

LITTLE HORWOOD CONSERVATION AREA DESIGNATION
Councillor Strachan
Cabinet Member for Planning and Enforcement

1 Purpose

1.1 To either

- approve the revised Conservation Area boundary at Little Horwood as recommended in this report and justified within the Draft Conservation Area Appraisal document
- or
- having noted the objections received during the period of public consultation, choose from the other options laid out in paragraph 5.2 of this report.

2 Recommendations/for decision

- 2.1 That the responses to the consultations contained in this report (Appendix 1) be noted.
- 2.2 That the Conservation Area boundary (Appendix 2 Option 1) be adopted.
- 2.3 That the Management Plan be adopted.
- 2.4 If the decision is taken not to adopt the proposed boundary, to decide what future action to take (paragraph 5.2)

3 Executive summary

- 3.1 As part of the ongoing programme of Conservation Area reviews, Aylesbury Vale District Council reviewed the Conservation Area at Little Horwood in 2016.
- 3.2 The review was undertaken because the Conservation Area at Little Horwood was initially designated by AVDC in 1991 and had not been reviewed since. It is therefore important that this Conservation Area was reviewed in accordance with nationally accepted standards as defined by up-to-date Historic England guidance.
- 3.3 The Little Horwood review was subject to public consultation during November / December 2016. The delay in bringing the review to Cabinet following this consultation period has been due to the need to address issues raised by some consultees, including members of the local community during the consultation, as well as competing pressures on staffing time arising from grant assisted Conservation Area review work. Officers are satisfied that despite the lapse in time from the initial review, the boundary presented for consideration in this report is still appropriate.
- 3.4 A detailed appraisal of Little Horwood has been undertaken which identifies what is significant about the village and recommends alterations to the existing Conservation Area boundary. A copy of a map showing the proposed Conservation Area boundary is contained within Appendix 2 of this report. Copies of the draft appraisal document are available within the Members Lounge and on request from the Conservation Area Officer.

4 Supporting information

Legislation and Guidance

- 4.1 The Planning (Listed Buildings and Conservation Area) Act 1990 P(LBCA) Act 1990) defines a Conservation Area as “an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.”
- 4.2 The P(LBCA) Act 1990 places three duties on Councils in relation to Conservation Areas:

- To designate those areas considered to be of special architectural or historic interest as Conservation Areas
- To review all Conservation Area designations “from time to time”
- To formulate and publish proposals for the preservation and enhancement of the Conservation Areas

Review of Conservation Area at Little Horwood

4.3 The Conservation Area Appraisal document for Little Horwood:

- Defines the special interest of Little Horwood
- Identifies those features which make Little Horwood of sufficient interest to warrant designation
- And lays out some settlement specific management proposals for the preservation and enhancement of the Conservation Area

4.4 The proposed Conservation Area boundary at Little Horwood has been drawn to include those elements and features which are considered to be of architectural or historic interest, or which positively contribute to the special character or appearance of the area as a whole

4.5 The general principles used to define Conservation Area boundaries are laid out in the AVDC Conservation Area Supplementary Planning Document (March 2011), section 2.5. The detailed reasoning for the proposed boundary and the special interest of Little Horwood are laid out in the Little Horwood Conservation Area Appraisal Document.

4.6 Following approval of the Conservation Area boundary, the full Little Horwood Appraisal Document will be finalised.

Little Horwood

Summary of inclusions within the proposed Conservation Area at Little Horwood.

4.7 Some of the proposed changes to the Little Horwood Conservation Area boundary relate to minor alterations where the existing boundary cuts through properties. In these cases, the proposed boundary has been altered to follow extent boundaries in order to avoid any confusion or misunderstanding.

4.8 The most significant changes to the existing boundary are the proposed inclusion of;

- *The Moated Site*

The Moated site is located at the north-eastern end of the village. The site is considered to be of national importance and has been designated as a Scheduled Ancient Monument. The scheduling description notes that the moat at Little Horwood is rectangular in shape and encloses an island of approximately 0.3 acres. The moat is fed by a stream to the north. In 1861, the local antiquarian J. J. Sheahan described a ‘decayed mansion,’ on the moated site and this may have been either a much altered medieval manor house, or a replacement building. This building is thought to have been demolished at the turn of the 19th century.

The 1969 archaeological survey notes a number of earthworks associated with the moated site. These have been identified as two medieval or post-medieval fishponds located to the south of the moat and sandpits located to the east of the moat.

