neighbourhood Plan Team meeting on Wednesday 7th November 2017 (the minutes of which are not yet available).

UDC Response: Many thanks for your response. Your comments are noted.

Walden School

Uttlesford District Council is proposing to extend the boundary of the existing Conservation Area to include additional land within the school boundary (as shown on Figure 8). We strongly object to this, as discussed in greater detail below.

Site Description

Walden School is located to the south of Saffron Walden Town Centre, to the south of Mount Pleasant Road and to the east of Debden Road.

The property contains various buildings, with a large Victorian purpose built school building dominating the site. There are also playing fields and tennis courts which were used by the school. As indicated on Figure 14 of the Draft Appraisal, the main school building is the only building in the school of any historical significance, and this building itself is not listed. There are a number of trees within the school grounds which could be considered to make a contribution to the area. These are all subject to Tree Preservation Orders.

Part of the property falls within Zone 6 (The Friends School, Mount Pleasant and West Road) of the existing Saffron Walden Conservation Area. This includes the main Victorian school building, the buildings directly to the west of this, which include the Grade II listed Water Tower, and part of the playing fields which front Mount Pleasant Road. The properties adjacent to the school to the north of Mount Pleasant Road are also within the Conservation Area.

The Draft Conservation Area Appraisal proposes to expand the boundary to include the buildings to the rear of the Victorian school building, and a further extension to include the school playing fields. This land is enclosed by modern residential development to the east, west and south west, and further playing fields to the south east. The trees along the eastern boundary of the identified site are already subject to Tree Preservation Orders.

The buildings to the rear of the main school are all modern, and none are considered to be of any historical merit. Planning application details for the buildings, as listed on the Council's website, are as follows:

- SWB/0028/74 – Erection of a new teaching block
- SWB/0105/66 – Erection of four new classrooms
- SWB/0005/54 – Erection of Physics and Chemistry laboratories and girls changing room
- UTT/0188/10/FUL – Erection of new junior school with associated parking, 31 no. affordable houses, 18 no. 55 + units and 27 no. dwellings with associated garaging, parking, landscaping and play area. Relocation of vehicular access onto Debden Road.

The dates of the applications suggest the oldest building on this particular area of the site was built post 1954.

Objection to the revised Conservation Area boundary

Paragraph 1.310 of the Draft Appraisal states: "It is proposed to extend the boundary to the south of the former Friends School, to encompass the grounds to the rear including the avenue of lime trees, and section of the playing fields adjacent, which are considered to be relevant to the character and appearance of the Conservation Area."

We do not agree with this statement as the land proposed for inclusion is not considered relevant to the character or appearance of the Conservation Area. The site is not included in the designated Conservation area and which was the subject of detailed scrutiny and assessment in the "Saffron Walden Conservation Area Appraisal and Management Proposals 2012". It is not clear what has changed in the five years since this document was prepared other than the status of the school which is not a justified reason for including land within a Conservation Area.

Paragraph 127 of the National Planning Policy Framework (NPPF) states:

"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such a status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

The part of the property proposed for inclusion is not of any special architectural or historic interest. All of the buildings within the identified area were built post-war (see list of approved applications above). They were built to accommodate growth at the school, and they are considered to be of low quality design and of no historic significance. Indeed, if anything, the buildings are not in keeping with the existing Conservation Area and they detract from its setting.

By including this part of the property within the Conservation Area boundary, the concept of conservation will be devalued contrary to the NPPF.

Further to inconsistency with the NPPF, the inclusion of this land is also contrary to Draft Conservation Area Appraisal itself. In its introduction, Conservation Areas are defined as 'environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance.' The modern classroom buildings proposed to be included within

the Conservation Area are not of a high quality design, they are not of historic setting nor are they of historic significance.

Indeed it could be suggested that if they had been of any inherent quality (together with the other areas now intending to be included in the Conservation Area) then they would have been considered appropriate for inclusion following the 2012 assessment. Clearly they were not at the time, and we consider that the historical and physical condition of the land and buildings are no different to the previous assessment.

In detailing the characteristics of Zone 6, the Appraisal notes at paragraph 1.283 that the area has 'a large concentration of high quality late 19th/early 20th century non listed houses that are generally unspoilt and worthy of protection.' The buildings proposed for inclusion within the Conservation Area boundary are of low quality post-war construction, and are not considered worthy of protection.

The proposed boundary extension also includes the addition of part of the playing fields. Again these fields are not of any historical significance. The playing fields are identified as such in the adopted Local Plan (2005) and thus any potential development of the playing fields will be controlled by relevant policy.

The inclusion of the land within the Conservation Area should not be seen as a policy tool to prevent appropriate future development (although to confirm there are no plans to develop this land). Attention is again drawn to paragraph 127 of the NPPF which notes that the concept of conservation should not be devalued through the designation of areas that lack special interest.

As noted above, the school recently closed for financial reasons. It is anticipated that the site will be sold, and it is understood that there is a strong desire from the Trustees for the property to be acquired for educational or community benefit use. It is anticipated that further investment will be required in the property by whoever takes it over. Inclusion of part of the property within the Conservation Area could have implications for the sale of the school. Planning restrictions are greater in Conservation Areas including the requirement to apply for planning to demolish buildings. This could be unattractive to potential purchasers, who could be off put by the additional costs associated with development in conservation areas.

In conclusion, there is no justifiable reason for extending the Conservation Area boundary as proposed. The land and buildings proposed for inclusion are of no architectural interest, historic interest or historical significance. Its inclusion is contrary to the NPPF, and it could have potential unwanted implications in securing the future of the property.

UDC Response: Many thanks for your response. Your comments are noted. Whilst we acknowledge your concerns above, it is felt that the site as a whole actively and positively contributes to the historic character and appearance of the wider Conservation Area and that there is sufficient significance to the site, and adjacent playing fields, which contribute to and inform the setting and historic function of the school, to justify the extension of the Conservation Area.

Historic England

Thank you for your letter of 27 September 2017, regarding the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We therefore welcome the opportunity to comment on the draft Saffron Walden Conservation Area Appraisal (SWCAA).

In general, Historic England welcomes this comprehensive and informative document, which includes a good level of detail regarding the historic development of Saffron Walden and the manifestation of that development in its character and appearance. Saffron Walden is an historic market town of exceptional architectural and historic interest, a fact which is demonstrated by the number of designated heritage assets that are recorded within it. This interest is also reflected in the general character of its townscape, which in places exhibits a well preserved medieval street pattern and plot layout. The town also has considerable archaeological potential. We therefore strongly support the overall aims and objectives of this appraisal in preserving or enhancing the sense of place and character in the historic core of Saffron Walden. However, we would like to make the following comments.

