

John Bosworth

From:
Sent: 07 December 2018 11:27
To: John Bosworth
Subject: Anstey Conservation Area
Attachments: map cons iii.jpg; Conservation area proposal by anstey village iii.docx

Dear John

Conservation area proposal Anstey.

Following the helpful public meeting held in Anstey Village Hall, and your subsequent meeting with [redacted], I would like to support the proposal [redacted] made to you on behalf of our Parish Council and as described in the attached documents.

I believe this proposal reflects the true areas of our hamlet village that should be within the amended conservation area, and is a realistic, sensible and reasonable description of land to be conserved under the new plan.

I very much hope you agree with this proposal which has the full support of our Parish Council and residents alike.

With kind regards

Anstey Parish Council further to the meeting held with John Bosworth held a further open village meeting to discuss the thoughts and suggestions that villagers had further to the original meeting.

Main points being]

The "Hamlet" nature of the village should be classed as within the conservation area. It was accepted and agreed that the countryside should be removed but a 10-15 yard strip either side of the lanes to the hamlets be included, thereby protected these areas for our future and ensuring an aesthetic keeping of the village is preserved. The attendees collectively agreed.

How far down the roads we classify the hamlets was discussed. We need to agree what should be included.

The conservation areas description from John's report was read out – the criteria are environments worthy of protecting and the spaces between them. Trees and hard surfaces are also included as important features, it was more than just buildings.

The areas were discussed, and a map circulated as to what could be included.

It was noted that historically The Ends were listed.

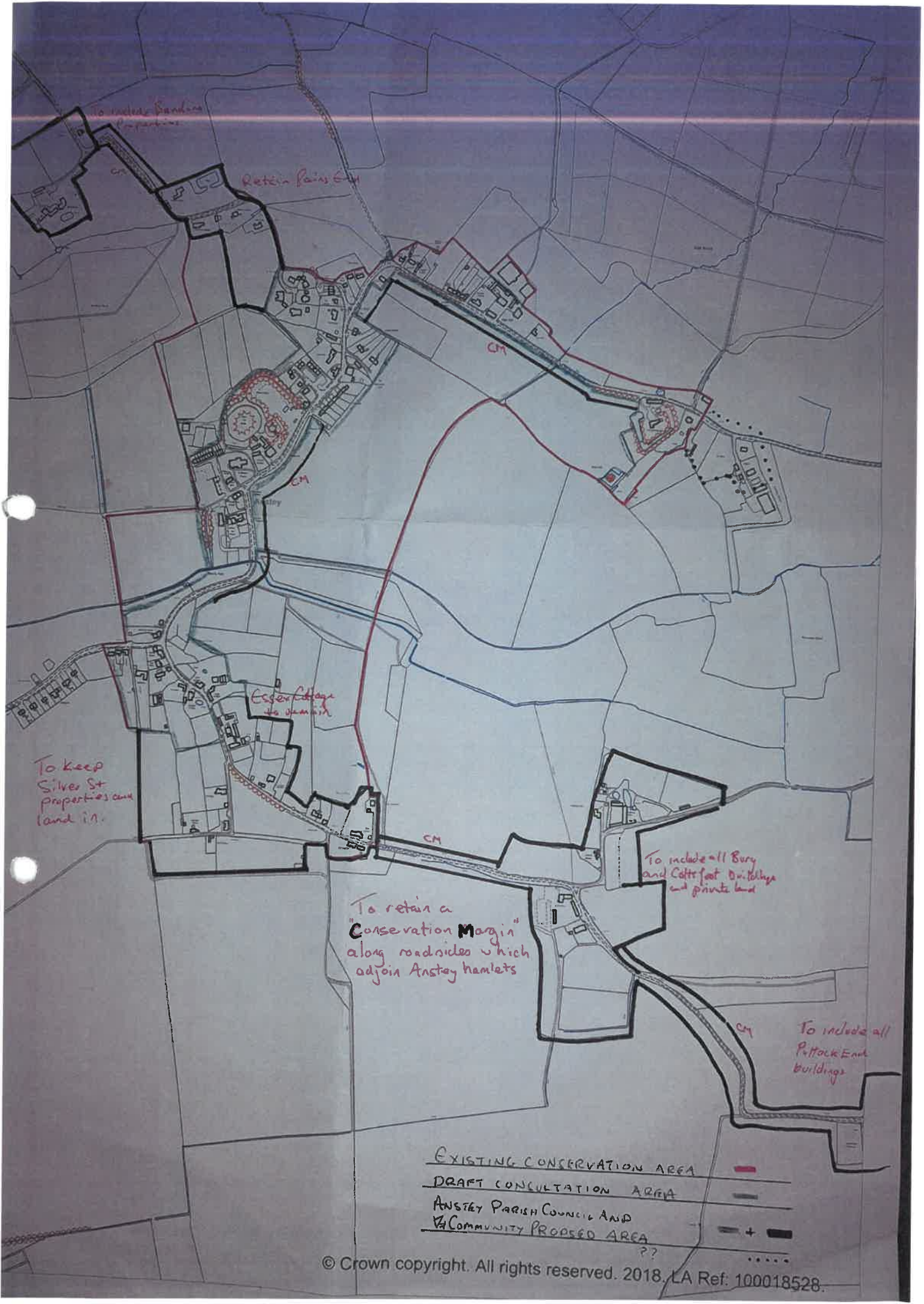
The remit was to remove the swathes of agricultural land as Historic England are looking to remove the agricultural land from conservation areas in the region.

