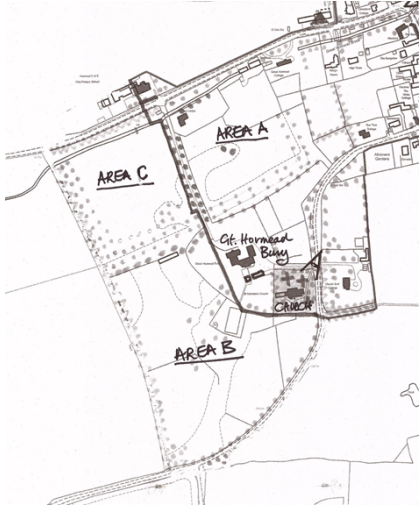



Essential Reference Paper B

Issue	Representations made	Officer comment
<p>General information</p>		<p>The location of some trees on the revised plans have been amended and added to from satellite information.</p>
<p>Exclusion an extensive area of countryside and land to the west, north west and south west of Great Hornead Bury.</p> <p>Map below shows Areas A B and C described in 3rd column.</p>  <p>Area B - the pictures below show five views of the landscape associated with Great Hornead Bury. Top; mature landscape, second maturing landscape, 3rd -5th various formal landscape features associated with house or indirectly with church.</p> 	<p>Several representations including those of the PC and owner and others seek retention of this land within the conservation area (CA) principally on the basis of its landscape value being parkland or managed parkland and the fine trees it contains. Additionally farm track (assumed the one bordering western boundary) represents sensible boundary.</p> <p>The owner draws attention to the quality of the parkland landscape and setting and its trees. A Wellingtonia tree was planted in memory of a previous owner who was killed at the battle of Waterloo. The present owner draws attention to the <i>several kilometres of native hedge...and many hundreds of trees</i> he</p>	<p>Following careful consideration of public responses and detailed discussions with the owners and two detailed site visits the fieldworker accepts in part the representations which have been made.</p> <p>There are three distinct areas believed to be in the ownership of Great Hornead Bury (see map opposite).</p> <p>Area A. Land to the east of southern approach road to Great Hornead Bury. This area was not proposed to be removed from the CA in the draft appraisal. The approach avenue together with other historic properties represents an appropriate boundary.</p> <p>Area B. Land to the west and south west of Great Hornead Bury. This is considered to be parkland and a planned landscape closely associated with the house and visually to a lesser extent, with the church. The draft appraisal considered a new boundary close to the buildings (admittedly indistinct in part) represented a logical edge of the historic</p>



Picture below: Historic Wellingtonia tree planted in memory of Colonel Edward Stables, a previous owner, killed at the battle of Waterloo.

has planted. Attention is also drawn to the historical presence of an ice house (now collapsed). The owner considers the boundary as proposed to the immediate west of the house does not follow physical boundaries and is indistinct. The owner considers the original boundary further west represents *a very clear delineation between arable countryside and the parkland.*

environment but the criticism that this is arbitrary and does not follow any physical features is accepted.

It is also accepted that the parkland has close historic associations with Great Hornead Bury which is described in the listing as a *Manor house. C17 or earlier, N wing c.1812 for Edward Stables.* There is a plaque circa 1815 to the latter in the church and a commemorative mature Wellingtonia tree in the parkland (see picture opposite). The original icehouse marked on historic mapping from 1874-1894, whilst now collapsed, is a further reminder of the historic association between house and parkland area.

On reflection this area can properly be considered as historic parkland with numbers of mature trees likely to have been part of the original landscaping. It is a planned landscape with lawns closer to the house and rougher grassland further removed. There are informal and formal landscaping elements some of which are illustrated opposite. Retention within the CA will afford some protection to many trees presently and in the future, as those recently planted, mature.

As a designed landscape and being visually part of a wider historic area its inclusion in the CA can be



Pictures below: Area C - view over landscape considered more closely associated with open countryside notwithstanding recent formal planting) from approach avenue at Great Horstead Bury. Lower picture strong tree boundary separating Area C from Area B



One representation raises the potential of its retention in the CA as being a safeguard against development. The representor however recognises this issue lies beyond the brief of this Appraisal.

considered in accordance with advice from Historic England (*Conservation area designation, Appraisal and Management. Advice Note 1 published 2016*).

Area C. Land to the north west of Great Horstead Bury (and west of Bury Lodge and the avenue of trees which provides access to Great Horstead Bury from the south). This area is not visually as directly linked with the main house and is demarked by a heavily treed boundary. The fieldworker holds his original view that this area is more appropriately associated with open countryside, notwithstanding recent copper beech planting (see picture opposite).

CA designation by itself is not a tool that prevents development.

Summary - Area B. It is considered the parkland to the west and south west of Great Horstead Bury be reinstated within the CA.

Summary - Area C. Conversely the original proposal to remove countryside to the north west of Great Horstead Bury from the CA remains appropriate.