These archaeological remains are significant, both locally and nationally as an example of a medieval or post-medieval moated site. They are also fundamental to our understanding of the development of the village. Little Horwood is an example of a polyfocal or composite plan form, which are terms used to describe a form of

development where two or more concentrations of settlement (often focused around a manor, church or green) are discernible. This plan can occur, as is the case of Little Horwood, through the development and eventual coalescence of these focal points. The term 'End,' as in Wood End, is commonly found where small subsidiary settlements have developed close to, but separate from, the principal settlement focus and is therefore often a good indication of this type of plan form. This is not a particularly common plan form type found within the Aylesbury Vale.

Therefore, the Church, Moated site and later the Green are fundamental to our understanding of how the village developed and why it looks the way it does today. At the moment the existing Conservation Areas enclose the Church and Green, but do not include the moated site

The moated site is covered by trees that form a natural spinney. These trees make a positive visual contribution to the verdant and rural character of the village. The site is owned by Little Horwood Parish Council and is well maintained by community volunteers.

- *Archaeological Notification sites to south-east, east and north-east of the moated site.*

Buckinghamshire County Council have identified much of the village as having the potential for being of archaeological interest. The paddocks and fields to the east and south-east are also included within the archaeological notification area and include the remnants of gravel pits. Since the moated site formed one of the principal focal points of development, it is possible that archaeological remains do exist beneath the surface in these areas. The boundaries of the proposed Conservation Area have been drawn to include the majority of the archaeological notification site.

- *Hill Farm, Winslow Road and immediate curtilage including small field to rear of Nos. 3, 5, 5A and 7, Church Street.*

Hill Farm is a grade II listed building situated on elevated ground at the north-western end of the Green. Dating from the 16th century, the farm and its complex of agricultural buildings are not only historically, architecturally and visually significant, but are also important as a reminder of the fundamental role agriculture played in the development of the settlement.

Process of Public Consultation for Little Horwood

- 4.9 In March 2016, the Conservation Areas Officer attended a Parish Council meeting to inform them of the review and to ask them for local contacts that would be helpful in the review process. No contact details were provided to the Conservation Areas Officer.
- 4.10 The draft Conservation Area Appraisal was submitted to Little Horwood Parish Council a month prior to the period of public consultation.
- 4.11 The draft Little Horwood Conservation Area Appraisal (including the proposed boundary) was subject to a six-week period of public consultation between Monday 21st November and Friday 9th December 2016.
- 4.12 The public consultation was run in accordance with the Statement of Community Involvement (SCI) Each household within the village was consulted by letter. Posters regarding the review were displayed on Little Horwood Parish Council noticeboards and the full appraisal document was published online on the AVDC website.
- 4.13 On 21st November 2016, the Conservation Areas Officer attended a Parish Council meeting at Little Horwood. Those residents who attended the Parish Council were unanimously against the proposed changes to the existing Conservation Area boundary in particular objections were raised to;

- the proposed inclusion of the Scheduled Moated site. Objections seemed to be primarily concerned with the additional requirement to gain consent from AVDC to undertake work to trees on the moated site. The residents felt very strongly that Parish Council land is already very well maintained and the intervention of the Local Council is unnecessary and unwanted.
- the proposed inclusion of the Garden of Peace because of the additional requirement to gain consent from AVDC to undertake work to the trees on the site. Like the moated site, residents felt that this site is currently very well maintained and the intervention of the Local Council is unnecessary and unwanted. It should be noted that the current volunteers, who maintain the open spaces within the village have threatened to withdraw their goodwill labour should the moated site and Garden of Peace be included within the revised Conservation Area boundary. Should this happen, the Parish Council will be forced to employ contractors to maintain their land, which will involve much greater cost.
- the proposed inclusion of the private paddocks to the west of Wood End. These paddocks are immediately adjacent to and within the setting of, the Moated site. They are also identified as an archaeological notification site. The concerns raised regarding their proposed inclusion relate to the need to gain consent from the Council to undertake work to trees and the possible impact of Conservation Area status on the value of properties within it. It was also felt that the paddocks immediately to the north of buildings fronting onto the Green are not particularly visible to the public and therefore make little visual contribution to the character of the area. (emails objecting specifically to the proposed inclusion of this area are contained within Appendix 1 of this report)
- the proposed inclusion of Hill Farm and the fields that back onto the western side of Church Street. It was felt that the building is already protected by its listed status and its inclusion within the Conservation Area is therefore unnecessary. In addition, it was felt that the views of the building from Church Street are very restricted and that therefore its visual contribution to the character of the area is not significant.
- A number of residents queried the role of Conservation Areas since they felt that AVDC do not enforce the legislation that accompanies designation.