The two strips were suggested to protect the tracts of land between the Hamlets to include Silver Street.

It was suggested to incorporate Dawes End, Silver Street, strip to Anstey Bury with a circle to protect the houses and the same at Puttocks End. Also, Paynes (Pains)End (including the houses) and around Bandons. To the north of Bandons there is one house which is already protected. The Hale is also protected. It was agreed that it should continue up to the Hale and to the end of the Village.

The areas have now been included on a map showing the existing area in red, the draft amendments in green and the area that the village of Anstey's residents have put forward and support in amended green and additional black.

It is therefore accepted by Anstey Parish Council and Anstey residents that the suggested amendment makes sense and is acceptable only along with the addition of the outlying Hamlets as shown on the plan in black, but also with the addition of what is being categorised as a conservation margin (CM on plan) which would be there to protect and conserve the hamlet nature which makes up the majority of the village. We feel that by having this in between the hamlets it in itself will give further emphasis and protection to the essence of the hamlet form and nature of the village. It is also noted that well over 50% of all villagers live outside of what is classified as the centre of the village, with the majority of those in the hamlets.



To include Bandana Properties

Retain Pains CM

CM

CM

Essex Cottage to remain

To keep Silver St properties and land in.

CM

To retain a "Conservation Margin" along roadsides which adjoin Anstey hamlets

To include all Bury and Cottersfoot buildings and private land

CM

To include all Pottock End buildings

EXISTING CONSERVATION AREA
DRAFT CONSULTATION AREA
ANSTAY PARISH COUNCIL AND
VIA COMMUNITY PROPOSED AREA
??

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—
— + —
.....

John Bosworth

From:
Sent: 01 December 2018 10:23
To: John Bosworth
Subject: Anstey Conservation Area Proposal

Dear Mr Bosworth,

We attended the Conservation Area meeting in Anstey Village Hall and have now looked at the proposal map for the revised conservation area for the village. We would like to add our names to the list to approve it.

Thanks to you and for your time and effort on the villages behalf.

Kind regards,

John Bosworth

From:
Sent: 30 November 2018 14:56
To: John Bosworth
Subject: Anstey Conservation Area
Attachments: map cons iii.jpg

Dear Mr Bosworth

I understand that you have re-visited Anstey with
you for doing this.

Chairman of our Parish Council. Thank

I am writing to support the new suggested map of an Anstey Conservation Area (attached) which was drawn up as a result of both further consultation in the Village, and from your visit with the PC Chairman.

I look forward to seeing your revised recommendations, and hope that you will be able to accommodate this extended area definition, which includes more "Ends" in the Village than were in your draft proposal. I believe the attached map more closely captures the particular special character of this area, as I mentioned in my original consultation submission.

Thank you,



John Bosworth

From:
Sent: 30 November 2018 09:42
To: John Bosworth
Subject: Anstey Conservation area review

Good morning John,

Many thanks for your time yesterday to discuss Anstey residents and Anstey Parish Councils recommendations for the revised conservation area which you now have a hard copy map of. (Copy attached)

This, I now write as a my personal support for the village document and map. As previously mentioned I feel very strongly that the essence of the makeup of Anstey as a community and historic village that is worthy of conserving is the hamlet nature and the geographical spread of these ancient hamlets and the proposal that these hamlets are protected, to this end we believe that not only are the outlying hamlets are encircled by the conservation area but the "conservation margins" are also protected as without these areas of land in between the hamlets they would cease to be hamlets.

I do hope that the sentiment in the revised conservation area plan, that the new area will be produced "in partnership" with the parish council and community is an accurate representation and the views and representations of the community are acted upon.

John Bosworth

From:
Sent: 28 November 2018 13:39
To: John Bosworth
Subject: Anstey Conservation Area consultation

Dear Mr Bosworth

Thank you for visiting Anstey to talk through your draft Conservation Area appraisal.

