

Report of Public Participation on Smiths Green Draft Conservation Area Character Appraisal and Management Plan 31 July to 29 September 2023

Report One Comments made at the public exhibition and during the consultation period



**Utlesford District Council
September 2023**

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Introduction

This report outlines the responses received from the public exhibition held at the The Old School Community Centre, Brewers End, Takeley on Saturday 9 September 10am to 1pm and all responses received during the consultation period 31 July to 29 September.

A Heritage Assessment and Audit was commissioned in 2022 by Takeley Parish Council as part of their Neighbourhood Plan. This assessment highlighted the potential to designate Smiths Green as a Conservation Area.

Takeley Parish Council commissioned Place Services in 2023 to undertake a conservation area appraisal of Smiths Green. The appraisal recommends the designation of a conservation area and identifies the extent of a proposed conservation area boundary. The parish council considers the appraisal a worthwhile document which is likely to strengthen the control of development. This comment is valuable and is one shared by Uttlesford District Council officers.

Takeley Parish Council approached Uttlesford District Council officers to request the designation of a conservation area at Smiths Green. As the LPA the council is required to carry out a public consultation on the proposed conservation area. The consultation included holding a public meeting in the settlement.

Following the consultation Uttlesford District Council will take into account all comments and consider for approval and designation a document that will be an important material consideration when processing applications.

Summary of findings of the Smiths Green Conservation Area Appraisal

A conservation area is proposed to include properties to the east and west of Smiths Green Lane and bounded at the south by the B1256 with the Flich Way country park beyond.

The appraisal also identifies a number of heritage assets not included within the current Uttlesford Local Heritage List, which make a positive contribution to the conservation area and should be considered for local listing in the future.

A number of opportunities for enhancement and management actions are recommended by the appraisal including a proposal to introduce Article 4 Directions to provide additional control over the types of development which are potentially the most harmful to the area's significance.

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 – Takeley Parish Council were notified of the council's intention to consult on the draft appraisal. The parish council were actively involved in promoting the consultation.

Information letters were delivered to all properties within the conservation area and in any other areas affected by any amendments. Copies were also supplied for the public meeting. A copy is included in Appendix 1.

Website – a dedicated page (<https://www.uttlesford.gov.uk/smiths-green-conservation-area>) 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. An email address and postal address were also given for consultees who wished to send comments by alternative routes.

Direct Mailing - key consultees on the Council's database (Objective) were emailed advising them of the new consultation event.

Public exhibition – a public exhibition was held at The Old School Community Centre, Brewers End, Takeley on Saturday 9 September 10am to 1pm and was attended by XX people. The exhibition was attended by the UDC Head of Development Management & Enforcement and Thomas Muston, Built Heritage Consultant at Place Services, who had undertaken the appraisal and who was on hand to answer enquiries. Maps, plans, a selection of images of important local buildings and copies of the appraisal were available as were paper copies of the response forms.

Press release and online promotions – a press release was issued on 31 July to all local media. It was also available on the council's website and via its Twitter and Facebook pages.

Promotion via e-newsletters included content in the planning and general newsletters reaching 10,393 people.

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 previously noted. Paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, Great Dunmow Library, The Old School Community Centre and from the Takeley Parish Clerk.

Results of the consultation on the Smiths Green Conservation Area Appraisal

All responses are reproduced here.



Dear Mr Tice,

Draft Smiths Green Conservation Area Appraisal and Management Plan consultation

Thank you for notifying Historic England about 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 welcome the production of this appraisal and management plan for the Smiths Green Conservation Area and are reassured by considered and sound approach outlined within the document, and clear and accessible presentation which expresses a compelling narrative of Smiths Green's history, character and heritage.

Due to the thorough nature of the appraisal and management plan, our feedback can be considered minor observations or suggestions:

- The use of an information panel on p.12 is a helpful addition to the document. If there is opportunity to add one or two more to add context to other aspects of the appraisal, this would only add value.
- Inclusion of a photograph of Moat Cottage to be included within the heading 'Key Buildings – Designated' to remain consistent.
- We welcome the opportunity for enhancements in relation to 'wayfinding on the approach to and within the settlement' (p.36), removal of overgrown vegetation to reveal the 19th century listed pump (p.37), as we believe this will further enhance and promote the historic environment and the importance of Smiths Green's heritage.
- In relation to the 6.2 Public Realm, we would recommend regular periodic monitoring of existing street furniture shown in fig.17 to ensure these items are routinely maintained and do not fall into disrepair and negatively impact the village green. Further guidance on signage and street furniture can be found in Historic England's 2018 [Streets for All](#)

One additional point to add is on p.43 'Funding Opportunities', while the Partnership Scheme in Conservation Areas is still in place, like all funding streams, it is subject to review, and it may be that other heritage focused funding streams may be more suitable. We would however, be happy to discuss and advise on potential funding routes in the future.

To avoid any 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 conservation area appraisal, where we consider these would have an adverse effect on the historic environment.