4.14 Letters received from a small number of residents during the period of public consultation area are contained within Appendix 1 of this report. Letters expressing support for the proposals was received from Buckinghamshire Archaeological Society and from Historic England. Copies of these letters are also contained within Appendix 1 of this report.

4.15 The Parish Council have maintained communication through the consultation period. Despite initially stating in an email dated 10th October that the Parish Council were 'impressed' with the appraisal document, the response of the Parish Council Members during the meeting of 21st November was much less supportive. An email received from the Chairman of the Parish Council on 13th December 2016 indicated that only 50% of the Parish Council supported the proposed alterations to the boundary and the remaining 50% saw 'no tangible benefit to the village.' This email also indicated that the volunteers who manage the trees were still firmly against the proposed revisions to the boundary. In August 2019, following a meeting with the Principal Heritage Specialist, Environment Team Manager and Tree Officer to discuss their concerns, the Parish Council have written confirming that they feel that their concerns have been adequately addressed.

Summary of Management Plan for proposed Conservation Area at Little Horwood.

- 4.16 The following site-specific issues were raised within the Little Horwood Conservation Area Management Plan and during the period of public consultation. These proposals should be considered in addition to those contained within Aylesbury Vale's Conservation Area Management Plan - District Wide Strategy
- Maintaining the rural character of the village especially through the preservation of the hedges, trees and banks that line the carriageways. Also, it is important to maintain the connection between the village and surrounding countryside gained in part through views from within the village out into the surrounding landscape and also from outside the village looking in.
 - Maintain the integrity of the key open spaces within the village in particular, The Green, the churchyard and around the moated site
 - Recognise the key role played by St. Nicholas's Church and the moated site. The setting of both of these buildings is fundamental to the identity and character of the village as a whole.
 - Maintain the rural character of the village through the rationalisation of signage and street furniture. This can be achieved through undertaking a street furniture audit. (please refer to the Aylesbury Vale Highway Protocol)
 - Encourage the retention of historic features (particularly windows and doors) where they survive on buildings, especially those buildings which are not listed and are therefore not protected by legislation.
 - Where new development is deemed acceptable ensure that its form, layout, massing, materials and design reflect and respect the key characteristics of the built historic environment of the village as identified within this document.
 - Overhead wiring around the village and in particular on The Green. Efforts should be made to see if these cables could be placed underground and the poles removed.

5 Options for Members to consider

- 5.1 In light of the statutory requirement under section 69 (2) of the Planning (Listed Building and Conservation Area) Act 1990 to review designated Conservation Areas and to consider the designation of new areas, the option of not considering Little Horwood for a Conservation Area review has been rejected.
- 5.2 However, given the strength of opposition felt by some members of the community to the proposed alterations to the boundary, careful consideration needs to be given as to how to proceed. The options available are:
- Option 1: Approve the revised boundary as recommended and justified within the draft Conservation Area Appraisal document and shown on boundary map (Appendix 2)
 - Option 2: Remove Hill Farm and adjacent fields to the west of Church Street, the paddocks between the moated site and Wood End and The Garden of Peace from the proposed designation, but include the moated site within the Conservation Area.
 - Option 3: Retain the existing 1991 Conservation Area boundary with only minor alterations to ensure that the boundary accurately follows extent boundaries.

5.2.1 Option 1

The justification for approving the boundary in Appendix 2 is contained within the draft Conservation Area Appraisal document and in paragraphs 4.8 of this report.

5.2.2 Option 2

Hill Farm is situated on the western edge of the village and is slightly dislocated from the main body of development, though it does lie within the setting of the existing Conservation Area and does positively contribute to visual character and historic interest of the village, in particular its historic rural economy. Its Grade II status does offer a degree of protection.