I would like to support the majority sentiment expressed in the meeting (and first described by [redacted]) in terms of Anstey having a more "radiating spoke" shape and character, rather than linear. There are lots of "Ends" which contribute to and create the unique and particular character of the village area.

I would encourage the Council to consider extending the Conservation Area along these spokes - to include Silver Street, Daws End, Anstey Bury, Coltsfoot, and Puttocks End, for instance, as well as to Bandons.

I believe that the Parish Council will be sending a map showing these areas more clearly, and support this action, having been able to contribute to the discussion in open forum at a recent follow-up meeting convened by the Parish Council.

Thank you

John Bosworth

From: [redacted]
Sent: 02 December 2018 21:10
To: John Bosworth
Subject: Anstey Conservation area

Dear Sir

Could I please add my support to maintaining the existing conservation area , within the parish of Anstey . I reside at

Regards

John Bosworth

From:
Sent: 11 October 2018 14:02
To: John Bosworth
Subject: Anstey

Good afternoon John

I'm sending you this email, as I'm unable to get your response via telephone call.

I would like you to amend your appraisal draft to actually state the correct : and also the information which runs alongside it.

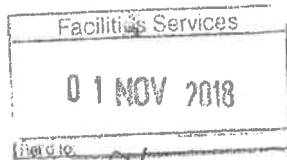
My wife has contacted the council numerous times regarding the fence as this does NOT belong to us, in fact it belongs to so please correct this. Regarding the side of our property that is cellar is and where I store my logs this is a

I would like this all amended as I feel you've victimised myself

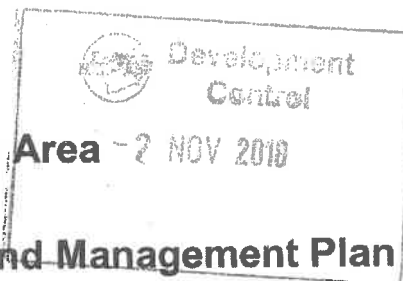
There are plenty other properties in the village which you could comment on

I look forward to receiving your reply along with an apology

Kind regards



Anstey Conservation Area - 2 NOV 2018



Draft Conservation Area Appraisal and Management Plan Comment Form

Your comments are sought on the Draft Anstey Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by Monday 3 December 2018. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. To comply with data protection legislation the Local Planning Authority will delete all personally identifiable information we gather as part of this consultation process within six months of the adoption of the appraisal. If you wish to discuss the document further please contact the Conservation Team on the number below.

Name :	
Address:	
Telephone No:	
Email:	
Comments: • Silver Street is a very old (the oldest) thoroughfare in the village & should be in the conservation area. • The wall illustrated on P27 is in fact Snow End House not Clare Cottage. • The various 'ends' Puttodes, Colton, Anstey Bury should be considered for inclusion in the conservation area.	
Our Contact Details: Website: www.eastherts.gov.uk Email: John.Bosworth@eastherts.gov.uk Phone: 01279 655 261 and ask for the Conservation Officer	East Herts District Council Wallfields, Pegs Lane Hertford, SG13 8EQ

John Bosworth

From:
Sent: 29 November 2018 20:06
To: John Bosworth

Dear John

Please see below for my support for the joint village proposals about the conservation area.

Many thanks for your hard work.

Further to the meeting held with John Bosworth the Parish Council held a further open village meeting. The main points agreed follow:

The "Hamlet" nature of the village should be within the conservation area.

It was accepted and agreed that the areas of open countryside should be removed but suggested a 10-15 yard strip either side of the lanes to the hamlets be included, thereby protected these areas for our future and ensuring the aesthetic of the village.

The conservation areas description from John's report was read out – the criteria are environments worthy of protecting and the spaces between them. Trees and hard surfaces are also included as important features. Hence the suggestion of the strips by the roads.

The areas were discussed, and a map circulated as to what could be included.

It was noted that historically The Ends contain many listed buildings.

The conservation remit was to remove the swathes of agricultural land as Historic England are looking to remove the agricultural land from conservation areas in the region.

The two strips were suggested to protect the tracts of land between the Hamlets to include Silver Street- a medieval route through the village.

The meeting felt Dawes End, Silver Street, and a strip to Anstey Bury with a circle to protect the houses and the same at Puttocks End, should be included. Also, Paynes (Pains)End(including the houses) and around Bandons. To the north of Bandons there is one house which is already protected. The Hale is also protected. It was agreed that it should continue up to the Hale and to the end of the Village.

The areas have now been included on a map showing the existing area in red, the draft amendments in green and the area that the village of Anstey's residents have put forward and support in amended green and additional black.

