

EAST HERTS COUNCIL

EXECUTIVE - 24 APRIL 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT  
MANAGEMENT AND COUNCIL SUPPORT

ARDELEY PARISH CONSERVATION AREA APPRAISAL AND  
MANAGEMENT PLANS INCORPORATING THE THREE  
CONSERVATION AREAS OF ARDELEY, MOOR GREEN AND  
WOOD END

WARD(S) AFFECTED: Walkern

**Purpose/Summary of Report**

- To enable Members to consider the Ardeley Parish Conservation Area Appraisal and Management Plans incorporating the three conservation areas of Ardeley, Moor Green and Wood End following public consultation.

**RECOMMENDATIONS FOR EXECUTIVE: To recommend to Council that:**

<b>(A)</b>	<b>the responses to the public consultation be noted and the Officer responses and proposed changes to the Ardeley Parish Conservation Area Appraisal and Management Plans be supported;</b>
<b>(B)</b>	<b>authority be delegated to the Head of Planning and Building Control, in consultation with the Executive Member for Development Management and Council Support, to make any further minor and consequential changes to the document which may be necessary; and</b>

<b>(C)</b>	<b>the Ardeley Parish Conservation Area Appraisal and Management Plans incorporating the three conservation areas of Ardeley, Moor Green and Wood End be adopted.</b>
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1.0 Background.

1.1 East Herts has a rich environmental heritage which includes 42 Conservation Areas. The East Herts Local Plan commits the Council to review its Conservation Areas, a requirement which is also set out in national legislation.

1.2 The review of the conservation areas in Ardeley Parish being those of Ardeley, Moor Green and Wood End is one of a series of reviews being undertaken and this is a recently completed one for consideration.

1.3 Each document identifies the special character of the respective Conservation Area/s together with the elements that should be retained or enhanced and those which detract from the identified character. Existing boundaries are reviewed and, where appropriate, practical enhancement proposals are suggested.

1.4 Once Members have considered each document and it has been adopted by the Council, it becomes a 'material consideration' in the process of determining planning applications.

2.0 The Ardeley Parish Conservation Area Appraisal and Management Plan.

2.1 The Ardeley, Moor Green and Wood End Conservation

Areas were designated in 1981. This Appraisal document was completed in 2017/18 and went through a period of public consultation from 23 November 2017 to 11 January 2018. There was a public meeting held on 23 November 2017 at the Ardeley Village Hall at which about 45 persons attended. A number of representations have been received, some associated with conservation area boundaries. A summary of these comments and officer responses are included as **Essential Reference Paper B**. The headline issues are set out in the following paragraphs:

- 2.2 Conservation area boundaries. The document considers the conservation area boundaries and proposes a number of alterations. These are:

ARDELEY – Extend the boundary to include trees on the village approach opposite Redbrick Cottages.  
Exclude Nos 1-8 The Crescent; exclude school playing field to west of school; exclude Markhams to west of The Green; exclude The Hollies, Beard’s Oak, Pomeroy and adjoining elements of Church Farm; rationalise boundary to exclude frontages at Churchfield and Mead Farm at eastern extremity of the conservation area.

MOOR GREEN - Include a small area used for horse riding being a minor adjustment to north of Moor Hall Cottage to better reflect existing geography (This was identified post consultation by the fieldworker who discussed with the owner who in turn raised no objection).  
Exclude an extensive area of open countryside with several modern properties principally to the east of the road leading south out of Moor Green; properties include Moorwood House, Longcroft and Reedings (this area includes the majority of an extensive site of Special Scientific Interest, protected by other legislation), also

other open countryside extending north to the alignment of a former Roman road and to the east of the Scheduled Ancient Monument; exclude Muncher's Green and open countryside to the west of Fir Tree Farm; exclude open countryside to the north of Moor Hall Farm.

WOOD END - Exclude a large area of open countryside and scatter of houses and agricultural barns extending from Parker's Green to land north of Lites Manor and land extending to include agricultural barns south of Cherry Farm, buildings within this area include Greenlands, The Spinney, Parker's Green Cottage, The Bungalow, Lites Manor, agricultural buildings to the east of Lites Manor and agricultural barns to the south of Cherry Farm; exclude a tract of countryside to the west of Coates Manor Farm and north of Spring Grange; exclude modern agricultural buildings to rear of Highbury Farm.

Many areas so proposed for exclusion are large tracts of open countryside and farmland well removed and visually unrelated to their respective historic cores. Inclusion of such areas is contrary to current Historic England advice.

2.3 The document identifies the key environmental features and the manner in which they can be controlled. In relation to the three conservation areas the most relevant ones are: listed buildings; non listed buildings of quality worthy of protection; other unlisted distinctive features worthy of protection, important open land and spaces, Wildlife Sites, a Scheduled Ancient Monument and an extensive Site of Special Scientific Interest.

2.4 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified. The largest concentration is in Ardeley whilst there are smaller scatters in Moor Green and Wood End. Several

individually listed or curtilage listed buildings are or potentially are 'At Risk'.

- 2.5 Scheduled Ancient Monument. Great Wood and land to the west distinguished by 'humps and bumps' is so designated.
- 2.6 *Non listed buildings of quality worthy of protection:* A number have been so identified. Some non-listed residential buildings have architectural features of high quality whose formal protection could be achieved through the introduction of an Article 4 Direction should Members decide to proceed with this option. Some have been identified, principally at Ardeley, also a small number at Wood End.
- 2.7 *Other unlisted distinctive features worthy of protection.* A small number have been identified.
- 2.8 *Important open land and spaces.* The following particularly important open spaces have been identified, namely:
- at Ardeley - The Green; the Churchyard; an area of rough grassland east of School Lane:  
at Moor Green – the central green; an undulating field part of Scheduled Ancient Monument.  
at Wood End - the central green; a small green to east of Coates Manor.

In their different ways these open spaces are of particular importance to the character of their respective conservation areas.

- 2.9 Site of Special Scientific Interest. The larger part of the designated SSSI is an extensive area of farmland and this part is proposed to be excluded from the conservation

area. It is protected by its own legislation.

2.10 Wildlife sites. Collectively there are a large number both within and beyond the conservation areas, particularly at Moor Green. There is local interest in their proper management and the Herts and Middlesex Wildlife Trust will offer advice on request.

2.11 Trees play a particularly important role in many locations.

2.12 *Enhancement proposals to deal with detracting elements.* Several have been identified in all three communities.

### 3.0 Implications/Consultations

3.1 Information on any corporate issues associated with this report can be found within **Essential Reference Paper 'A'**.

3.2 A summary of comments received through the consultation process and officer responses are set out in the table is included as **Essential Reference Paper B**.

3.3 **Essential Reference Paper C** is a copy of the Ardeley Parish Conservation Appraisal and Management Plan incorporating the conservation areas of Ardeley, Moor Green and Wood End as it appeared at the consultation draft stage with any subsequent track changes to text and alterations to accompanying plans that incorporate any necessary changes. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.

### Background Papers

Written representations received through the consultation process and other relevant correspondence:

<http://democracy.eastherts.gov.uk/mgIssueHistoryHome.aspx?Id=22322&optionId=0&J=6>

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