The paddocks to the west of Wood End fall within the ownership of modern properties along Wood End, which are not proposed for inclusion within the Conservation Area boundary. The paddocks are currently very well maintained and are very significant in terms of their visual contribution to the setting of the Scheduled Ancient Monument, a number of listed buildings, the existing Conservation Area and the rural ambience of the village as a whole. These paddocks are also identified as archaeological notification sites. However, the fact that the paddocks do contribute so positively to the setting of the Scheduled Ancient Monument and a number of listed building, does afford them a degree of protection and archaeological watching briefs have been specified as part of previous planning consents at Moatfield and could be utilised if future applications on these sites are received.

The Garden of Peace is a small area of carefully managed trees in the heart of the village, which is currently owned by the Parish Council. The trees contribute to the visual character of the village, helping to reinforce its rural ambience and the land forms part of the setting to the existing Conservation Area. No formal consent is currently needed for any works undertaken to the trees, however the presence of a number of listed buildings does afford the area a degree of protection

5.2.3 Option 3

Retaining the existing Conservation Area boundary and excluding the Moated site is the option that has the potential to be the most problematic. This is because the moated site is of clear and unequivocal archaeological and historic interest (as recognised in its Scheduled Ancient Monument status) and has had a profound impact upon the historic development and morphology of Little Horwood. The site itself and the trees upon it, also make a strong and positive visual contribution to the character and appearance of the village.

AVDC have now undertaken a much more comprehensive review of the significance of Little Horwood, than that undertaken during the 1991 designation process. Having completed this work and shown the national and local importance of the moated site, there is concern that if it were excluded from the revised boundary, this would significantly devalue the remaining Conservation Area designation.

A Conservation Area is defined as an area of architectural or historic interest which is desirable to preserve and/or enhance. It is a designation that ascertains significance by looking at how individual elements such as plan form, buildings, archaeology, spaces, trees, views and setting combine to create a cohesive whole. It therefore devalues the whole if only some of the fundamental elements (such as the Church, village green and Wood End) are included, but an equally important element (the moated site) is not. The Conservation Area designation needs to be fully justifiable and robust in order for it to fulfil its purpose. This may include providing supporting evidence for future planning decisions which could expose it to close scrutiny within a planning inquiry situation. If the inconsistency of the inclusion of only some fundamental elements that underpin the form, character and appearance of the village are exposed in such an arena, then inevitably questions will be asked regarding the validity of the entire designation. Equally all the conclusions regarding the significance and value of the character and appearance of the village stated within the Appraisal document could be called into question.

It should be noted that throughout the consultation period including the Parish Council meeting held on the 21st November, no-one disagreed that the Moated site is of national significance or that the verdant character of the spinney makes a positive contribution to the visual character and ecological health of the village. The objections appear to relate solely to the requirement to consult with the Local Authority on proposed works to trees. The Parish

Council have been advised several times (including see email Appendix 1) that National Guidance suggests that in a situation such as the Spinney where a clearly defined group of trees are located within a Conservation Area, it is acceptable for one notification to be made that covers a programme of works during a specified period, this may be one year or more depending on work plans. In addition, it was made clear by the Conservation Officer during the Parish Council meeting that the proposal to include the moated site within the Conservation Area was motivated by the importance of the site and the visual contribution made by the trees, not because there was concern that the site is not being well managed. The inclusion of this site and the Garden of Peace will provide opportunities for AVDC's Ecologist, Tree Officer, and Parks Team to provide any support that may be required from time to time. This arrangement would seek to share knowledge and expertise to the benefit of all parties through all having the same desire of providing the best open spaces possible within the resources available.

- 5.3 Options 2 to 3 will require the Council to re-consult the residents of Little Horwood.

6 Reasons for Recommendation.

- 6.1 The review of a Conservation Area accords with the Council's responsibilities under section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and is an effective means of helping the Council to protect the District's cultural heritage.
- 6.2 While the recommendation to approve the revise Conservation Area shown on the proposed boundary map contained within Appendix 2 is comprehensively justified within the Conservation Area Appraisal document, it should be noted that Local Authorities rely on the support of local communities to help successfully manage Conservation Area designations. It is always desirable to have the support of the local community and their concerns and objections should be carefully considered.

7 Resource implications

- 7.1 Budgetary provision is already made for the completion of this project.

8 Response to Key Aims and Objectives

- 8.1 Directly meets the key aim of the AVDC Corporate Plan 2011-2015 to "protect and improve the living experience of the Vale" (Enhance our natural and built environment-deliver a programme of Conservation Area Reviews).