It is therefore accepted by Anstey Parish Council and Anstey residents that the suggested amendment makes sense and is acceptable only along with the addition of the outlying Hamlets as shown on the plan in black, but also with the addition of what is being categorised as a conservation margin (CM on plan) which would be there to protect and conserve the hamlet nature which makes up the majority of the village. We feel that by having this in between the hamlets it in itself will give further emphasis and protection to the essence of the hamlet form and nature of the village. It is also noted that well over 50% of all villagers live outside of what is classified as the centre of the village, with the majority of those in the hamlets.

John Bosworth

From:
Sent: 02 November 2018 15:19
To: John Bosworth
Subject: Anstey conservation area proposal

Good afternoon,

With regard to the above and the meeting in the village hall we would agree that large areas of outlying agriculture land be excluded. We feel that the exclusion of smaller areas of paddock or woodland is not agreeable. These are often owned by owners of houses adjoining which are included. In these cases some of the property is in and some out.

Also the exclusion of properties on the edges of the village is not agreeable, for they are all part of the total village community. The village is not just a small main hub but an extended community encompassing 5 or 6 roads in and out, including the properties in the areas of Coltsfoot, Bury farm, Silver street and Rogers walk which is an ancient footway. Also to be included Lincoln Hill, Paynes end and Bandons.

Therefore along with the proposed area we believe the above mentioned should be included.

Also what will the new non-conservation areas be classified as, Rural or green belt?

Regards

John Bosworth

From:
Sent: 29 November 2018 19:26
To: John Bosworth
Cc:
Subject: Anstey Conservation Area

Dear Mr Bosworth,

Firstly, may I thank you for the work you and your colleagues have undertaken on our behalf. Having worked for local and central government, I appreciate what a thankless task it is! I would also like to thank you for the efforts and willingness you have personally shown to listen to our views, and to represent them to EHDC. You will forgive our collective cynicism – something you have encountered very much to date I am sure. I think there is not much point in replicating that which has already been well pointed out to you. What I can say is that I undertook some research having only lived here for three years and can confirm:

- The “star” shaped nature of Anstey as a set of hamlets with the castle and then Church is indeed historically accurate
- A study of a map at the turn of the century is instructive in this regard
- The above can be traced back to The Domesday Book

Some interesting issues then arise:

1. If we accept the “star” which is effectively a linked series of hamlets protected by the castle, how do we regard the land between?
2. Each hamlet is surrounded/protected by fields and joined by roads
3. Historic England recognise the particular contribution of views that inform a community
4. Therefore, we might argue that Anstey and the hamlets are a product of the spaces in between.

I would suggest that the above is referred to Historic England for advice. I understand their blanket policy, particularly in the context of protections for agricultural land and the EHDC District Plan – this may not be enough when the District Plan expires.

Yours Sincerely,

John Bosworth

From:
Sent: 30 November 2018 11:27
To: John Bosworth
Cc:
Subject: Anstey Conservation Area

Dear Mr Bosworth,

We are writing regarding the consultation on the review of the Anstey Conservation Area.

Unfortunately we were away at the time of the meeting on 22nd October. However we have been briefed on the discussion and have read the 'Draft for Consultation' which you had prepared prior to that meeting.

You will be aware that the discussion raised considerable concern and the Parish Council arranged a special meeting of the Council, held on 19th November, which we attended. Having lived in the village for over 40 years, and (as undersigned) having carried out much research on our village history, (you have contacted her re old photos), it is very apparent that the village has consisted of various hamlets and still does. The character of the village is dependent on these and the parish conservation envelope must recognise and incorporate these. This was recognised at the Special Parish meeting and we fully support the plan which was circulated to attendees and that you have more recently discussed with our parish chairman.

Yours sincerely

John Bosworth

From:
Sent: 29 November 2018 20:03
To: John Bosworth
Cc:
Subject: Conservation area proposal by anstey village iii.docx
Attachments: Conservation area proposal by anstey village iii.docx; ATT00001.txt

Dear John,

As a villager , living in I strongly support the attached conservation plan for the village . I do hope you and the council will support these views.

Best regards

Anstey Parish Council further to the meeting held with John Bosworth held a further open village meeting to discuss the thoughts and suggestions that villagers had further to the original meeting.

Main points being]

The "Hamlet" nature of the village should be classed as within the conservation area. It was accepted and agreed that the countryside should be removed but a 10-15 yard strip either side of the lanes to the hamlets be included, thereby protected these areas for our future and ensuring an aesthetic keeping of the village is preserved. The attendees collectively agreed.

How far down the roads we classify the hamlets was discussed. We need to agree what should be included.

The conservation areas description from John's report was read out – the criteria are environments worthy of protecting and the spaces between them. Trees and hard surfaces are also included as important features, it was more than just buildings.