Uttlesford District Council
Smiths Green Conservation Area Appraisal and Management Proposals consultation



Historic England

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Ross McGivern
Historic Places Advisor, East of England

Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk
Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Takeley Parish Council

The Parish Council supports the Place Services draft document in its entirety, subject to inclusion of the minor points made by Historic England and any appropriate changes to individual property descriptions that have been provided by residents.

Submissions have included historic maps and photographs which could be added, if appropriate, and the Parish Council would support an ambition that future improvements could include removal of modern highways road signs, subject to highways safety considerations.

There is a comment to extend the boundary to just north of Warish Hall and to the east along Jacks Lane, and a request to redraw the boundary to exclude a domestic garden, to bring it outside the proposed boundary on the edge of the Conservation Area. Neither request for boundary changes would seem to meet the criteria carefully followed by Place Services and there has been no suggestion by Historic England that the boundary should be amended. The Parish Council does not believe that there is merit in changing the proposed boundary to suit an individual owner, unless Place Services consider that that a boundary change would strengthen the Conservation Area as a whole.

Environment Agency

Smiths Green Conservation Area Appraisal

Thank you for consulting us on the below document.

We have no comments on this particular document as heritage conservation falls outside of our remit.

NationalHighways



Our ref: NH/23/02095 Smiths Green Conservation
Your ref: Draft Conservation Smiths Green, Takeley

Shamsul Hoque
National Highways
Spatial Planning
Operations (East)
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Manton Lane
Bedford MK41 7LW

Uttlesford District Council
Council Offices
London Road
Saffron
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CB11 4ER

01 September 2023

Via email to: [REDACTED]

Dear Sir/Madam,

**DRAFT CONSERVATION AREA APPRAISAL FOR SMITHS GREEN TAKELEY
– SMITHS GREEN CONSERVATION AREA CHARACTER APPRAISAL AND
MANAGEMENT PLAN**

Thank you for your correspondence, received on 31 July 2023, notifying National Highways of the consultation above.

National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. In general, a conservation area appraisal looks at the character, appearance and special interest of a conservation area or group of conservation areas. In the area within and surrounding the Smiths Green Conservation Area, National Highways have responsibility for the trunk road A120, part of the Strategic Road Network (SRN).

Smiths Green is located at the east extent of Takeley and to the west of Little Canfield. The proposed conservation area is accessed from the B1256 (Dunnmow Road), which forms its southern boundary. The conservation area is dissected by Smiths Green Lane which routes north over the A120 to Bambers Green. Jacks Lane (Byway 25) leads from a road junction, located in the north of the Conservation Area.

We have reviewed the supporting document related to the 'Smiths Green Conservation Area Character Appraisal and Management Plan', dated May 2023.

First, in relation to the extent of the proposed conservation area boundary or the proposed new conservation area for Smiths Green in Takeley, National Highways do not have any comment. Second, for the 10 listed buildings or other structures identified within the area,



National Highways do not have any comment. Third, as for the Smiths Green area, all roads belong to local highways authority; therefore, any access and integration may require collaboration between the local Highways Department and Local Planning Authority within this proposed conservation area.

We do not have any more comments on this.

Please contact us at PlanningEE@nationalhighways.co.uk if you require any clarification.

Yours faithfully,



Shamsul Hoque
Assistant Spatial Planner

Standing advice to the local planning authority

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of [PAS2080](#) promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

The Rural Planning Practice on behalf of the Executors of Margaret Haynes



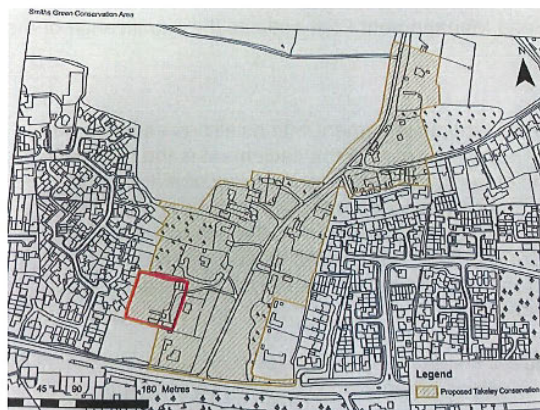
The Director of Planning
Uttlesford District Council
Uttlesford
Essex

Date 12 September 2023

Dear Sir

Proposed Conservation Area at Smiths Green Takeley

Following the launch of the public consultation relating to the proposed Conservation Area (CA) at Smiths Green Takeley we are writing on behalf of the Executors of Margaret Haynes to request the proposed CA boundary should exclude the land in red to the rear of The Croft illustrated below.



Proposed Area to be Removed from Smiths Green Conservation Area

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The Croft is mentioned as a listed building in the written draft Character Appraisal but no reference is made to it thereafter as being of any sort of importance to the CA.



The Croft

The land we are seeking to remove is discrete with a tall hedge demarcating the boundary. There are some existing relatively modern farm buildings originally used for the pigs and hens kept on the site. This land does not relate visually to any part of the proposed CA.