General Points

We note that throughout the document Historic England is referred to as English Heritage, and this should be changed where appropriate. In para 1.68, the relevant department is now called the Department for **Digital** Culture Media and Sport. We also recommend that where the document refers to 'Scheduled Ancient Monuments' it instead refers to 'Scheduled Monuments'. This reflects the more modern usage as found in the National Planning Policy Framework (NPPF), and also the fact that scheduled monuments are not necessarily ancient. Where the SWCAA refers to heritage in terms of the built environment, we would recommend using the phrase '*historic environment*' where appropriate, also in line with (NPPF) terminology. This reflects the holistic nature of the historic environment, and includes below ground and landscape heritage as well as above ground built heritage.

Photographs and Illustrations

We recommend that conservation area appraisals use large, high resolution photographs to illustrate elements and features described, with appropriate figure references in the related text. Good examples are photos 1.6, 1.14 and 1.15 in this document. Photographs are very helpful in illustrating particular elements of an area's character and we therefore also suggest it would also be useful to include detailed photographs depicting particular materials or architectural features that are highlighted within each character zone section. We would also recommend that, if possible, a comprehensive photographic survey is carried out of the area and all the buildings within it as part of the appraisal process. Recording its condition now will be a useful tool to manage change, reinforce Article 4 (2) Declarations, or aid enforcement in the future.

We welcome the stated intention in paragraph 1.30 to identify non-listed buildings and

other non-designated structures that merit protection on the Uttlesford Local List. We are also pleased to note that a consistent set of criteria is used to assess whether and to what extent these buildings should be identified as non-designated heritage assets in themselves, as opposed to their contribution to the area more generally. We suggest referencing our guidance on local listing: HE Advice Note 7 - Local Listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/> (11 May 2016), as well as the criteria for assessing whether a building makes a positive contribution to an area, which can be found in our guidance HE Advice Note 1 - conservation area designation, appraisal and management: <https://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/> (25 February 2016).

Maps

We recommend that where the appraisal identifies features, designations or elements that it aims to specifically protect, it illustrates these on appropriate mapping. For instance, it would be useful if the proposed local geological sites were shown on a map alongside other elements such as important walls, views, etc for each character zone on the maps in the appendix. We also recommend that where historical maps are referenced that these are included as illustrations alongside the text, to give the reader a visual sense of how each zone has developed and changed over time.

We welcome the inclusion of an appendix that will have maps for each character zone. We recommend that the text within each character zone section references these maps and where they can be found. Features such as important walls, TPOs, specifically important views, the different types of non-designated and designated heritage assets etc, should be clearly illustrated on these to aid their identification. A key identifying each type of feature should also be included.

Comments on Text

We offer the following comments on specific parts of the appraisal, based on either paragraph number or section number.

Para 1.9 should include the specific objective that the appraisal will provide a basis for considering planning proposals that affect the area. As noted above, the primary role of an appraisal is to inform decisions that may affect its special architectural or historic interest. Some wording along the lines of “*To ensure that future development in the conservation area preserves or enhances its character and appearance*” may be appropriate to include.

Para 1.24. We note that the appraisal makes reference to the existing local plan, adopted in 2005. Although this remains the currently adopted document, we suggest that, in the interests of the longevity of the document, you consider including reference to the emerging local plan’s relevant policies instead, and that it is adopted alongside that document. This will ensure it remains current during the lifetime of the emerging plan.

We welcome the discussion of Saffron Walden’s character beginning in para. 1.37 as a useful and detailed introduction to the general form and appearance of the town. We

suggest that more of the elements referenced, such as those described in para. 1.52, could be illustrated with photographs. This would augment the useful descriptions found in the text. We note also that there is a separate 'Character Analysis', beginning in p.1.65, and suggest that these two sections could be consolidated for clarity.

We welcome the 'Origins and Historical Development' section of the appraisal as a useful introduction to the town's development. We suggest that this section could be augmented further by the inclusion of chronological extracts from Ordnance Survey maps of the town showing how it has developed over time. It may also benefit from a brief discussion looking at how the conservation area has developed and changed in the twentieth and twenty-first centuries. At present, the section appears to stop at the late nineteenth century.

We welcome the clarity that separating the conservation area into distinct character areas provides. There is a good level of detail provided about particularly important heritage assets in each zone section, including their history, significance and their condition. We suggest, however, that the 'General Overview' sections would benefit from the addition of a discussion that draws out and defines what the character and appearance of the townscape in that zone is, and what makes each zone distinct from others in the conservation area. For instance, the appraisal notes that for Zone 1 the street pattern remains unchanged, but does not discuss what form that street pattern takes, what its origins were etc. There should also be a general discussion about what the character of the townscape in this area is composed of in terms of building types, any materials used, their historic and present use types, and other elements that contribute to the significance of the conservation area generally, which will complement the excellent level of detail for individual buildings that is currently provided. We also suggest that an inset map is provided at the beginning of each zone section that will help to orientate the reader.

Para 1.82 identifies Saffron Walden castle as being on the Heritage at Risk Register. As of 2017, we are pleased to note that this isn't the case and this section should reflect this.

Para 1.111-1.121: We recommend that, where appropriate, additional photographs of the distinctive features highlighted in these sections are provided. (This comment could also be applied to all the other Zones).

Para 1.123: We think this should read "...since **the** previous appraisal...".

Para 1.126: Specific important views should be identified in the text, with accompanying photographs.

We welcome the identification of negative elements in the area (paras 1.127-9), but suggest that the subheading "Elements that are out of character with the conservation area" is altered slightly to read "Elements that detract from the character and appearance of the conservation area". This would better reflect the nature of the elements subsequently identified (e.g. structures that need repairing need not necessarily be out of character with the area, but do detract from its appearance), and applies in all the Zone sections of the appraisal.

We welcome the proposed opportunities for enhancement identified underneath para 1.129, but suggest that the 'various locations' mentioned in the second bullet point could be clarified and defined.

Para 1.171: We welcome the consideration given to enhancing the landscape treatment of George Street, and would support an appropriately designed new scheme of enhancements to this street.