The areas were discussed, and a map circulated as to what could be included.

It was noted that historically The Ends were listed.

The remit was to remove the swathes of agricultural land as Historic England are looking to remove the agricultural land from conservation areas in the region.

The two strips were suggested to protect the tracts of land between the Hamlets to include Silver Street.

It was suggested to incorporate Dawes End, Silver Street, strip to Anstey Bury with a circle to protect the houses and the same at Puttocks End. Also, Paynes (Pains) End (including the houses) and around Bandons. To the north of Bandons there is one house which is already protected. The Hale is also protected. It was agreed that it should continue up to the Hale and to the end of the Village.

The areas have now been included on a map showing the existing area in red, the draft amendments in green and the area that the village of Anstey's residents have put forward and support in amended green and additional black.

PTO

It is therefore accepted by Anstey Parish Council and Anstey residents that the suggested amendment makes sense and is acceptable only along with the addition of the outlying Hamlets as shown on the plan in black, but also with the addition of what is being categorised as a conservation margin (CM on plan) which would be there to protect and conserve the hamlet nature which makes up the majority of the village. We feel that by having this in between the hamlets it in itself will give further emphasis and protection to the essence of the hamlet form and nature of the village. It is also noted that well over 50% of all villagers live outside of what is classified as the centre of the village, with the majority of those in the hamlets.

John Bosworth

From:
Sent: 03 December 2018 09:53
To: John Bosworth
Cc:
Subject: Anstey Conservation Area

We confirm that we support the new revised Anstey Conservation Area proposals as circulated to us by following your meeting with him on 29th November 2018.

Regards,

John Bosworth

From:
Sent: 03 December 2018 16:14
To: John Bosworth
Subject: Anstey conservation area appraisal

Dear John,

I attended the meeting you chaired in Anstey village hall regarding the above and have studied the associated appraisal documents.

I have been an Anstey resident for 35 years along with many others of similar duration in the village. It is the character of Anstey being a series of small hamlets scattered around the Norman church (formally a castle) joined by rural landscape that encourages people to stay forever once they have settled here. The fact that houses rarely come up for sale in Anstey is testament to this.

The rural landscape adjoining the existing and proposed conservation area is an inherent part in making the conservation area so attractive from all around. Many houses in the conservation area benefit from views to other parts of the extended village. From my own house I'm able to view three of the 'ends' that contribute to Anstey as a whole. These views are both ways and contribute to the overall feel of the rural conservation area and local landscape.

My concern is that if rural land adjoining the existing conservation area is removed as shown under the current proposal any change in future use of that land would detract from the conservation area as we know it at present and in the future. A couple of photos are attached to show parts of the Anstey conservation area and the existing adjoining land currently included within.

Kind regards,

PTO
photos over.



Anstey Conservation Area

Draft Conservation Area Appraisal and Management Plan Comment Form

Your comments are sought on the Draft Anstey Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by Monday 3 December 2018. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. To comply with data protection legislation the Local Planning Authority will delete all personally identifiable information we gather as part of this consultation process within six months of the adoption of the appraisal. If you wish to discuss the document further please contact the Conservation Team on the number below.

Name :	
Address:	
Telephone No:	
Email:	
Comments: we support the recent changes made in meeting between John Bosworth and the Parish Council.* * Conversation 14/01 with John Bosworth confirms this representative supports the PC view. 18/1	
Our Contact Details: Website: www.eastherts.gov.uk Email: John.Bosworth@eastherts.gov.uk Phone: 01279 655 261 and ask for the Conservation Officer	East Herts District Council Wallfields, Pegs Lane Hertford, SG13 8EQ



18. 11. 18

Dear Sir / Madam,

As a villager who came to the Conservation Meeting 22/10/18 I feel no clear, definite reason was given for changing the Conservation Area.

My questions are

- 1) What is the land no longer in the Conservation Area re-designated as?
- 2) Will this make it easier to gain permission to build on?

I have also marked on your map (P.T.O.) one of the best views of our village from the footpath.
In my opinion these fields need to continue in the Conservation Area.

Yours faithfully

ANSTEY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN.