Stated Significance

The draft Character Appraisal and Management Plan outlines the significance of the proposed CA broadly as follows:

Smiths Green is of a typical hamlet type arrangement with dwellings set back from the large central village green. The historic core of the settlement is the Green itself with a scattering of cottages and bungalows of varying age arranged around its perimeter with the unclassified road running south/north through its centre. This protected lane connects to Jacks Green and Warish Hall, the centrepiece of the original estate. The proposed Conservation Area boundary encompasses the buildings along the green and northwards towards Warish Hall, whilst permitting views across the wider rural landscape.

The area's special architectural and historic interest derives from the development of the small rural hamlet around the village green which has evolved over time and is, in parts, relatively unchanged. Smiths Green contains a high proportion of historic buildings, both listed and unlisted, which makes a contribution to the historic and architectural interest of the proposed Conservation Area. As the appraisal says, the

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composition of the many historic buildings flanking the village green evokes a strong rural character which is reinforced by the openness and generally loose grain of development with much of the rural characteristic drawn from the wide-open village green, mature hedgerows and trees. The origins of the hamlet and its connection to the agricultural landscape remain appreciable but unfortunately, late twentieth century development has intruded upon the setting of Smiths Green as it has upon the character of some individual properties.



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The Croft

The Croft is identified within the Appraisal as one of Smith's Green's listed buildings but no further commentary is provided relating to it. At its core is a 'two up/two down' cottage constructed during the late 19th century of timber frame, which was originally weatherboarded, under a shallow pitch slated roof. (The list description is wrong in describing it as of brick with a tiled roof) A stock brick extension was added in 1949 and the weatherboarding was removed at the time of further extension works during the 1970s. The elevations currently, are modern parge-tted render on metal lathes fixed to the 19th century and later timber frame.

Historic maps show the curtilage of The Croft to be tightly drawn, the field boundaries reflect twentieth century changes and are not historic as the 1840- 1880 map shows below:

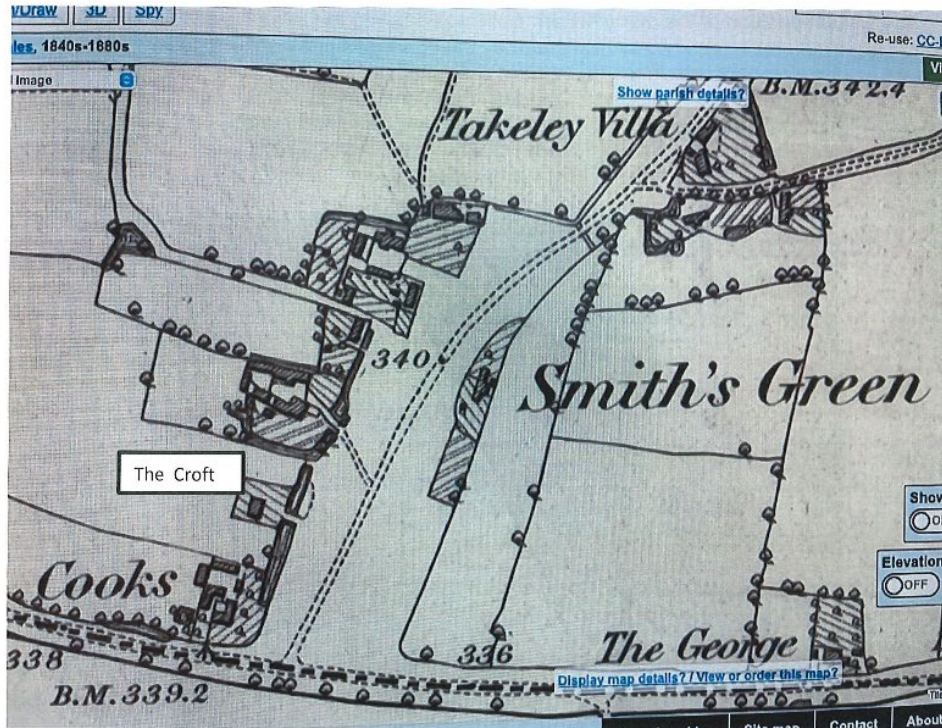
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1880-1840 County Series Map

Whilst it is inoffensive and well screened by trees and hedging it is not considered that The Croft contributes greatly to the character of the area. It is to all intents and purposes, a nineteenth century building with little historic or architectural merit.

Up until the 1950s The Croft was run as a small farm. To the rear of the house and separated by a tall hedge is the remnant of the farming enterprise; one small paddock together with now derelict brick-built farm buildings used originally for poultry and latterly for pigs

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Redundant Farm Buildings

In this part of the property are a pair of asbestos-clad Nissen huts, formerly poultry units.



Nissen Hut

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The enclosed paddock has no views into or out of the site and does not add in any way to the value and significance of the Conservation Area or to the setting of The Croft. The land is largely surrounded by modern housing development, and the derelict farm buildings are an eyesore and should not be included in the CA.