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Background Documents

Conservation Area Supplementary Planning Document
District Wide Strategy for the Management of Conservation Areas
Little Horwood Draft Appraisal Document.

Appendix 1: Responses to the Little Horwood Consultation:

It is normal for comments received by consultees to be summarised within this section of the report and then a complete copy of the comments made available to Members in the Cabinet Member's Room. However, due to the objections raised by the Parish Council to the proposed Conservation Area boundary, complete copies of all correspondence received has been included within this section of the report.

Organisation/ Individual	General Comments	Response
1.Little Horwood Parish Council	<p>The following official comments of Little Horwood Parish Council were sent on 3rd December 2016</p> <p>As you will have noted from the reaction of the villagers who could be there, there is very great concern that increasing the conservation area to include the areas that you have identified will cause unnecessary bureaucracy to the management of trees and hedges, without providing any protection benefit to the village.</p> <p>The village is very proud of our local area and spend a lot of time, effort and money to maintain all of the open spaces. It would be impractical to expect our volunteer villagers to seek permission from AVDC every time that maintenance works were required, also this would create a huge increase in workload for AVDC.</p> <p>Our volunteers have threatened to withdraw their commitment if the increase of the conservation area goes ahead, this would mean that our green spaces would not be managed and the parish council cannot afford to pay contractors to fill the gap.</p> <p>We have attached a copy of the aerial view showing the green spaces currently maintained and the description of each area with the record of what is done to maintain the look and feel of each area. If the conservation area has to be extended, then we would want assurances that the current maintenance plans can be carried out without the need for AVDC permission.</p> <p>The Parish Council disseminated the email regarding works to trees within Conservation Areas amongst its volunteers and sent the</p>	<p>The following response to the Parish Council's concerns was sent on 9th December 2016</p> <p>The involvement of the community including volunteers is to be admired and the increase and improvement of the open spaces demonstrates the commitment of all involved.</p> <p>The management of trees in parks and open spaces is often to the benefit of tree health, recreation, and the amenity of the area. It's extremely rare and very unlikely that trees in open spaces are managed unprofessional resulting in poor practice or loss of trees for the financial gain often linked to property development.</p> <p>To avoid any doubt, it's important to make the distinction between tree preservation orders and trees in conservation areas. The main difference is that permission to carry out works to trees covered by preservation requires a response from the local planning authority. This is national planning policy and not unique to Aylesbury Vale. Tree preservation orders are usually put in place when trees are under threat. Works to trees in conservation areas do not require permission, but notification to the local planning authority. The notification period gives the local</p>