Draft for Consultation 2018

PLAN 1 - Historic Plan (1874-1894) with existing Conservation Area boundary approximately plotted. © Crown copyright and database right 2018. Ordnance Survey 100018528

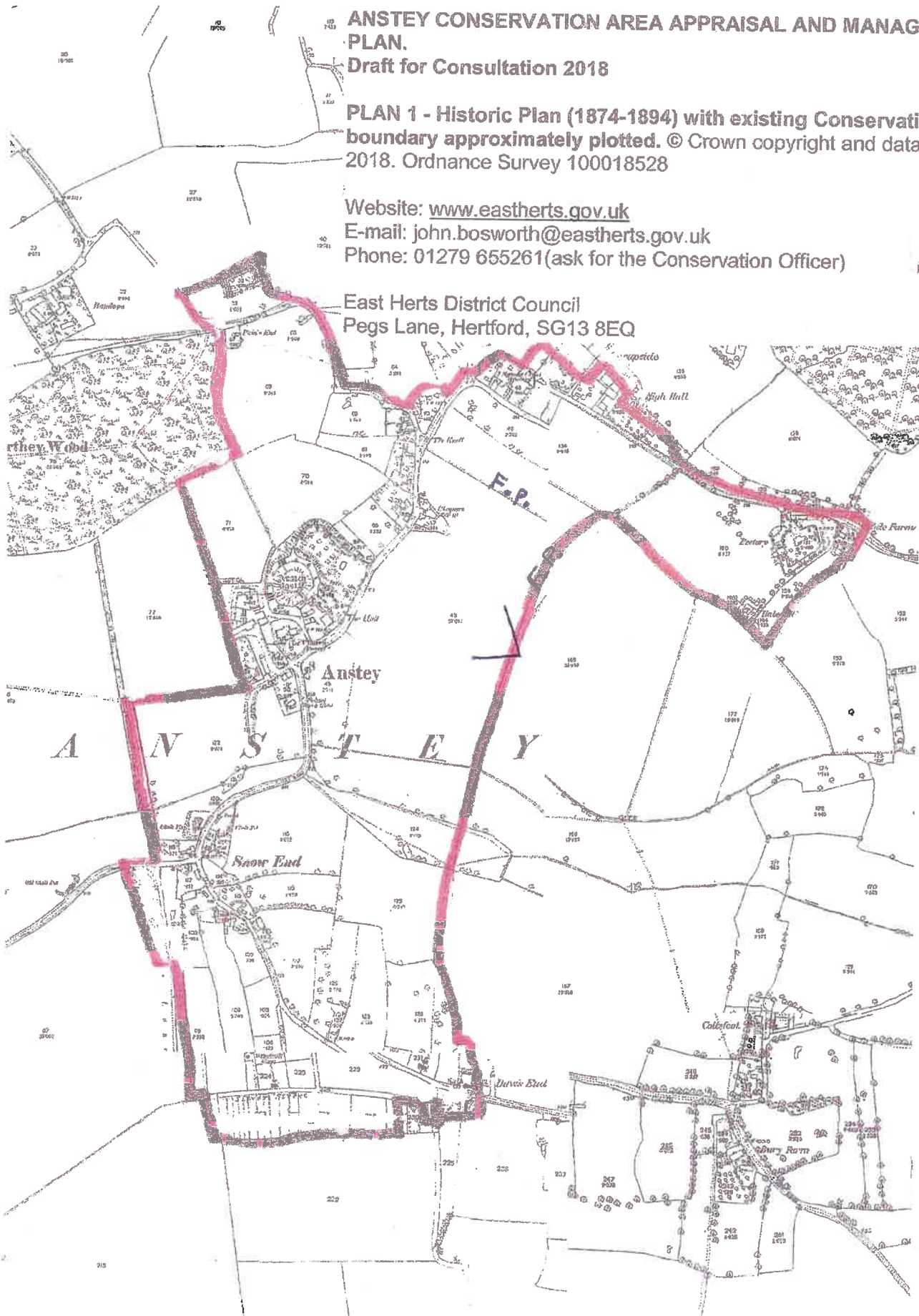
Website: www.eastherts.gov.uk

E-mail: john.bosworth@eastherts.gov.uk

Phone: 01279 655261 (ask for the Conservation Officer)



East Herts District Council
Pegs Lane, Hertford, SG13 8EQ



John Bosworth

From:
Sent: 30 November 2018 13:18
To: John Bosworth
Subject: Anstey Conservation Area.

Dear Mr Bosworth

I fully support the proposals put forward by Anstey Parish Council, My wife and I feel fully part of Anstey Village as was so well put at the meeting 22nd October that Anstey is not a linear Village and we did not and do not feel we are beyond the obvious physical edge of the village at Two Acre Farm but part of a group of Hamlets that form part of the village as a whole our selves living at Pains End, and the countryside as put forward by these proposals save the village including the hamlets to keep the look and feel of the village that we are part of.

Regards

Sent from [Mail](#) for Windows 10

John Bosworth

From:
Sent: 01 December 2018 04:14
To: John Bosworth
Subject: Anstey - conservation area

Dear Mr. Bosworth, I hereby support what our parish council and residents of Anstey at a village meeting on Monday before last agreed regarding the conservation areas of Anstey.