It has been suggested that the field's inclusion is due to its historic association with The Croft and in turn with the Green. This is presumably based on the fact that it originally formed a part of the Warish Hall estate. We would submit however that this can form no justification for its inclusion with the CA. The modern housing development to the west of The Croft known as Roseacres was also formerly within the ownership of the estate and in fact, latterly, within the ownership of The Croft. No case could be made for its inclusion within the CA. The character of this former farmyard parcel of land to the rear of The Croft has completely altered over time. It consists now of a small piece of grassland and derelict farm buildings. There is no inter-visibility with Smith's Green and it contributes nothing to the character of the proposed CA.

We propose that the boundary of the CA should be drawn to follow the natural boundary which encloses The Croft and its former garden. This is provided by the hedgeline to the rear of the house and its continuation to the north to follow the edge of the Nissen huts.

Unrelated to The Croft we would also like to point out that a lot of the rural character of Smith's Green has been lost by the erection in recent years of a large amount of highways signage, much of it entirely unnecessary. We would suggest that as a part of a programme of improvement, discussions should take place with Essex Highways to have much of this removed.

Yours faithfully



Judith Norris BSc MSc FRICS IHBC FBIAC

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Uttlesford District Council Smiths Green Conservation Area Appraisal and Management Proposals consultation



Our ref: JCH02027

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Date: 27th September 2023

Uttlesford District Council
Council Offices
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CB11 4ER

Dear Sir/Madam,

Draft Smiths Green Takeley Conservation Area Appraisal

We write in response to the consultation on the above document on behalf of our client, Weston Homes. Weston Homes was formed in 1987, and now has a diverse portfolio of projects including large scale residential schemes including new build as well as the restoration of historical and listed buildings. Weston Homes' Head Office has been based in Takeley, on Parsonage Road since 2003 and as such have an interest in the area.

Accordingly, we have conducted a detailed review of the draft Smiths Green Takeley Conservation Area Appraisal (CAA) and request that these comments be fully considered, reviewed and the CCA be revised accordingly following our comments below.

Proposed Boundary

The southern part of the proposed conservation area (CA) (between Dunmow Road/Stane Street and 1 & 2 Bulls Cottages) comprises the green and dwellings on either side. There is a clear, distinct character to this area which differentiates it from its surroundings, and as such has significance as a legible hamlet surrounding a green. We agree that this part of the CA is worthy of designation.

However, we question the inclusion of the northern parts of the proposed CA, including the section along Jack's Lane north to Woodside. This area is entirely different in character and does not demonstrably have a relationship with the green at present or historically. Rather, it comprises linear development on roads which approach Smiths Green. The setting of the southern part of the CA around the green is also at variance with that of the northern part of the CA, and their settings do not appear to inter-relate with each other based on the available evidence forming the appraisal. The inclusion of the northern area confuses the character of the proposed CA and evidently weakens the defined character of the area of the southern part.

Character Appraisal

The character appraisal focusses on the rural character of the proposed CA, however, additional clarity is needed to define more critically this 'rural character'. At times it is suggested that this is derived from an association with the arable land to the north (page 7), whereas elsewhere it is stated that the rural character stems from the openness of the village green and loose grain of development (page 20). This also relates to our comments on the proposed boundary above and the differing character between the southern and northern parts of the proposed CA. As there is no known historical functional relationship between the proposed CA and the arable land to the north, we suggest that this rural character is derived from the village green as per page 20 and would support this clarity being provided.

Our ref: JCH02027

With this in mind, the draft CAA may also need to clarify the relationship between the proposed CA and the land to the north. While Smiths Green was originally an isolated rural hamlet (page 7) it is now arguably experienced as part of Takeley and thus is not appreciated as such in the present day. While the CAA discusses the 'connection to the agricultural landscape remaining appreciable', this is no longer the case for the southern part of the proposed CA given there is no visual intervisibility and due to the separation in excess of c.280m. The northern part of the proposed CA is well enclosed by mature hedges and trees which limit the extent of the visual relationship between it and the arable land. As such, while one may be aware of moving through a rural landscape to reach the proposed CA from the north, that rural landscape evidently does not have a strong association with the proposed CA.

In general, the built form in the southern part of the proposed CA is insular and 'inward looking', as discussed on page 22 of the CAA, and does not draw its significance from its surroundings, rather from the pattern of development set back from and around the central green which has remained undeveloped. It is noted in the summary of special interest (page 5) that there is an enclosed character to the southern part of the proposed CA. This does not allow for any perceptible connection to the land to the north. While development on Jacks Lane is not focussed around a green there is a strong sense of enclosure due to the mature hedges and trees which prevent any long views from this part of the proposed CA. The character of the built form is distinctly different from that of the southern part of Smiths Green, with much smaller driveways, and a more tightly compact grain, much more reflective of the modern linear development to the east. The northern most section of the proposed CA, along Smith's Green Lane, is also insular in nature in that the built form is set back from the road behind mature hedges and trees limiting any visual relationship between the dwellings and the land. At this point Smiths Green Lane is lined by smaller but notable verges and mature hedges which further separate the built form from the arable land.

