

## Essential Reference Paper B

Issue	Representations made	Officer comment
Errata		<p>Minor change at para 5.63 to include Wildlife Sites that had been erroneously omitted in original document.</p> <p>New para added at 7.11, common to most appraisals but omitted due to an oversight.</p>
General.	<p>The Parish Council and others were very generous in their comments in relation to the quality of the document and the response at the public meeting.</p>	<p>Noted and appreciated.</p>
Boundary adjustments - General.	<p>A general comment relating to boundary change to the effect those boundaries as originally drawn up by professionals have been dismissed as inappropriate by the current proposals which make significant reductions.</p> <p>One general representation relating to Wood End was in favour of <i>conservation areas being better defined, provided the release of agricultural land does not open the door to property developers.</i></p> <p>General request to look at boundaries to ensure they follow existing boundaries.</p>	<p>The current boundaries, inter alia, follow recent Historic England advice: Para 12 of Historic England Advice Note <i>Conservation Area Designation, Appraisal and Management 2016</i> advises that <i>CA designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)....</i></p> <p>Noted. Proposals for development will be considered against the District Plan and the removal of large tracts of agricultural land from the CA should not in itself present previously unattainable opportunities to the development industry.</p> <p>Such a post consultation revision has been made at Moor Green (see below). For information and as a general procedure officers</p>

		<p>follow this advice. However there are occasions when other solutions are more appropriate. For example to protect an historic boundary feature whose location to the conservation area boundary may be ambiguous or indeed where no appropriate boundary feature exists.</p>
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**Boundary adjustments ARDELEY:**

Residential properties of Green Oaks\* and Nutwood and open land nearby and to the north of listed building The Old Bell Barn – Ardeley. Land in question marked yellow on map below.

\*confusion of names. The owner has advised 'Green Oaks' is the correct name. Other references to Greenoak and Greenholme are incorrect but refer to the same property.



Several representations have been received from the residents of these properties and nearby listed building The Old Bell Barn. The essence of the representations is that the conservation area should be extended to include both properties and the adjacent pasture land. The reasons expressed for inclusion of pasture land advise that it should be identified as an *Important Open Space* to be protected and identified as such in the same manner as others so identified by the Appraisal namely: The Green, the Churchyard and the grassland east of School Lane.

Legislation requires Councils to review their conservation areas (CA). There is a popular misconception that a CA designation prevents development but this is not the case. The National Planning Policy Framework (NPPF) states councils should look for *opportunities for new development... to enhance or better reveal their significance.*

The emerging District Plan (DP) Policy HA4 similarly advises new development can be appropriate in conservation areas and in adjacent areas affecting their setting subject to a number of environmental considerations.

Ardeley is a Group 3 Village in the DP where future development is limited. Even small scale development is not acceptable if it detracts from the openness of the countryside or represents the loss of a gap important to the form or setting of the village.

The request to extend the CA has been given careful consideration. Para 4.7 of the Ardeley Parish CAA poses the question: *Does the open space or gap form an important landscape feature contributing to the general spatial quality and visual importance of the conservation*



Above map provided by resident showing field coloured yellow requested to be included in CA. Middle picture looking towards Green Oaks and Nutwood, properties to north of field; lower picture- looking towards the listed Old Bell Barn, to south of field.

*area?*

Part of para 11 and 12 of Historic England Advice note (the latter referred to above) essentially advises it is appropriate to include green spaces that are an essential component of a wider historic area or designed landscapes.

The gap is open pasture land and relates in large part to the settings of Green Oaks and Nutwood (see picture). These properties are relatively modern and have very limited historical importance or architectural qualities.

A strip of the pasture is already in the CA being defined in part by a hedge line. There is a listed building immediately adjacent to the south (The Old Bell Barn) which enjoys the openness the pasture land. The latter is interpreted on historic plan 1 as having being part of open countryside to the north of The Old Bell PH complex. Since that time the Old Bell Barn has been converted to residential and 20<sup>th</sup> century properties have been built to the north.

Recently an outline application for 10 residential properties has been received which the Conservation Team has advised is inappropriate.

Conclusion:

Ardeley CA is generally a tightly knit group of listed buildings and other buildings of quality encircling three important open spaces defined as such in the CAA. The boundary as currently drawn to the north of The Old Bell Barn is considered

	<p>The presence of wildlife is also raised.</p>	<p>appropriate and properly defines the historic edge of the village in this location.</p> <p>As set out above CA designation in itself is not a mechanism to prevent <u>appropriate</u> development.</p> <p>The two residential properties located on the edge of the CA are not of sufficient historic or architectural qualities to be specifically included.</p> <p>The pasture land is on the edge of the CA and is not considered to be of the same high quality or contribute in similar manner as the other three green spaces in Ardeley which the appraisal has specifically identified and to which respondent comparisons have been made (The Green, the churchyard and the strategically located open space in the heart of the CA).</p> <p>Extending the CA will not provide any additional protection for the wildlife such as Great Crested newts which are protected by other legislation.</p>
<p>Boundary adjustments MOOR GREEN</p> <p>Moor Green and Muncher's Green.</p> <p>Request to remove Acre Farm from the conservation area.</p>	<p>A respondent agrees with the suggested changes.</p> <p>This representation advises that neither the house nor garden have any historic interest.</p>	<p>Noted; the changes are very significant and include the removal of large areas of open countryside and agricultural land; such removal being consistent with local practice and national advice.</p> <p>Looking at historic maps the site has contained buildings since the late 19<sup>th</sup> century. The main house in part is interpreted as originating from the late 19<sup>th</sup></p>