Sent from my Samsung Galaxy smartphone.

Anstey Parish Council

Mr J Bosworth
East Herts Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

1st December 2018

Dear John

Anstey Conservation Area Appraisal

We thank you for presenting the details of the Conservation Area Appraisal at our Public Meeting held on 22nd October and for attending a discussion meeting with our Chairman on 28th November 2018.

We would like the following points to be considered when determining the Conservation Area Appraisal. We include a map to show the areas that we feel should be incorporated into the Area (hard copy passed to you on 28th November).

We agree with your recommendation to remove the swathes of agricultural land that Historic England recommend but feel that the "Hamlet" nature of the village should be classed within the conservation area. It was accepted and agreed that the countryside should be removed but a 10-15 yard strip either side of the lanes to the hamlets be included, thereby protected these areas for our future and ensuring an aesthetic keeping of the village is preserved. These two strips will protect the tracts of land between the Hamlets and should include Silver Street.

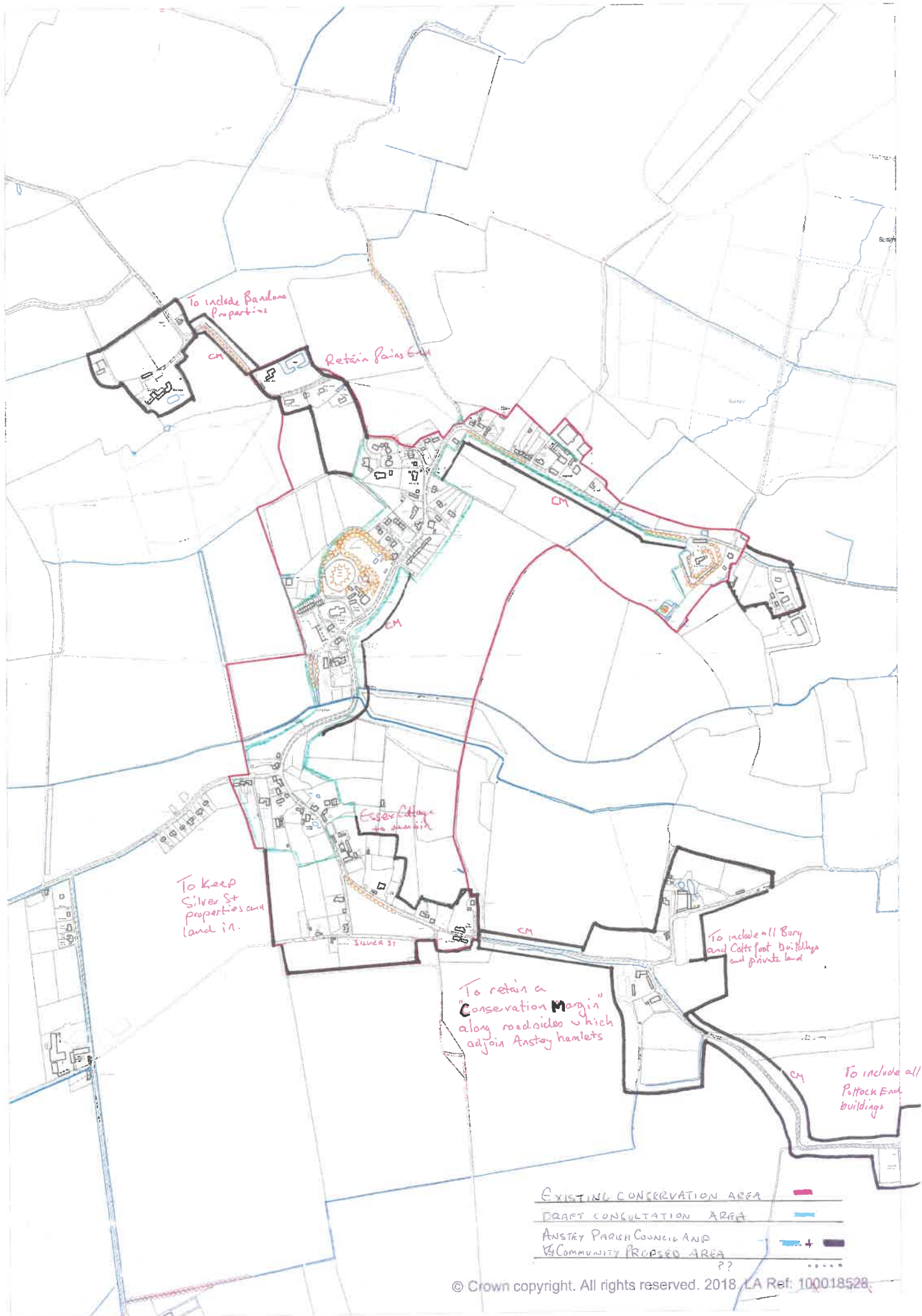
That 'The Ends' be included in the Conservation Area, particularly as reference is made to these historically. To incorporate Dawes End, Silver Street, strip to Anstey Bury with a circle to protect the houses and the same at Puttocks End. Also, Paynes (Pains)End (including the houses) and around Bandons. To the north of Bandons there is one house which is already protected, together with The Hale. It was agreed that it should continue up to the Hale and to the end of the Village.