The CAA also stipulates that the linear layout of the settlement is 'reinforced by its agrarian context' (page 21). We wholly disagree with this statement as the linear layout is currently reinforced by the 20th century residential development to the east and west which flanks the southern part of the proposed CA and forms much of the setting of the proposed CA.

Views

The CAA identifies key views within the CA (Section 5.4, pages 29-33). It is noted that these are not exhaustive but they highlight the views of primary importance. View 1 looks north from Stane Street through the proposed CA. The green is the primary part of this view and its openness can be readily appreciated. It is not possible to see beyond the boundaries of the proposed CA in this view. View 2 also looks north and is taken from further north along Smiths Green Lane. The built form along the edge of Smiths Green can be appreciated in this view, but once again it is not possible to see beyond the boundaries of the proposed CA. View 3 is taken from a similar location but looking southwards to Stane Street, while View 4 is once again taken from further northwards on Smiths Green Lane. As with view 2, the built form along the edge of Smiths Green can be appreciated in this view, but it is not possible to see beyond the boundary of the proposed CA. Views 1-4 follow the line of Smiths Green Road and would be appreciated by pedestrians and vehicle users on Smiths Green Lane.

View 5 is taken from the junction of Jacks Lane looking west. It shows the enclosed nature of Jacks Lane and the prominence of The Limes. View 6 is also taken from this junction and looks across arable land. This is an incidental view with hedging providing separation. This view was taken during the winter months with no leaves and so shows the maximum visibility. Views 7 and 8 are taken from the northern extent of the proposed CA looking southwards. They show the open character of Smiths Green Lane with its wide verges and mature hedgerows (again, these are winter views showing the maximum visibility). View 8 is taken from outside the proposed CA. Arable land is appreciable in the periphery of the view but this is not a planned view and the arable land makes a limited contribution to the view.

Overall, only the views taken from the periphery of the CA include any views of arable land, but these are incidental views in which the arable land is not the focal point. The contribution the arable land makes to the significance of the proposed CA is, therefore, limited.

Setting

Section 5.5 (page 34) discusses the setting of the proposed CA, however, it should be noted that the setting of a conservation area is not statutorily protected in the same way as it is for listed buildings. The CAA states

Our ref: JCH02027

that the arable land has a 'close functional relationship' with Smiths Green, but no evidence is supplied to support this statement. We are not aware of any such relationship. The CAA also states that 'Agriculture has played a vital part in the historic development and economy of the settlement', but this is true of almost every settlement in Essex and is not unique to Smiths Green or any special character derived from it.

This section also includes a discussion of 'positive buildings in the conservation area's setting' (page 35) and states they contribute to the proposed CA's setting. This appears to be a clear misapplication of GPA3 terminology rather, the buildings form part of the setting and the opinion is that the setting contributes to the significance of the CA.

This Section also refers to '*The open setting of Warish Hall makes a significant contribution to the moated site and long uninterrupted views to Prior's Wood and Smiths Green are important to understanding the visual and historic functional links*'. However, the listed building at Warish Hall is completely enclosed with mature trees and hedgerows surrounding it. In addition, there is a collection of light industrial buildings to the immediate north beyond which is the busy A120 dual carriageway.

This was supported by the Inspector at a recent Appeal Decision that the CAA references on page 40 who stated that with regard to the Grade I listed Warish Hall: '*The setting is well contained within the moated site given the sense of enclosure created by the surrounding mature trees. The contribution of setting to its significance is high given it is part of a planned medieval moated complex but the setting is very much confined within the immediate area of the hall and bridge.*' (paragraph 40 Appeal Decision APP/C1570/W/22/3291524)

The designated scheduled monument at Warish Hall: Warish Hall moated site and remains of Takeley Priory is enclosed by the same planting referenced above, thus any visual links to Prior's Wood is obscured by dense planting and; historic field boundaries (since removed) would have obscured long range views. In terms of historic functional links it is unclear how the scheduled monument retains a functional association with surrounding landscape features as it is no longer a defensive structure and the original built form within the moated area has been lost. The Grade I listed Warish Hall that now sits within the moated area is a later addition which the Inspector confirmed would not have been impacted by the proposed development of the appeal scheme. While the surviving landscape features would make some contribution to its historic interest, they do not share a current functional link.

Management Proposals

Section 7.1: Local Heritage List (page 39) includes a list of several buildings the CAA recommends should be included on the Local List. However, it is not clear why this recommendation has been made. In order to help inform future decisions it is important that buildings that have a potential to be included on the Local List are assessed to ensure they meet the necessary criteria. *A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets*' (Paragraph: 039 Reference ID: 18a-039-20190723). i.e. not all buildings that possess any degree of heritage interest have '*enough heritage significance*' to be considered non-designated heritage assets.