We also welcome consideration given to the potential improvement to shopfronts in the commercial area of the town. We suggest that the development of an appropriate shopfront guidance document could help to provide clarity for owners and developers, and provide a basis for enforcement action in the future.

Para 1.247: We support the modification of the boundary to include the Radwinter Road Cemetery, and consider that the use of the existing boundary of the cemetery as the physical manifestation of the conservation area boundary is appropriate.

Para 1.252: We would draw your attention to the requirements of paragraph 127 of the NPPF with regard to the parts of the area discussed in this paragraph that have seen their character eroded. If the properties and sections of streetscape highlighted in this paragraph do not make a contribution to the special architectural or historic interest of the area, then do they justify inclusion within the conservation area?

Paras 1.260/1 and 1.281: we note the comment regarding the replica lamppost, and advise that you contact our designation team regarding this structure. They can be contacted on applicationseast@historicengland.org.uk <<mailto:applicationseast@historicengland.org.uk>>.

Para 1.313: we would refer you to our Streets for All guidance with regard to improvements to street signage, the design of new streetscape enhancements and planting. The latest version of this guidance is presently out for consultation, and can be found here: <https://historicengland.org.uk/images-books/publications/streets-for-all/>

Boundary Considerations

Our Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets makes clear that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of the area. We note that one of the proposed boundary extensions includes the grounds of the Friends School.

We are, however, concerned that the appraisal suggests parts of the area inside the proposed boundary may not contain sufficient special interest to justify their being included. In particular, this relates to the areas highlighted in paragraph 1.252. Paragraph 127 of the National Planning Policy Framework (NPPF) makes clear that local authorities should ensure that an area justifies being designated as a conservation area by virtue of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. In light of that policy requirement, and given the identified negative

features, we recommend that the inclusion of some of the areas suggested is carefully considered and the boundary appropriately drawn.

Management Plan

We welcome the inclusion of the Management Plan in Part 2, as well as the reference to the use of Article 4 (2) Directions to help manage inappropriate change in the area. We would refer you to our guidance Stopping the Rot - A guide to enforcement action to save historic buildings: <https://www.historicengland.org.uk/images-books/publications/stoppingtherot/> (15 April 2016). An audit of existing features, with a corresponding photographic record, is recommended as a useful way to monitor and manage inappropriate alterations that would contravene any Article 4 (2) Direction imposed.

The Management Plan could also consider how CIL or Section 106 monies could be targeted for enhancements within the conservation area.

We recommend the inclusion of a glossary containing relevant terminology contained in the NPPF, in addition to details about the additional legislation and policy protections that heritage assets enjoy.

We would also suggest that the SWCAA provides links to these relevant Historic England documents:

HE Advice Note 2 - making changes to heritage assets:
<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets:
<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>

Finally, we should like to stress that this advice is based on the information provided by Uttlesford District Council in the email of 27 September 2017. For the avoidance of doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed SWCAA, where we consider these would have an adverse effect on the historic environment.

UDC Response: Many thanks for your response. Your comments are noted and the final version of the Conservation Area Appraisal and Management Plan document has been amended as appropriate.

Hertfordshire County Council Property (Development Services)

Hertfordshire County Council Property (Development Services) on behalf of the County Council's services have no comment to make on the Saffron Walden Conservation Area Appraisal 2017 document.

UDC Response: Many thanks for your response. Your comments are noted.

Transport for London

Thank you for consulting Transport for London (TfL). I can confirm that due to the nature of the consultation TfL does not have any comments

UDC Response: Many thanks for your response. Your comments are noted.

Affinity Water

Thank you for sending us the below consultation. However, Affinity Water do not have any comments to make in regards to this document.

UDC Response: Many thanks for your response. Your comments are noted.

Defence Infrastructure Organisation

The area of Saffron Walden falls outside of statutory safeguarding zones (SOSA) therefore the MOD has no safeguarding concerns.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I was pleased to read this well set out document. I have two comments.

Firstly, i was glad to see coloured green the water meadow near Freshwell Gardens, and urge the Council to proceed immediately to ensure it remains protected from any building development.

Secondly, the Friends School is certainly important and historical, why has it not been so designated? Please amend the plan accordingly.

UDC Response: Many thanks for your response. Your comments are noted. The former Friends School has been identified in the Conservation Area Appraisal as a 'non-designated heritage asset' and as such will be considered for inclusion of the forthcoming Local Heritage List. An application has also been submitted to Historic England for formal national designation, and is currently in the process of being determined.

A member of the public

I think you need to look at the statement 1.4 excellent transport links road, rail

Fact:- the roads are clogged up and in poor condition also public transport (buses] is poor in the rural area . I would not say excellent you need to get out and look.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

Do we/chesterford fall into zone 6?

UDC Response: Many thanks for your query. Please contact the Conservation Officer on 01799 510531 further clarification.

A resident of Saffron Walden

no consideration has been taken of our observation made in response to the 2012 proposals.

The observation is simply this. Part of the boundary to 44 includes land belonging to us. A Land Registry enquiry will confirm that the land thickly edged on the attached plan was purchased by us in August 2010.

UDC Response: Many thanks for your response. Your comments are noted and have been forwarded to the OS to update their records. The Local Authority map cannot be updated until the OS has been amended.

A member of the public

I regard the centre of this town to have two remaining lungs, if I can use that description, one being the Common and the other the Friends School's extensive playing fields. Having lived alongside those fields for a number of years I know how extensively they were used by, not just the school, but by all schools in the area and by groups and clubs of all descriptions from tiny tots practising rugby, playing cricket, learning cycling safety all the way through to an adult club playing league football.

I believe that we owe it to the present and future children, and adults, of this town to ensure that this facility is preserved and secured for their continued use and that we would never be forgiven if it fell to development.

I believe that the conservation boundary should be drawn to include the whole of this extensive site to protect its future and that the consultation period runs until November the eighth. However I'm not quite sure how to make my representation and I would be most grateful if you would point me in the right direction.

Comment on Area 1

I am happy with these proposals, especially that the house belonging to Moore's garage is recognised as being at risk. This beautiful building is being allowed to decay. I agree with the suggestion that the railings around the small area in front of The Close should be restored. The garden has been tidied up recently but now the sad state of the ironwork is apparent.

Comment on Area 3

I am happy with the recognition that the current state of the land between Swan Meadow, the duck pond and Freshwell Gardens is not appropriate (para. 1202). It is

important that this green space is preserved and I support the proposal that this should be managed as a wildlife site. The owners should not be able to claim that its current state, for which they are responsible, is a reason to “improve” it by covering half of it with houses.