<p>Minor adjustment to boundary to north of Moor Hall Cottage.</p>	<p>No representation originally received. Adjustment made following reconsideration by fieldworker.</p>	<p>early 20<sup>th</sup> century with later additions, a view not challenged by owner/occupant in post consultation discussion. For these reasons the main house was not specifically identified as a building making an important architectural or historic contribution. However it does have some positive historic qualities. Along with other buildings its general mass and location is pleasingly complimentary in the function it performs in enclosing the main green.</p> <p>Conclusion: the request to remove the site from the conservation area is not considered to be appropriate.</p> <p>The current boundary cuts through a horse riding area and would be better defined by adjustment to follow nearby western fence and hedge boundary. The fieldworker discussed with the owner on 26/02/2018 who raised no objection.</p>
<p>Boundary adjustments WOOD END.</p> <p>Large area of principally agricultural land to west and south of Wood End.</p> <p>Reinstatement of land to rear of Orchard Cottage.</p>	<p>A representation suggests that Wood End, Parkers Green and The Spinney should be considered as a whole. It is argued some parts of which could be considered as historic green spaces framing views and defining settings.</p> <p>The owners object to the CA boundary bisecting their long</p>	<p>The representation cites Historic England advice (see above). However the same advice source makes it quite clear that the inclusion of the wider landscape and agricultural land is not appropriate. As pictures in the CAA document show the very large tract of land proposed for exclusion is agricultural land in large part.</p> <p>Agreed - the boundary will be redrawn to follow the boundary as shown on mapping.</p>

Boundary rear of Lites Farm	<p>rear garden.</p> <p>A representation (not from the owner) advises boundary bisects that property.</p>	The boundary is interpreted as being an existing fence which is considered to be an appropriate delineation.
OTHER ISSUES		
ARDELEY		
Ugly transformer - Ardeley.	Representors suggest its removal or reduction in size would be beneficial.	Agreed but how to achieve it? This is to the r/o The Jolly Waggoner PH. It can be seen from a nearby footpath. In addition the fencing enclosing its base would benefit from improvements. If the PC agree they may wish to make representations to the appropriate body.
Query principally relating to ownership of land.	<p>Rough grassland to east of School Lane.</p> <p>One enquiry was concerned about potential future development on this site.</p>	<p>The author re-checked and was advised by a trustee that this land is indeed owned by Ardeley Charity Estates.</p> <p>The CAA identifies the land as being an important open space to be protected.</p>
MOOR GREEN		
Moor Green pond and perimeter thorn hedging.	A representation draws attention to the pond at Moor Green and to the presence and encroachment of thorn around this pond and elsewhere.	<p>The author was supplied by person/s unknown copy of written details relating to Common land in the parish from which it is interpreted that Moor Green is Common Land. However no map accompanied the document.</p> <p>Subject to ownership and advice from Herts and Middlesex Wildlife Trust (HMWT) the thrust of the representation is agreed. If improvements are to be implemented it would seem that the PC (owner of Moor Green) are the appropriate body to consider this request in association with advice from</p>

		HMWT.
Tree planting north of Fir Tree Farm	Owner opposed to suggested tree planting in roadside hedge.	The matter is entirely in the control of the owner who if opposed to the suggestion will not implement it.
WOOD END Spring Grange, Wood End – a Grade 11 listed building on the Council's Heritage at Risk Register.	<p>Representations have been received – some being principally concerned with a current application relating to the site involving the construction of three new houses.</p> <p>One representation requested consideration be given to <i>putting all land connected to Spring Grange into the conservation area in order to protect the character of Spring Grange from inappropriate housing development.</i></p> <p>Some comments relate to ensuring the building is restored before any development starts and that the building does not collapse through neglect.</p>	<p>Spring Grange is a Grade 11 listed building and is included on the Council's Heritage at Risk Register.</p> <p>Officers are of the view the boundary of the conservation area as currently drawn is satisfactory – it follows an existing boundary. Consequently no further boundary adjustments are proposed.</p> <p>These issues will principally be considered in the determination of the application.</p>
Salt Bin on green outside Chapel Farm – Wood End	Considered a more appropriate location could be found.	No doubt the location of these bins is carefully chosen for other practical reasons. However it is agreed it is prominent on a small triangle of grass being a junction of three roads in the centre of the CA. Perhaps this is an issue the PC may wish to pursue with HCC highways. Would it be possible to achieve other improvements here?
Traffic speed sign – outside Lites Manor – Wood End	Considered to be unnecessary.	Despite several attempts to solicit a response from HCC

		none has been forthcoming to date. Therefore author is unable to comment.
Chapel of St Alban – Wood End. The CAA sought additional information.	Additional information kindly provided.	Officers appreciate receipt and have included a picture and accompanying text.
Trees on boundary of Orchard Cottage Wood End.	Owner considers the quality of certain trees should be recognised.	Agreed – now shown on mapping. Sometimes access to properties difficult to achieve (as in this case) and such plotting can only be diagrammatic.
Utility poles.	Respondent considers reference to utility poles not as issue unless replacement enables arrival of useable broadband.	It is considered appropriate to draw attention to the visually damaging impact of selected utility infrastructure.
General.		
Wildlife sites	The Herts and Middlesex Wildlife Trust advised of several details. They wished detailed references be included relating to the Wildlife sites Inventory for East Herts and to the fact their organisation was prepared to offer management advice.	There are a very large number of Wildlife sites in the parish and the organisations offer of management advice is welcomed. Their other detailed advice is accepted and appropriate track changes have been made to the document.