<p>Representation against proposal to exclude modern agricultural barn to the north of Bury Farm.</p>	<p>The representor considers the barn has no value in itself but may be considered for redevelopment in association with the development of historic barns nearby. Being in the CA would achieve a higher standard of redevelopment.</p>	<p>The agricultural barn is modern and of poor visual quality and detracts from the CA. Planning permission has been granted for comprehensive development covering the whole site including this barn. It is considered appropriate to remove this site from the CA.</p>
<p>Representations to include site of former windmills.</p>	<p>A representation notes that all which now remains is 'rubble'.</p>	<p>Newly inserted picture 1 in the Appraisal document shows the grandeur that was once the windmills site. Now sadly no longer existing. The site is overgrown and with vegetation and forms part of the open countryside. In the current circumstances it is considered there is no justification to extend the CA to include this site in the open agricultural landscape.</p>
<p>Representation to include Hall Lane up to the Hall Lane Farm Wlyd.</p>	<p>The representor considers the fields are important as they provide unspoilt views between Hall Lane Cottages and land beyond.</p>	<p>Part of Hall Lane and Hormead Hall is proposed to be included in the CA and this remains the case. Other grazing and grassland to which the representation relates is considered to be more associated with the open countryside and therefore inappropriate for inclusion.</p>
<p>Representation to include Memorial to Flight Officer Sonny Daniels of the United States Army Airforce killed in action in 1944.</p>	<p>The memorial is an important historical contribution to the village.</p>	<p>It is most certainly agreed this simple memorial is an important element of the village history in the 20th century. However inclusion within the CA would not afford any additional formal</p>

		<p>protection (being a structure of insufficient size). However the inscription on the simple memorial <i>The people of Great Hornead remember you will surely suffice</i> to retain and properly maintain this memorial to a young man who made the ultimate sacrifice.</p>
<p>Representation to include The Mill House, corner of Mill House and Anderson Lane.</p>	<p>The representation acknowledges this property is modern but notes there are two millstones from the nearby former windmills in its garden.</p>	<p>It is accepted that the millstones are interesting local artefacts but this is insufficient reason to include a modern property within the CA.</p>
<p>Representations made to include allotments on Horseshoe Hill.</p> <p>The pictures below show three views of the allotment gardens. Only a small part appears to be under cultivation in May 2018 (top picture shows one such area). Much of the remainder of the site is overgrown and not being actively used (see bottom two pictures).</p>  	<p>The Parish Council (PC) and others have made representations for existing allotments on Horseshoe Hill to be included in the CA. The reasons cited relate to their historic significance dating from the 19th century and to the fact <i>they play an integral part of the village community providing exercise, produce and community resilience (sic). They also are historically part of the village having been included in the historical map 1874 of the village (although they have moved slightly up the hill).</i> Another representation notes the allotments used by</p>	<p>The allotments at Great Hornead are privately owned and it is understood the owner has given tenants notice to leave.</p> <p>For information a planning application for private dwellings was refused in 2003 as being contrary to policy, loss without provision of similar alternative facilities and being prejudicial to highway safety.</p> <p>A site visit in mid May 2018 revealed that most of the area was not being tended apart from a few small areas under cultivation. At this time of the year land would normally have been prepared and much planting would have taken place. Much of the site is overgrown (see pictures opposite). As normal there are a number of small temporary and poorly constructed sheds etc.</p>



Great Hornead residents since the 1800's.

Their open character is important to the setting of Box Tree Cottage on the other side of the road, allowing it to be properly viewed and appreciated.

In follow up information the Parish Clerk has advised that tenants have asked the Parish Council to apply for the allotments to be registered as an Asset of Community Value.

Whilst a comparison could be made with allotments in another village which have been retained within that particular CA (virtue of historical association) this particular example may need to be reviewed in the future.

Box Tree Cottage is a listed building set in grounds opposite the allotments site. It has a mature thick clipped hedge to front which encloses and partly obscures the building from view. However partial appreciation of its historic qualities can be viewed from the road to varying degrees particularly when approaching from the west.

Conclusion: the very poor visual appearance of the allotments outweighs their limited historical importance and it is not considered appropriate to include them within the CA.

Support for Appraisal's proposal to include Hornead Hall.

One representation notes the farm house and its buildings and ponds make an attractive group.

Agreed. The area as proposed remains to be included in the CA.

Representation to designate

The Parish Council

Once the exercise of reviewing the

<p>new CA's at Part of Hare Street and Part of Little Hornead.</p>	<p>consider parts of these areas warrant CA designation and support their case with explanatory text and photographs.</p>	<p>existing CA's has been completed, officers will consider whether or not additional CA's should be designated. This exercise is likely to commence late 2018/early 2019 and these suggestions relating to Hare Street and Little Hornead will be considered at that time.</p>
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