Comment on Area 4

I agree that the Conservation Area should include the whole cemetery.

Comment on revised conservation area boundary

I support the inclusion of the whole cemetery.

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

I am pleased to see the attention given to walls as well as to buildings. The wall next to the open space at Freshwell Gardens has been allowed to fall down. The state of the wall around “The Grange” on Church Street is worrying. Beautiful walls enhance the buildings and the open spaces and are part of the historic fabric of the town.

Comment on the management proposals

I support the proposal to attempt to ensure the open space next to Freshwell Gardens is kept open, but maintained for wildlife.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I urge Uttlesford District Council to include all of the former Walden/Friends’ School grounds within the Conservation Area (not just part of them).

I believe the whole grounds, buildings, green space and woodlands have an important place in Saffron Walden and Uttlesford’s history and need protection from development to ensure many more generations enjoy the benefits they have given to the community over the years by way of facilities, habitat and overall appearance.

Once this area is in any way developed away from its intended purpose, a place of learning for the community, its history, ambiance and vistas will be lost for ever.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I am writing to support the proposal of increasing the Walden School Site conservation area. This town has a real lack of green space and the old Walden site is a large area, possibly the largest in the town centre itself excluding the common.

My reasons are as follows:

1) once this green space has been eroded or used, it's not going to come back! It will change the face of the town. It will become a desolate and soulless sea of houses and lose its character. The entire site should be kept as a conservation area rather than a token gesture to keep some of it! Ridiculous!

2) This beautiful and historic school is a very important part of the heritage 'story' of Saffron Walden, it's a town from historical quaker roots, people are fascinated by it and come in droves to the area. If the conservation area is not protected and increased to include the entire site in my opinion it has just 'tipped the balance' and it's the first, second and third nail in the coffin and at major risk of getting rid of the very reason people want to come and visit. Don't take the risk, keep it safe.

3) The Walden / Friends school is still full of educational possibilities for the area and a vital resource for local adults and children and those yet to even be born. The pristine sports facilities and famously historic swimming pool. It is currently a severe loss to the town, not only for the school as it was but for the many sports clubs who used it and could continue to use it in the future. Please protect this whole area, sports provision in Walden is woefully insufficient and taking into account the growth expected, every inch of green space should be clung onto and protected. It's not good enough to have to drive for miles to get to a decent sports club when these are on our doorstep, not least for the environment, but for those in the town. The Walden School site and its facilities including the forest area and sports pitches should be harnessed and the 'answer to UDC's prayers! It would be a travesty if this site was shrunk down to an unusable size. Never to be increased again.

4) The old Walden school buildings are not only beautiful and steeped in history but a vital community asset that could be used as a school or for adult education too. It is in a central location. The site should be protected to allow it to be used for a school in the future, even if this is not immediately. To get rid of or shrink this conservation area would mean that if required it could be used as a place of sport and education in the future and to not include the entire area is incredibly short sighted.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I urge you to include the whole of the former Friends School Site in your conservation area, not just part of it.

The school and its grounds represent one of the few remaining important green spaces in Saffron Walden and should be preserved and not allowed to become yet another housing estate.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I believe that the whole Saffron School (formerly Friends) grounds should be part of the conservation area to preserve the playgrounds and potential to use the facilities for

community activities. There is ample development elsewhere and this area should be conserved.

UDC Response: Many thanks for your response. Your comments are noted.

A resident of Saffron Walden

Please might I add my voice to the call for incorporating the old Friends School into the Conservation area in Saffron Walden and the Uttlesford District.

I feel strongly we should do our best to retain this area of land and it's buildings for the use of the town and hope inclusion in the Conservation area might lead to this outcome.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

After hearing about protecting the Friends/Walden School site have emailed to support the protection of all the grounds.

The area must support schooling as all the current schools are over subscribed and this is a site dating back a years and has good quality grounds ready and fit for purpose.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

Please urge Uttlesford District Council to include all of the former Walden/Friends' School grounds within the Conservation Area (not just part of them).

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I would urge that you include all the land belonging to Walden school and not just a part of it. The land should be considered an important recreational asset for the community and in the event that the school is re-opened as is proposed in a financially sound proposal already with the Administrators then a significant sports area will become available for Community use at a privately subsidised rate.

UDC Response: Many thanks for your response. Your comments are noted.

A resident of Saffron Walden

Comment on Area 6

Re: 12 and 13 Mount Pleasant Road. 12 and 13 like 9,10 are built by William Bell as semi-detached Villas. 12 has an interesting bridged joint chimney stack. Both have carved stone saffron crocus above the door lintel.

Comment on revised conservation area boundary

The revised area is an improvement as it includes the Friends school site but I would go further and include all of the Friends school site.

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

The school is a splendid Victorian institution and should be grade 1 or grade 2 listed as soon as possible.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

Comment on Area 6

I would like to urge Uttlesford District Council to include all of the former Walden/Friends' School grounds within the Conservation Area (not just part of them).

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

Comment on Area 6

I am writing to ask that the whole of the School site should be included in the conservation area. This is because it is an outstanding historical site.

UDC Response: Many thanks for your response. Your comments are noted.

A resident of Saffron Walden

In response to the current draft Conservation Area Appraisal document for Saffron Walden, I offer the following comments:

- Section 1.40 (and elsewhere throughout the draft): Certain functions carried out previously by English Heritage are now undertaken by Historic England – various references to English Heritage need updating, therefore, to say Historic England.
- Section 1.69: 'Forthcoming' would be a better word than 'upcoming' (American jargon!) in a formal document of this nature.
- Section 1.75: I strongly support the proposed use of Article 4 Directions. These could also include measures to protect brickwork from inappropriate painting and unsuitable pointing (eg using an incorrect technique and materials, which can cause significant damage).
- Section 1.137: To improve the accuracy of the description, I'd suggest a minor rewording to give '29-31 Church Street' as the title; and, within the body of the text, remove the reference to 'and cottages' (since, in planning terms, the whole of this part of the building is in A1 (retail) use).