Section 7.2: Managing future change (page 40) states that there are no opportunity sites within the proposed CA or its 'immediate and adjacent environs', which is at odds with NPPF paragraph 206: *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

This section also discusses the recent appeal decision: *A recent Appeal Decision for the proposed residential development upon the fields adjacent to and north of the Conservation Area established that the loss of the agrarian landscape would be harmful to the significance of several listed buildings within Smiths Green (Ref: APP/C1570/W/22/3291524).* However, the decision was much more nuanced than this with an assessment and corresponding conclusions drawn for each of the relevant heritage assets within the vicinity of Smiths Green. The potential for the significance of these assets to be impacted depends on the special interest of the individual asset, its location and the nature of any future proposed development. It is also important to note that since the appeal case referenced above, an application for development to the north west of Smiths Green (Ref: UTT/22/2744/FUL) has been consented. An application for development at a field parcel to the north of

Our ref: JCH02027

Jacks Lane has been submitted and a recent PINS decision (Ref: S62A/2023/0016) has clarified that there is scope for development of the site subject to the details of certain lighting and byway improvements.

In addition the Council is intended to publish its draft Regulation 18 Local Plan for publication which includes additional development within Takeley and specifically to the north of Smiths Green and south of Prior's Wood. This should also be referenced within the CAA's management proposals and in the context of opportunity sites (section 7.2).

The CAA is a comprehensive document which is intended to be an informative tool for any *future change, development and design* (CAA page 5). The key is to ensure that it does not inadvertently prohibit or frustrate potential development that will come with wider benefits for the area a whole.

Yours sincerely,



Jennifer Cooke
Director



Ken McDonald: The Hundred Parishes Society

The trustees of The Hundred Parishes Society support this proposal. This small area retains the rural landscape and heritage that has otherwise been seriously eroded by the 21st-century residential development to its east and west. The conservation area will provide a small 'green lung' for local residents. Hundred Parishes walk route number 158 passes through the northern part of the proposed designation area; we would like to retain this route intact as an attractive opportunity for healthy recreation.

Jackie Cheetham

Please may I correct your description of Beech Cottage Smiths Green. You describe the cottage as one storey with attics, in fact it is two story with attic.

Bill Critchley

Introduction

I support the introduction of a conservation area for the hamlet of Smiths Green.

1 Smiths Green Conservation Area Character Appraisal and Management Plan 2023

It is crucial that areas of historical importance are preserved and protected against inappropriate developments and the greed and avarice of developers. These areas have stood for many hundreds of years. We have a duty to protect them for future generations. Many of the buildings built today will not survive this long - look at RAAC.

2 Smiths Green Conservation Area Character Appraisal and Management Plan initial draft

We must preserve the unique nature and qualities of this area. This area has remained unchanged for many years but it is now under huge threat from invasive developments against which we must use all of our resources to protect the unique rural nature of the Smiths Green and its environs.

3 Proposed Smiths Green Conservation Area location

Much is made in the proposals of the agrarian setting of the area. The historic importance of Warish Hall, St Valerys Priory and the evidence of additional moats, including opposite Maggots Cottage, indicating areas of previous habitation. To assist in preserving the settings I believe the Conservation area should be extended to include Warish Hall Lane to a point north of the entrance to Warish Hall. The wood, copse to the north of Jacks Lane behind The Limes, a non listed heritage asset, should be included as this forms an important aspect of the rural area.

Anthony Johnson

The area is one that should, by its very nature, be an area to be preserved / maintained. Not developed. The number and extent of new properties has already changed the surrounding area considerably. And in adding new dwellings, minor (very narrow and convoluted) road patterns have been established to the detriment

of both the area and those that live within. To make matters worse bus routes are directed around some of these roads instead of favoring a convenient bus stop on the serving main road. The effect of sending buses into modern developments tends to bring noise pollution / vibration and congestion (time specific to the bus presence). Micro roundabouts do not help, as the effect is to aim like searchlights headlights into the windows of every property adjacent. These convoluted bus routes are by definition both long in journey time and infrequent in service pattern. When looking at land, the land use / method of access to the land, the historic nature of same and the needs for access (if any) must be fully considered.

The original nature of the land use, and historic built environment should not be overridden by political measures, however well meaningful they might be ie. disabled access tends to equal- urbanisation. Hard surfaces, kerbs and bollards (width restrictions). Signage where none was needed perviously. Epping Forest which is not that far away has suffered some urbanisation by simply changing muddy parking areas into formal parking zones with kerbs and signage which tends to limit the actual spaces available. The effect is to spread the parking into adjacent areas. I expect lighting next. Light pollution is a thing which appears to have been ignored I live on a road over lit by lamp posts. This is Essex not central London though the difference is harder to notice with property being built up to back of the pavement line on occasion.

Appendices

Appendix 1 – Copy of information sheet sent to Smiths Green residents

Smiths Green Takeley Conservation Area Appraisal

A heritage assessment and audit was commissioned in 2022 by Takeley Parish Council as part of the Takeley Neighbourhood Plan.

This assessment highlighted the potential to designate Smiths Green as a conservation area.

