

Essential Reference Paper B

Issue	Representations made	Officer comment
Changes to the Conservation Area Boundary.	The Parish Council agree with the proposed changes to the conservation area boundary.	
How the LPA will implement the proposals	The Parish Council would like to know how EHDC intend to takes the proposals forward.	The LPA seeks to establish a relationship with the Parish Council in order to share responsibility and resources for the improvements. It is also worth noting that there is limited grant assistance for repair works to heritage assets.
Important open land and spaces	The Parish Council notes that The Meadow/Playground has been omitted as an important open space.	The Meadow Playground consists of some open grass land with tracks accessing it, but for the most part it is visually dominated by a large play area with approximately 10 sophisticated pieces of play equipment, seating, benches and areas of hard surfacing. It is accepted that it is an important community open space but that its visual qualities are

	<p>It is noted by the Parish Council that the field next to Marsh Lane is vulnerable to development and whilst included within the Conservation Area, should be recognised as an important open space.</p> <p>The view down Marsh Lane towards the reserves should be preserved.</p>	<p>limited.</p> <p>Officers note that the document only appraises the conservation area, with the possible development going beyond the remit of this exercise.</p> <p>This view has been included into the document.</p>
Additional Information	<p>One respondent has provided further information on paragraphs 6.44 and 6.95.</p>	<p>Officers have included these comments within the document, with the source identified as a local resident.</p>
Enhancement proposals	<p>One respondent is surprised by the suggestion of the Cappell Lane allotments needing a hedge as this will not help security.</p> <p>A respondent draws attention particularly to detrimental environmental impact of fencing around nearby Environmental Agency facility</p>	<p>Officers still consider the existing frontage hedge would benefit from additional planting to add to the environmental qualities of the site which the Appraisal notes is otherwise well cared for.</p> <p>It is agreed that the environment in this location would be improved if the impact of the fencing could be</p>

	and suggests its removal would be beneficial.	reduced. However it is anticipated that, in this case, it is needed for security purposes. One possible solution in the long term might be to plant a shade tolerant hedge and ultimately remove the fencing of the latter's maturity. It is suggested the matter be further discussed with the Environment Agency and in the interim a general reference is made in the text.
Other minor points	<p>The Parish Council and other respondents are concerned about the increase in traffic and its effect on the Conservation Area in addition to the maintenance of lights along the High Street.</p> <p>A couple of respondents note that a couple of areas within Stanstead Abbots are</p>	<p>Officers recognises that increasing volumes of traffic is a concern in all conservation areas. A long term solution would be beneficial as long as it does not impact on any other contributory features within the Conservation Area. Officers recognise that traffic measures have been put in place in the high street which are considered to be in keeping with the character and appearance of the area.</p> <p>Officers recognise that flooding has been a local issue; however</p>

	<p>susceptible to flooding due to the Mill Stream, waterways between French & Jupps Mill and the drain behind Cappell Lane not being dredged or maintained.</p> <p>One respondent notes the maintenance of the railway station is not mentioned. They are concerned that the line might need developing in the next few years.</p> <p>The Parish Council ask, once the document is adopted, a guide to grant assistance is made available for local residents and businesses. Similarly a respondent asks for further funding to be available for buildings with suggested Article 4 directions as they feel current funding is insufficient.</p>	<p>prevention methods and maintenance are beyond the remit of this exercise. Officers have directed the respondent to the Environment Agency.</p> <p>St Margarets Station is a Grade II Listed heritage asset and therefore development and maintenance is controlled through Listed Building Consent Applications. The officer notes that the building is currently well maintained and it retains many original features.</p> <p>Information regarding the Historic Building Grants is currently available on East Herts District Council's website and a hardcopy can be requested. It is recognised that there is currently no funding available for the buildings identified. Once the Article 4 directions are introduced, further consideration can be given to provision of funding to support the</p>
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	<p>One respondent is concerned about the development of the Warrax Park Estate, namely what assurance is there that this will be monitored carefully, to ensure that full recognition of the Stanstead Abbots conservation area is taken into account when future developments are planned and permitted.</p>	<p>maintenance of the particular features of interest of those buildings.</p> <p>It is unclear as to the extent of the respondents concerns. However normal planning controls cover both proposals for new development and maintaining the existing character of the estate.</p>
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