- Section 1.167: Barclays Bank has some particularly fine decorative leadwork on the front elevation, which is widely overlooked and underappreciated. The heavy decorative lead rainwater head is pulling away from the brickwork and steps should be taken to encourage the building owner to refix it securely.
- Page 41: An initiative ought to be taken to enhance the area of the historic rows to make more of it as a shopping/tourist destination. It has a slightly rakish character at present, which seems to be a missed opportunity for improvement. The Cockpit, behind the former Beales building, could also be enhanced for shoppers/visitors.
- Page 41 also: There has been some mention locally that the district council is considering allowing shops in George Street to be permitted to convert to residential use. I would strongly oppose such a relaxation of the use classes (except at first floor level) given that the expansion of the population locally means we should be catering for more people coming into the town centre to shop rather than less. It would be a retrograde step were the out-of-town shops to expand at the expense of a hollowed-out town centre.
- Page 67: Saffron Walden Town Council/Essex Highways have approved the installation of a bollard on the pavement outside 27 Church Street (part of the old Sun Inn), which is due to happen during the current financial year. The opportunity could then be taken to re-locate the unsightly parking signs from the tall post in front of this Grade I-listed building onto the new bollard. Longer-term, consideration should be given to the installation of further bollards to protect the old Sun Inn, particularly its jetties, from vehicles mounting the ramped pavement. Major conservation work has taken place to the paraging on this building in recent years – which constitutes some of the best, if not the best, in the country and is much photographed by tourists – but ongoing damage has to be repaired regularly due to damage from high-sided vehicles.
- Section 1.274: The red brickwork of the wall and adjacent ice house is becoming increasingly disfigured by graffiti (which is also present on the odd road sign and roadside utilities box). Action should be taken to see that any outbreaks of graffiti are promptly removed to prevent 'copy-cat' further damage.
- Page 65: The title should really refer to the former Friends' School (since this has sadly closed).
- Section 2.1(b): The proposal to include a larger section of the former Friends' School grounds within the Conservation Area is very welcome but I would strongly urge that the revised boundary be redrawn to incorporate the whole of the old school site. The omission of part of the site would be bizarre given that the entire grounds constitute a vitally important green lung contributing immensely to the character of this part of the town.
- General comment: Greater control needs to be exercised over utilities companies undertaking work within the Conservation Area. For example, BT carried out some work outside 29-31 Church Street (part of the Grade I-listed old Sun Inn) last year but failed to properly replace all the small paving slabs and simply bodged one area using tarmac. Elsewhere, in Church Street an unsightly metal utilities box has been placed in an unsuitable prominent position near the entrance to Church Path.

- General: There are now no special tax concessions for listed buildings (unlike in the recent past when approved alterations to them were zero-rated for VAT) but they demand the use of workmanship and materials that can be more expensive than generally available. It would not be unreasonable, therefore, for some of the income that the historic buildings generate for the town to be channelled towards their upkeep in the form of grants to help maintain them and keep them attractive for tourists.

- General: Promote good sources of advice on how to look after local heritage, eg www.helm.org.uk, SPAB (www.spab.org.uk) and UDC. With only limited district council resources available for protecting and revitalising this heritage, additional support is now required more than ever. Action should be initiated to emphasise particularly the importance of breathability with 'traditional' (pre-c1919) buildings) and the use of appropriate materials, such as lime mortar rather than standard modern cement. The SPAB runs a free helpline (supported by funding from Historic England): Mondays to Fridays 9.30 am to 12.30 pm on 020 7456 0919.

General: Building owners and occupants encounter problems finding appropriately skilled, reliable builders for work on older buildings. Names can be sourced via the SPAB helpline mentioned above. Additionally, free parking should be introduced for contractors working on town centre properties. The chronic lack of parking hampers the appointment of good builders even where they are found.

UDC Response: Many thanks for your response. Your comments are noted and the final Conservation Area Appraisal document has been amended accordingly, as appropriate.

A resident of Saffron Walden

Plases ensure that the entire former site of the Walden/Friends School is included in the Conservation Area in order to preserve its educational use.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I urge you to include the whole school site in the conversation plan
Historical Saffron Walden is shrinking rapidly Open spaces are essential.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

Having read the document I submit the following comments: against a background of ruinous over-development of this formerly quaint market town the Uttlesford area in general.

Page 4.1: It is essential that shopping/retail outlets be encouraged in order to maintain a vibrant town centre and change of use to residential resisted. Likewise, pedestrianisation, coupled with the absence of a locally based police force will

increase unsocial behaviour that already blights George and King Streets and car racing/speeding that endangers people, especially in Church Street.

Page 67 and General: Permitting vehicles, even large delivery vans, to park on pavements needs discouraging by the extensive installation of bollards. I have frequently been amazed to see traffic wardens ignoring vehicles parked on pavements in close proximity to historic buildings, most notably within centimetres of the priceless paving of the old Sun Inn.

Section 1.274 and General: Graffiti defaces this area and needs to be removed immediately both here and wherever it occurs.

Section 2.1(b): It is essential for the whole for the whole of the former Friends School estate to be included in the Conservation Area. This is a special area that imparts a unique quality to Saffron Walden with the ability to lift the spirits in a town with increasingly diminishing green areas.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I would like to give my backing to the appraisal including as much currently open space as possible, within the Conservation Area. In particular, the entire grounds that remain of the Friends School. It is inconceivable that, any housing or commercial development should ever be allowed to take place on this site.

UDC Response: Many thanks for your response. Your comments are noted. Please note that inclusion of the wider site within the conservation area boundary does not preclude development in itself, however this will be viewed as a material planning consideration for future development applications.

A resident of Saffron Walden

In regard to the Saffron Walden Conservation Area Appraisal 2017, and the proposed extension in Zone 6. Please add our household to the list of supporters who agree *the Conservation Area should include all of the former Walden/Friends' School grounds*, not merely a portion of them. The charm, history, and *efficiency* (!) of Saffron Walden is at serious risk of being stifled by unchecked development.

UDC Response: Many thanks for your response. Your comments are noted. Please note that inclusion of the wider site within the conservation area boundary does not preclude development in itself, however this will be viewed as a material planning consideration for future development applications.

A member of the public

I would like to express my concern that not all of the former Walden/Friends' School grounds are to be included within the Conservation Area. Having both been to school there and worked there I know what an amazing variety of trees, and wild life are within the site. If this area is developed we would not only lose the last large area of

natural open space on this side of the town. but we would also open the area below the school to further flooding as another area of green land is concreted over.

UDC Response: Many thanks for your response. Your comments are noted. Please note that inclusion of the wider site within the conservation area boundary does not preclude development in itself, however this will be viewed as a material planning consideration for future development applications.