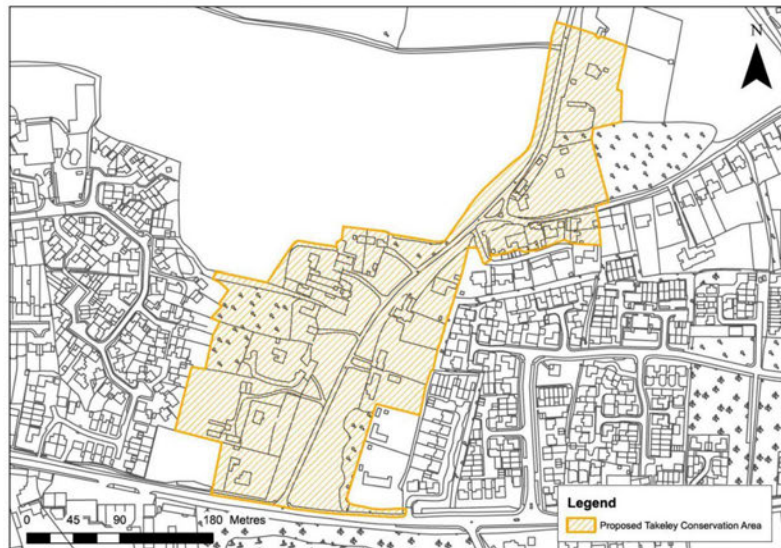
The draft appraisal

The appraisal proposes to designate a new conservation area at Smiths Green Takeley.

Extent

The proposed conservation area is dissected by Smiths Green Lane and is bounded at the south by the B1256 with the Flitch Way country park beyond.

Smiths Green Conservation Area



Appraisal

The appraisal also includes a history of the area, assessment of significance and suggested management proposals to address a number of issues identified by the document.

There are 10 listed buildings or other structures within the area. The appraisal also identifies a number of other historic buildings which make a positive contribution.

You can read a copy of the appraisal on our website:
www.uttlesford.gov.uk/smiths-green-conservation-area



Uttlesford District Council, London Road, Saffron Walden CB11 4ER

Smiths Green Takeley Conservation Area Appraisal

You can also read paper copies of the appraisal at:

- Uttlesford District Council Offices in Saffron Walden
- Saffron Walden library
- Dunmow library

Consultation

We are asking you to share your thoughts on the appraisal and the proposed conservation area.

Consultation dates

The consultation will run from 8:30am on Monday 31 July to 4:30pm on Friday 29 September.

How to give us your comments

You can comment online, by email or by writing to us.

Online

Comment online on our planning consultation portal at:

www.uttlesford.gov.uk/smiths-green-conservation-area

Email

Email any comments to: consultation@uttlesford.gov.uk

Post

Send any comments by post to: Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER

Engagement event

We are hosting an event to provide you with an opportunity to learn more about the appraisal, to ask questions and to provide feedback.

Date and time

Saturday 9 September from 10am to 1pm

Where

The Old School Community Centre, Brewers End, Takeley CM22 6SB

If you need any further information or help with the consultation, please do contact us.

Bruce Tice

Uttlesford District Council

Email: consultation@uttlesford.gov.uk

Telephone: 01799 510510



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Appendix 2 – Smiths Green consultation form available online and as a paper form (the council's standard equalities monitoring forms were also made available)

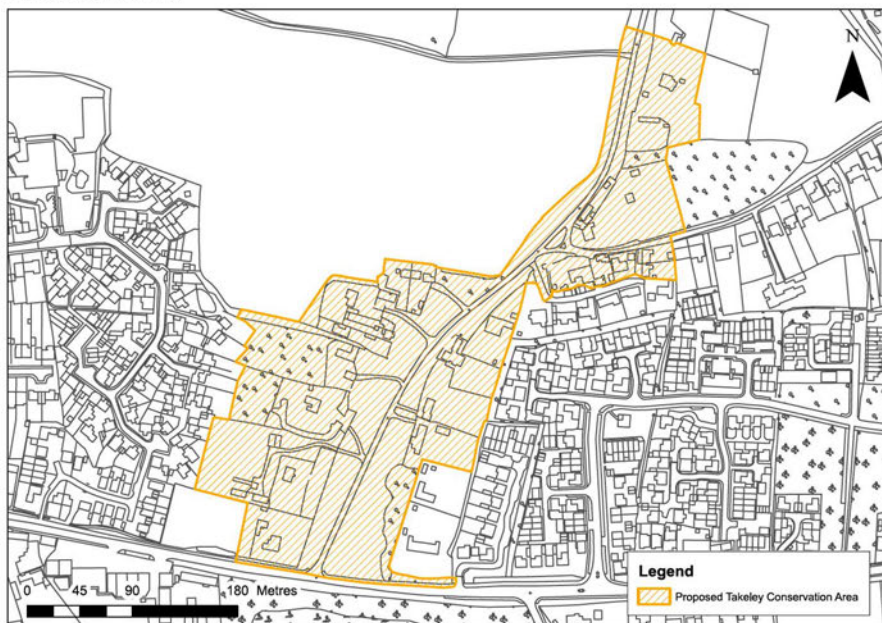
**Comments form - Smiths Green Takeley
Conservation Area Appraisal**



**We are asking for your feedback on a proposed new
conservation area for Smiths Green in Takeley.**

A conservation area appraisal looks at the character, appearance and special interest of a conservation area or group of conservation areas.