We feel that by including these areas, it will help to protect and conserve the hamlet nature which makes up the majority of the village. We feel that by having the strip in between the hamlets it in itself will help to give further emphasis and protection to the essence of the hamlet form and nature of this historic village. It is also noted that well over 50% of all villagers live outside of what is classified as the centre of the village, with the majority of those residing in the hamlets.

We trust that the above points will be taken into account when determining the appraisal and that the new areas highlighted on the map will be accepted and included in a revised conservation area plan in partnership with the Parish Council and its residents.

Yours sincerely

Parish Clerk



an open
note of PE meeting
note of an open village
meeting following
EHDC
meeting

Anstey Parish Council further to the meeting held with John Bosworth held a further open village meeting to discuss the thoughts and suggestions that villagers had further to the original meeting.

Main points being]

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John, further to our meeting on 29th Nov please find attached explanation and plan of Anstey villages proposed conservation area.

Anstey Parish Council further to the meeting held with John Bosworth held a further open village meeting to discuss the thoughts and suggestions that villagers had further to the original meeting.

Main points being]

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John Bosworth

From:
Sent: 29 November 2018 20:03
To: John Bosworth
Subject: Anstey Conservation Area

Dear John,

We would like to give our full support for the preferred change to the Anstey Conservation Area put forward by the Anstey Parish Council in conjunction with its residents , to include Ends and Hamlets which make up our village.

Kind regards

John Bosworth

From:
Sent: 01 December 2018 18:49
To: John Bosworth
Subject: Feedback to the Anstey Conservation Area
Attachments: map cons iii.jpg

Dear John

Thank you for coming to Anstey Village Hall in November to present your proposals to amend the conservation area around the village. I found the meeting very interesting and informative.

Having considered your original proposal alongside the attached alternative proposal, I would like to add our wholehearted support to the attached version, as we feel it better reflects the character of the village. It takes into account that a large number of historical buildings and features, including listed buildings, lie outside the centre of the village.

Thanks

John Bosworth

From:
Sent: 30 November 2018 11:14
To: John Bosworth
Subject: RE: Anstey Conservation Area

John

Anstey Parish Council has made a more detailed proposal for our Conservation Area in the spirit of the general comments which I forwarded to you earlier this month (below).

Just to register my support for their proposal...

Kind regards

From:
Sent: 01 November 2018 18:36
To: 'John.Bosworth@eastherts.gov.uk'
Subject: Anstey Conservation Area

John

Many thanks for attending our village hall recently to explain the rationale behind the proposed changes to Anstey's Conservation Area. An informative, well attended and lively meeting.

Please find below my comments on the Draft Appraisal, echoing the points I raised on the evening. I believe the first to be fundamental and, as you will recall, led to a consensus at the meeting.

I have copied my comments to our Parish Council.

Kind Regards

1.

Due to their situation on historic highways neighbouring villages such as Hare Street and Barkway are truly linear in form. Anstey is most definitely not a linear village. By describing it as such the Draft Appraisal fails to capture the essence of Anstey. This failure seems to have strongly influenced the proposed revision of the Conservation Area by casting out genuine parts of the village as 'open countryside'.

The character of Anstey is more akin to that of a hilltop settlement. Six roads radiate from the village centre and a high proportion of the village population live in the dwellings along them, in areas which include Bandons, Paynes End, Daws End, Coltsfoot, Silver Street, Cheapside, etc. When approaching these areas from the village centre one has little impression of having 'left the village' for they are an integral part.

The desire to exclude uninhabited farmland from the Conservation Area is understood. A suitable amendment to the Appraisal would therefore be the extension of the Conservation Area along the star shaped pattern of roads

thereby embracing the whole community. Examination of the newly included properties will reveal much of the village's richest and most historic architecture.

2.

I was heartened to see the section on Light Pollution in the Draft Appraisal. One of the main features which distinguish a rural area from an urban one is the absence of street lighting. Anstey is fortunate in having no street lights. I hope that the planning authorities will continue to rule against any plans to introduce street lighting or aggressive security lights, thereby preserving the rural character of the village.

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