A resident of Saffron Walden

Under the above appraisal I think that the entire grounds of the Friends or Walden school should be included in the conservation area.

This would then comply with the Gibson bequeath of the building & land to serve the needs of the Saffron Walden community.

UDC Response: Many thanks for your response. Your comments are noted. Please note that inclusion of the wider site within the conservation area boundary does not preclude development in itself, however this will be viewed as a material planning consideration for future development applications.

A resident of Saffron Walden

We write in connection with the 'Conservation Area Appraisal' accessed at The Tourist Information Centre. We wish to register our concern that the Friends School as a whole, to include the buildings and all of its grounds, be retained for our town if possible. We are apprehensive that Saffron Walden is being expanded at such a rate of knots with any piece of vacant land considered to be of development potential being snapped up and built on with the speed to qualify for the F1 car race! It is impossible to comprehend where it will end and the Saffron Walden Conservation Appraisal is long overdue.

The Friends School as a whole should be retained for the benefit of Saffron Walden. Without doubt there is, and will be, a need for more schools and in The Friends School there is a ready made institution, with grounds, to accommodate playing fields and take on the responsibility of a state run education facility almost immediately. Urgent consideration to retain The Friends School on behalf of Saffron Walden to plan and provide for the additional educational capacity which is required. It is of primary importance and will act in the interests of preserving the aims of the Conservation Appraisal.

Our town is also in need of some public recreational area. If a successful solution can be found for The Friends complex perhaps it will also allow for the grounds to cater for this.

UDC Response: Many thanks for your response. Your comments are noted. Please note that inclusion of the wider site within the conservation area boundary does not preclude development in itself, however this will be viewed as a material planning consideration for future development applications.

A resident of Saffron Walden

1.202 Open space adjacent to Freshwell Gardens
I strongly support the proposal to bring this area of land into Community ownership and develop it in to a wildlife area accessible to the public. Discussions with the land owner would be most appropriate as soon as possible, in the interim, however, this area must be protected and needs to be included within the emerging local plan as such.

1.310 Suggested boundary changes to forever Friends School
The whole of the playing fields area must be included within the protected zone. It is inappropriate to bisect the playing fields as they, in their totality, provide an important setting for the school buildings and further provide essential open green space within a very built up area. The whole area of playing fields, trees and wooded area must be included.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I understand there is a consultation on the future of the site of Friends school. I would just like to make one plea and that is to keep as much of the site as possible as open space and not to allow it to be redeveloped for housing as there has already been too much overdevelopment in the town resulting in serious congestion problems especially with cars.

UDC Response: Many thanks for your response. Your comments are noted. Please note that inclusion of the wider site within the conservation area boundary does not preclude development in itself, however this will be viewed as a material planning consideration for future development applications.

A resident of Saffron Walden

As a local resident, I feel strongly that the whole walden school site should be included in the proposed expansion to the conservation area, the whole school field and mature trees should be protected, to protect this green environment, wildlife and in order to benefit provision of amenities to community groups that desperately need this space.

UDC Response: Many thanks for your response. Your comments are noted.

A resident of Saffron Walden

It would seem logical and practical to include the whole of the Friends School playing fields not just draw a line across the site. This would hopefully inform any future developers attitude towards the design of any houses.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

I am constantly irritated by the bright yellow signs put up by builders to advertise their new housing developments. Why does Uttlesford tolerate these distracting

advertisements? Once upon a time there might have been a case that builders' drivers needed help to find the new site locations. But the practice has turned into a grotesque abuse whereby any number of bright yellow signs go up whose purpose is purely to advertise the new development. We need to focus on important road signs whose purposes are for safety and for important information.

You should make it a condition of all new planning approvals that NO YELLOW (or other coloured) SIGNS should be set up giving directions to new building sites. You should also take steps to clear away all the existing yellow signs that clutter our roadsides.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

Comments on Area 1

In recent years several buildings on Bridge Street have been struck by large HGVs passing through the town. Street furniture is also regularly knocked down, especially at the junction of High Street and Castle Street. These roads are too narrow for HGVs, which should be banned altogether from Zone 1.

UDC Response: Many thanks for your response. Your comments are noted and will be forwarded to Essex Country Council Highways department for their attention.

A member of the public

Comments on the revised conservation area boundary

There appears to be an error regarding the Zone 6 boundary enlargement mapping

The text states:

(b) Extend the Conservation Area to the south of the former Friends School (recently re-renamed Walden School) to include the grounds and a larger section of the adjacent playing fields.

However, Fig 8a Proposed Boundary shows no change from the Fig 8 Existing Boundary. Please correct the former

UDC Response: Many thanks for your response. Your comments are noted and the website has been amended to correct this.

A member of the public

Comments on Area 1

Completely agree with need to review road signage on Castle Street, and not just there, but throughout the town centre.

Comments on Area 2

When the swimming baths had to be demolished the replacement buildings provided interest and blend in. The shops on the south side of George Street are what the Prince of Wales might describe as a 'carbuncle'. Shop signage and the former flower boxes, that now resemble security blocks meant to stop terrorist vehicles, should be high on the list of remedial works. The same applies to discordant shop signage elsewhere.

Comments on Area 4

I have read that the city with the largest public, open space in Europe is Padua, followed by Red Square in Moscow. Although The Common is a difficult shape to measure easily I suspect that it may be, at least the third largest, if not larger in area than Red Square.

Comments on Area 6

Probably need to put this area on hold until the future of The Friends' School site is determined.

Secondly, any idea of making Peaslands Road - Mount Pleasant Road a sort of ring-road should be dropped.

Comments on the revised conservation area boundary

Certainly include Radwinter Road Cemetery.

Comments on the revised conservation area boundary

Hedgerows are noted as a feature of the town worth preserving. I would like to draw attention to the hedgerow that runs along the south side of the footpath from Whiteshot Way to Buckenhoe Road. My wife did some research on this, at the County Record Office, when we moved here in 1982. She thought that at least parts of the hedgerow may mark the Saxon parish boundary.

General comments

There is an area of open land at the junction of Thorncroft and Dawson Close. This was a place where local children, both boys and girls played when it was rough and uneven. Sadly the developers were pressured into 'developing' it, which they did by flattening it and erecting 5-a-side goal posts. The girls ceased to play; boys played only football. At least the space should be protected, even if only in its present state. Residents have also used it for one-off, pop-up social gatherings.