	<p>following response on 13th December 2016</p> <p>Thanks again for your patience and provision of information from the tree officer. Sorry to say that the feedback is quite negative, the Parish Council are only 50% supportive due to no tangible benefits to the village being seen. The volunteer workforce, which I am sure you will have heard from separately are still very opposed to the increase in the conservation area.</p> <p>Following on from meeting with Tree Officer, Environment Team Manager and Principal Heritage Specialist, in August 2019 the Parish Council wrote:</p> <p>‘ Our Parish Chairman has studied the documents and does not wish to make any further comments. You are aware of local feeling and he was content to see that this has been reflected in the document’</p>	<p>planning authority 6 weeks to consider proposals, if the applicant does not receive a response then they are able to go ahead with their proposed works. The points for consideration in any application or notification are that good arboriculture practise is in place and there is no significant detrimental impact on the amenity of the area.</p> <p>There are some exceptions to notifications for works to tree in conservation areas, the below exceptions list is taken from http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/making-applications-to-carry-out-work-on-trees-protected-by-a-tree-preservation-order/#paragraph_060:</p> <ul style="list-style-type: none"> • cutting down, topping or lopping or uprooting of a tree with stem diameter not exceeding 75 millimetres; • cutting down or uprooting of a tree, with diameter not exceeding 100 millimetres, for the sole purpose of improving the growth of other trees (e.g. thinning as part of forestry operations). For either of the above cases, the diameter of the tree is to be measured at 1.5 metres above ground level. These exemptions do not apply if a tree has more than one stem at a point 1.5 metres above the natural ground level if any stem when measured over its bark at that point exceeds the relevant minimum. • works on dead trees and branches; • works on dangerous trees and branches; • works to comply with an Act of Parliament; • works to prevent or abate a nuisance; • works necessary to implement a planning
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		<p>permission;</p> <ul style="list-style-type: none"> • works on fruit trees; • works by or for statutory undertakers; • works for highway operations; • works by the Environment Agency and drainage bodies; and • works for national security purposes. <p>The attached summary mentions that those covering works report to the parish council, the preparation for this may also fulfil the information required for notification purposes. It would be onerous on both the volunteers, parish council, and district council for notification to be made every time work is to be carried out and this would have a negative impact on the open space management by adding unnecessary bureaucracy.</p> <p>For situations such as this national planning guidance is for one notification to be made that covers a programme of works during a specified period, this may be one year or more depending on work plans. This is an approach that we would like the parish council and volunteers to consider alongside opportunities for AVDC's Ecologist, Tree Officer, and Parks Team to provide any support that may be required from time to time. This arrangement seeks to share knowledge and expertise to the benefit of all parties through all having the same desire of providing the best open spaces possible within the resources available.</p> <p>The actual process for notifying of works to trees in the conservation area is a single form that can be completed online here:</p>
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		<p>https://1app.planningportal.co.uk/Form/StartPlanningApplication, or a form downloaded from our website, completed and either emailed or posted: https://ecab.planningportal.co.uk/uploads/appPDF/J0405Form031_england_en.pdf</p> <p>The form details should be completed to inform the location and then simply refer to 'see attached', which would be the volunteers/parishes works programme, which may be a table listing trees, conditions, proposal with justification, and any proposed replanting.</p> <p>It's intended that work related to the notification is minimal by making use of data that would already be produced to establish work plans and inform the parish council. The conservation area status and the tree works notification will benefit future generations. A change of who is involved in site management and the parish council may bring about changes, which may differ from the current approach. Having conservation area designation contributes to maintaining the current good practice and amenity value of these sites.</p>
2.Historic England	<p>Historic England is supportive of the revised boundary changes. In particular the inclusion of the scheduled moated site would be a positive move given that this is a key historic site that played a pivotal role in defining how the village developed during the medieval period and indeed the form it takes today. The other boundary changes proposed would create a much more coherent and cohesive conservation area than the current boundary, which is rather too tightly drawn around small groups of properties.</p> <p>The appraisal, in its revised form, is much improved when compared to earlier drafts and better captures the special interest of the area in an</p>	Noted

	accessible way.	
3. Senior Archaeology Officer Transport Economy Environment	Thank you for consulting the Buckinghamshire County Archaeological Service on the above review. We maintain the local Historic Environment Record and provide expert advice on archaeology and related matters. We welcome the review and the inclusion of the scheduled moated site within the revised area, and trust that the proposed revisions are approved.	Noted
4. Resident	<p>Highlighted several factual errors regarding dates of buildings and helpfully provided additional information.</p> <p>Pg. 13 – Road to north of village is A421 not A420</p> <p>Pg. 25 – Whilst there are various paths through the spinney and moat area, there is only one between that area and the west side of Wood End. There is no path from the spinney running to Wood End to the south of no.25.</p> <p>Pg. 27 – Should read – this road descends gently FROM south-west.</p> <p>Pg. 33 – This is not a brook as such but a roadside drainage ditch which was improved by an adjacent landowner in recent months to alleviate flooding of the road in terms of heavy rain.</p> <p>Pg. 44 – The Garden House is not 19th century – it was built c. 1976/77</p> <p>Pg. 53 – Church Street. Why is the proposed new boundary placed along the line of Footpath 2 across the corner of the Recreation Ground? Surely it would make more sense to include the whole Recreation Ground which is an important village facility.</p> <p>Pg.54 - Meadow View, Scott's Meadow and Hillside. Hillside has been replaced by a new larger house together with two more adjacent houses.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Although the recreational ground is an important facility for the village, it is in itself not of sufficient architectural or historic interest to warrant inclusion within the designation. The area falls outside the SAM and the Archaeological Notification Site.</p> <p>The word important has been removed. The vegetation along the frontage does contribute to views from the</p>