Smiths Green Conservation Area

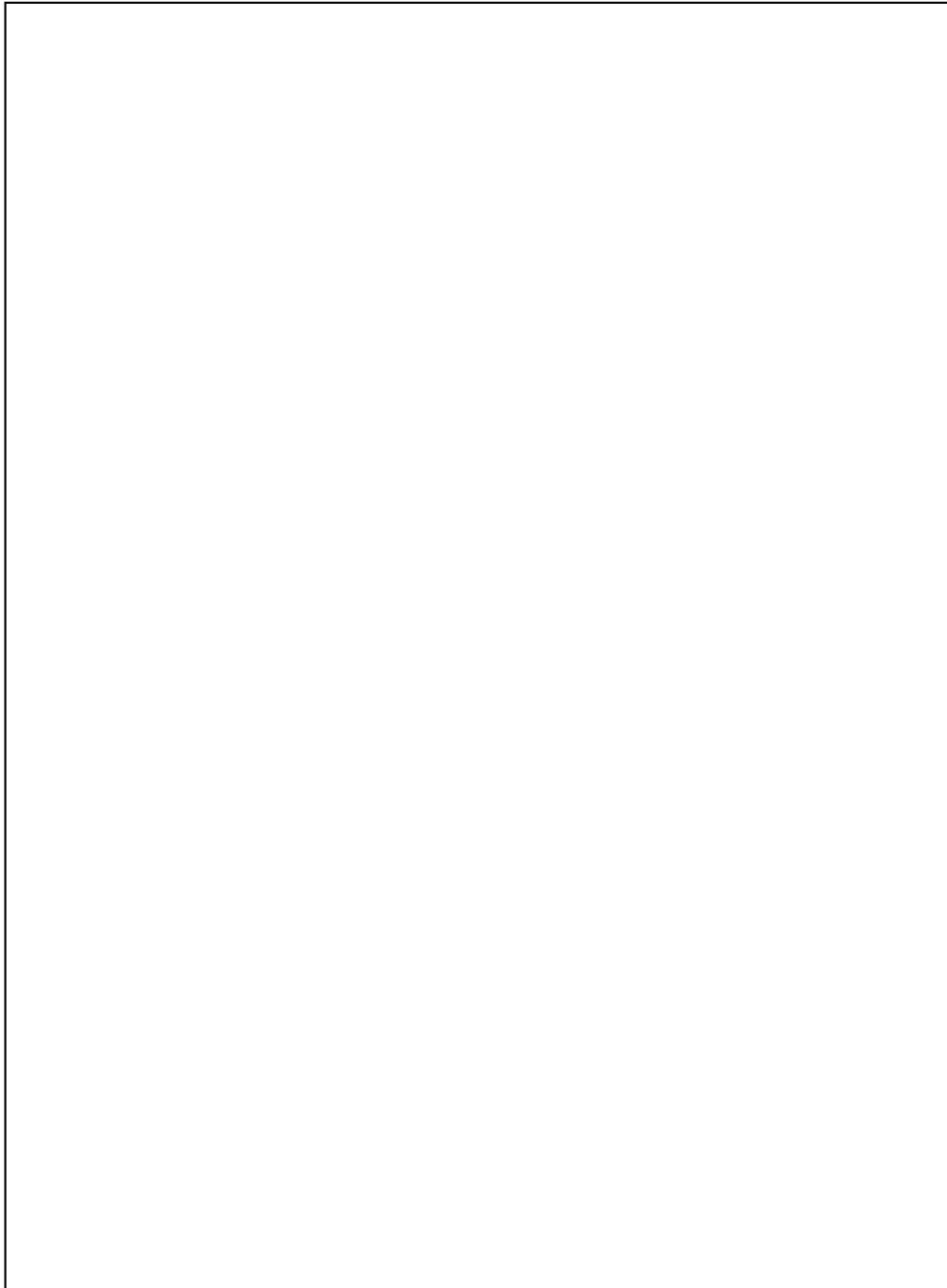


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Your information

Information you provide will be treated in accordance with the General Data Protection Regulation (GDPR) (EU) 2016/679. Your contact details will be used solely for the purpose of contacting you about this survey. You should refer to our Corporate consultation privacy notice for an explanation as to what we do with your personal information, how long we keep it and your right to withdraw your consent at any time you choose.

Your comments

A large, empty rectangular box with a thin black border, intended for users to provide their comments on the appraisal and management proposals.

Uttlesford District Council
Smiths Green Conservation Area Appraisal and Management Proposals consultation

Your name

Your address

Return comments to: Uttlesford District Council, London Road, Saffron Walden CB11 4ER
The consultation closes at 4:30pm on Friday 29 September

More information: www.uttlesford.gov.uk/smiths-green-conservation-area