General comments

The effort to preserve the built and natural character of the town must be considered alongside traffic management. Traffic is increasing and the ambience of the centre is being diminished thereby as lengthy traffic gridlocks become more common.

UDC Response: Many thanks for your response. Your comments are noted. Your recommendations regarding the hedgerow between Whiteshot Way and Buckenhoe Road, and the land at the junction of Thorncroft and Dawson Close have been considered, however they currently fall outside of the Conservation Area boundary.

A member of the public

Comments on Area 6

I would like to see the whole of the Friends School site included in the conservation area. There are a number of reasons for this :

1. The grounds contain many fine trees, in particular the avenue of lime trees immediately behind the main building that are superb trees, much loved by generations of former pupils and unique in the town. There are many other fine mature trees throughout the grounds that enhance the environment and nourish a wide range of wildlife.
2. A great deal of the former school grounds has been sold for housing over the past 40 years. What remains is a precious oasis of calm and space in an increasingly crowded environment.
3. The former playing fields provide a potential resource for community sports that would be invaluable in a town that has grown so much in recent years, and is still growing.
4. There is considerable interest in reopening the site as a school of some kind. Extending the conservation area to include the whole site would make this possible.

UDC Response: Many thanks for your response. Your comments are noted.

A member of the public

Area 2 Para 1.196 New Pond

The wooden security rail has been repaired/replaced but action is still required to renew the information board. twice a year maintenance of the surrounds is not enough to the growth of nettles and other weeds which mar the visual and practical enjoyment of the water feature by children and young families

Area 3 Para 1.197 Open space adjacent to Freshwell Gardens

This valued remnant of the original Swan Meadow is an important space defining the edge of the town's development limit and preserves the character of the original meadows, with strong potential to become a "Protected Open Space of Environmental Value" in the emerging Local Development Framework, under community ownership. Unfortunately, however, the existing farmer owners have decided to pursue development (UTT/17/1163/FUL) in the form of 6 no. townhouses which are totally unsuited to their context, and will almost certainly increase the flood risk to existing

properties in Freshwell Gardens by reducing the effective flood plain. reference should be made to the strong objections which were lodged by myself, the Bridge End Residents Association, the Town Council, the Environment Agency and UDC's Conservation officer which led to unanimous rejection of the application at UDC's Planning Committee. The refusal is currently being appealed by the applicant and will be vigorously contested by UDC and the above parties at the public hearing (date yet to be announced). We uregently request that the terms of the environmental value of this space be strengthened in order to protect it. References to the collapsed brick and flint boundary wall, untidiness and poor upkeep are entirely the result of neglect by the present owner, who is attempting to use its present run down appearance to justify development.

In particular I wish to record that:

- The "mature pollarded willow trees" bordering the drainage ditch were cut down by the present owner without notification to the council in contravention of Conservation Area protection.
- Archaeological investigations required under the Planning process revealed the presence an extension of the Battle Ditches running through site from south to north in a position which conflict with town-house foundations and the holding pond proposed by the developer.
- Overall effect of the development proposals will be to conceal the visual amenity of the Freshwell meadow from passing pedestrians rather than enhance this part of the Conservation Area and by restricting its size will severely limit the possibility of establishing varied habitats for wildlife

UDC Response: Many thanks for your response. Your comments are noted. Your concerns regarding the unauthorised removal of the trees alongside the battle ditches will be forwarded to our Trees and Landscape officer for their attention.

A member of the public

Park Lane was resurfaced recently, well done but should the double yellow lines be narrower in a conservation area? If so, please ensure that contractors are aware.

UDC Response: Many thanks for your response. Your comments are noted and will be forwarded to Essex Country Council Highways department for their attention. There is no legal constraint on the width of double-yellow lines in a Conservation Area.

Appendices

Appendix 1 – Copy of letters to Saffron Walden Residents (Individual and general, respectively)



UTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Owner/ Occupier

Our ref: SWCCA

Please ask for Angharad Hart on 01799 510531
E-mail: ahart@uttlesford.gov.uk

Date: 27th September 2017

Dear Sir/ Madam,

Re: Updated Saffron Walden Conservation Area Appraisal – Radwinter Road

As you may, or may not be aware, Utlesford District Council is currently undertaking the resurvey of the Saffron Walden Conservation Area, last updated in 2012. This is part of a wider scheme of re-survey across all 37 Conservation Areas within the district.

As part of the resurvey, it is proposed to extend the current conservation area boundary in Zone 4 (formerly Area 4), to encompass the cemetery along Radwinter Road. I am writing to advise that as part of this amendment, the above property would fall within the proposed boundary of the revised Conservation Area.

Please be advised that inclusion within the Conservation Area may impact selected permitted development rights, further details of which can be found at www.planningportal.co.uk or www.uttlesford.gov.uk/planning.

As part of the resurvey process we will be holding a public consultation, during which you will have the opportunity to respond to this proposal. The consultation will run for 6 weeks, from **Wednesday 27th September 2017 to Wednesday 8th November 2017**. You will find further information regarding the process, including the full consultation version of the Conservation Area Appraisal on the Utlesford website at www.uttlesford.gov.uk/saffronwaldencaa. Here you will be able to access further information and comment on the document.

We will also be holding a public meeting on **Saturday 21st October** at Utlesford District Council offices at London Road, between **11am and 2pm** in the Council Chamber, accessed through the glazed atrium. You are welcome to attend and discuss your views with the officers in attendance.

Yours sincerely,

Angharad Hart MSc
Conservation Officer



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Owner/ Occupier

Our ref: SWCCA

Please ask for Angharad Hart on 01799 510531
E-mail: ahart@uttlesford.gov.uk

Date: 28th September 2017

Dear Sir/ Madam,

Re: Updated Saffron Walden Conservation Area Appraisal

As you may, or may not be aware, Uttlesford District Council is currently undertaking the resurvey of the Saffron Walden Conservation Area, last updated in 2012. This is part of a wider scheme of re-survey across all 37 Conservation Areas within the district.

As part of the resurvey process we will be holding a public consultation, during which you will have the opportunity to respond to this proposal. The consultation will run for 6 weeks, from **Wednesday 27th September 2017 to Wednesday 8th November 2017**. You will find further information regarding the process, including the full consultation version of the Conservation Area Appraisal on the Uttlesford website at www.uttlesford.gov.uk/saffronwaldencaa. Here you will be able to access further information and make your comments on the document.

As part of the resurvey, it is proposed to extend the current conservation area boundary in Zones 4 (formerly Area 4) and Zone 6 (formerly Area 6). I am writing to advise you of the proposals, as your property is located within close proximity to the proposed amended boundary, however, your property does not fall within the boundary of the conservation area itself.

We will also be holding a public meeting on **Saturday 21st October** at Uttlesford District Council offices at London Road, between **11am and 2pm** in the Council Chamber, accessed through the glazed atrium. You are welcome to attend and discuss your views with the officers in attendance.

Yours sincerely,

Angharad Hart MSc
Conservation Officer

Appendix 2 – Saffron Walden Conservation Area Appraisal public consultation form

Uttlesford District Council Saffron Walden Conservation Area Appraisal
and Management Proposals Consultation

Saffron Walden Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Area 1 - Church Street north side, Bridge Street east side and part High Street east side; Castle Street and Museum Street and including St Mary's Church, the Castle remains and Bridge End Garden:

Comment here on the character analysis of Area 2 - Church Street south side, Common Hill and Faircroft Road west sides, High Street east side including King Street, Market Place area, Hill Street and Gold Street and Audley Road:

Comment here on the character analysis of Area 3 - Bridge Street and High Street west, including Freshwell Street, Myddylton Place, Park Lane and Abbey Lane

~~~~~ If you require this publication in an alternative format and/or language

~~~~~ Tel: 01799 540540

Uttlesford District Council Saffron Walden Conservation Area Appraisal
and Management Proposals Consultation

Comment here on the character analysis of Area 4 - The Common and Area South
of East Street

Comment here on the character analysis of Area 5 – London Road and adjacent
area

Comment here on the character analysis of Area 6- The Friends School, Mount
Pleasant Road and West Road

Uttlesford District Council Saffron Walden Conservation Area Appraisal
and Management Proposals Consultation

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:

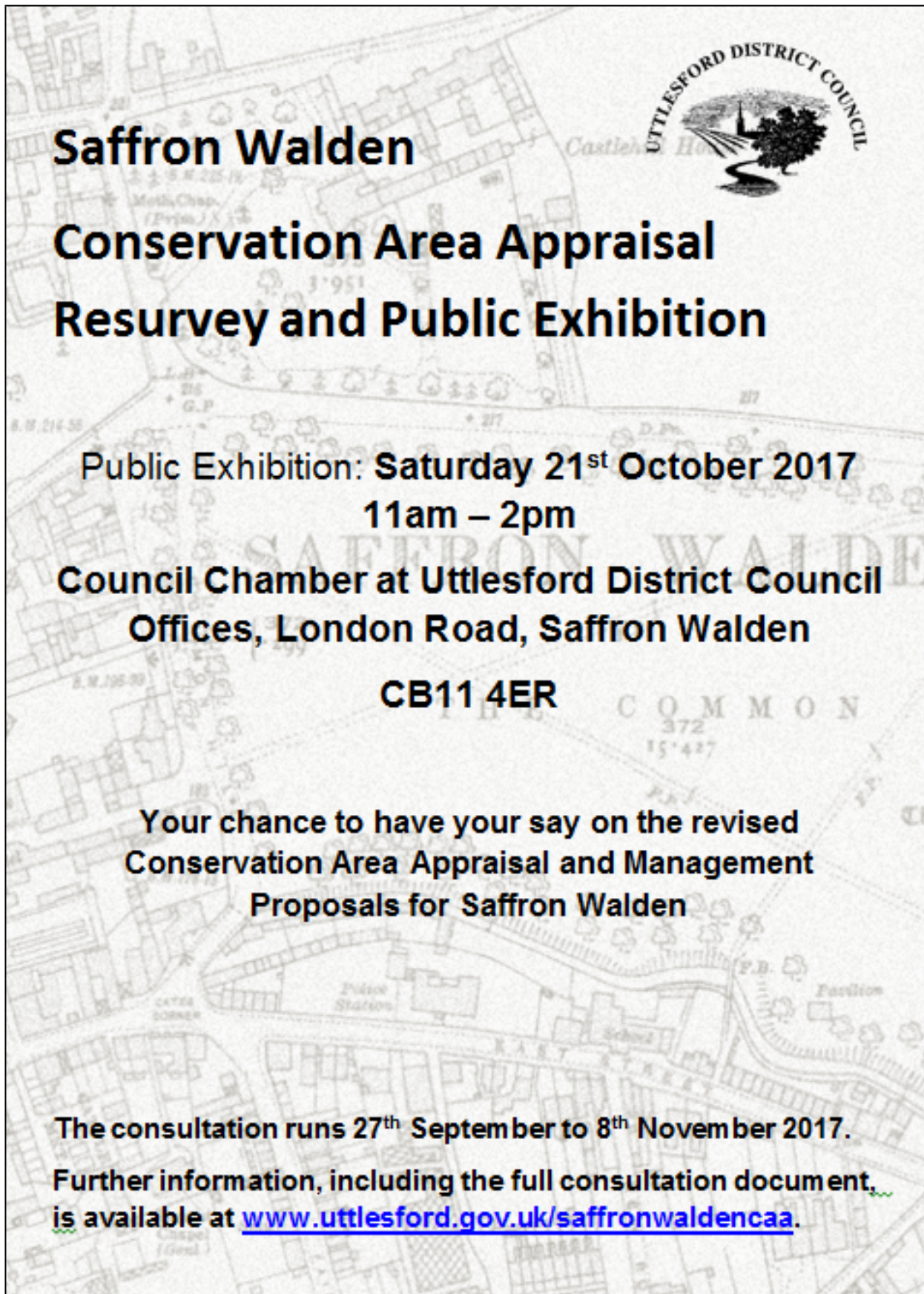
Comment here on the management proposals:

Any other comments:

Please send any comments to the Council Offices, London Road, Saffron Walden, CB11 4ER. For further information please ring Angharad Hart, Conservation Officer, on 01799 510531 or email ahart@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

Appendix 3 – Copy of poster



Saffron Walden
Conservation Area Appraisal
Resurvey and Public Exhibition

Public Exhibition: **Saturday 21st October 2017**
11am – 2pm

Council Chamber at Uttlesford District Council
Offices, London Road, Saffron Walden
CB11 4ER

Your chance to have your say on the revised
Conservation Area Appraisal and Management
Proposals for Saffron Walden

The consultation runs 27th September to 8th November 2017.
Further information, including the full consultation document,
is available at www.uttlesford.gov.uk/saffronwaldenca.