	<p>Presumably the recent development will have changed the 'important backdrop to views looking from the south-east.'</p> <p>Pg.54 - Jasmine and Viola Cottages. Judging from the various postcard views, I believe that these properties were built in the early 20th century, some time after the fire of April 1912 which destroyed several buildings at the lower end of Church Street.</p> <p>Pg.55- Watercourse. It should be noted that this watercourse, which passes the west side of the moat, actually runs (underground for much of its length) along the bottom of the valley from south to Bacon House Farm. Here is also a watercourse which joins it after running round from the north end of Wood End.</p> <p>Appendix Garden House, 14 A Mursley Road. This is not an early 20th century house – it was built in 1976/77</p> <p>Yew Tree Cottage and Wall, 20B Wood End – This is not a 19th century property. It was completed in 1996 and was highly commended in the AVDC Design Award Scheme of that year.</p>	<p>south-east.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
5.Resident	<p>Following your visit to LH PC meeting last night you will have grasped the essence of the problem for us - an unforeseen consequence!</p> <p>As a PC we own the area known as "The Spinney" shown on the map as "Moat" and also the Garden of Peace. Mike Jones does an amazing job of managing these and other areas. I'm sure that the <u>intention</u> of extending the conservation area was not to make it more difficult to manage - but that is the likely unintended outcome. Mike has a full management plan for the areas and, as he made clear last night, he cannot possibly devote the administrative time to submitting an application every time he needs to do some tree work.</p>	<p>It was not the intension of the Council to make the Spinney and the Garden of Peace more difficult to manage, or indeed to suggest that the proposal to include these areas within the Conservation Area boundary was motivated by the fact that we felt that they were being managed badly at the moment. Quite the reverse. The draft Conservation Area Appraisal document makes many references to the positive contribution that these areas make to the interest, character and appearance of the village.</p> <p>The trees on the moated site do make a positive contribution to the verdant character of the village and</p>

	<p>Surely an annual management plan could be agreed to allow him to do whatever is necessary without multiple applications?</p> <p>The bizarre and unwanted alternative is that he would stop maintaining those areas - that is not an acceptable outcome.</p>	<p>it is excellent that there is clearly someone very knowledgeable maintaining them at the moment. However, part of the purpose of Conservation Area designation is to try and persevere an area's character and significance not only now, but also in the long-term future, the circumstances of which, are difficult to predict.</p>
6. Resident	<p>I have read the review with interest and have a very minor correction to suggest.</p> <p>In the appendix, The Old Farm (not "Farmhouse") is mentioned as having a Sun fire insurance plaque on the south facing wall. I know this is mentioned in the listed building entry for our house, but in fact it was never anywhere to be seen from the time we came here in February 1992. I believe the previous owners took it away when they left</p>	<p>Noted. Alterations made to draft document.</p>
7. Resident	<p>Firstly, I would like to thank you for your draft proposal document outlining changes to the Little Horwood conservation areas and for presenting your proposal to the interested members of the village at the Parish Council meeting held on 21st November.</p> <p>I'm sorry that you got quite a hard time at the meeting, with none of the village members in favour of the current proposal. Please don't take it personally, as you have clearly put a great deal of hard work into your document. Admittedly, when I asked at the end of the discussion if anyone at the meeting was in favour of the draft proposal, one of the Parish Council members supported the general concept of conservation areas, but did not openly confirm that he was in favour or agreement with the current 'all encompassing' proposal. All other villagers were clearly not in favour to greater or lesser extent.</p> <p>Based on the feedback given in the meeting, the overwhelming feeling within the village is that that we already take great care of the green spaces and take considerable pride in the appearance of our village. The conservation area proposal doesn't offer any benefit or advantage, it</p>	<p>The paddocks to the west of Wood End fall within the ownership of modern properties along Wood End, which are not proposed for inclusion within the Conservation Area boundary. They are currently very well maintained. These paddocks are very significant in terms of their visual contribution to the setting of the Scheduled Ancient Monument, a number of listed buildings, the existing Conservation Area and the rural ambience of the village as a whole. These paddocks are also identified as archaeological notification sites.</p>

	<p>simply adds an unwelcome layer of bureaucracy when trying to manage said green spaces effectively.</p> <p>I currently own and maintain 'The Paddocks', a property built on plot 1c Wood End. The property consists of some 3 acres, the majority of which is paddock designated for equestrian use. In your proposed plan, the conservation area would encompass my paddock, but not my house or gardens. You have also missed the driveway between plots 1a/1b and my property 1c. I own the driveway, but it is not marked on your map. As such, the conservation area boundary to the north east of plots 1a/1b is not shown in the correct position.</p> <p>According to your document, my land holds no specific features of historical or architectural merit. It appears that you have included my paddock simply because it sits close to two areas that arguably should qualify for consideration in the new conservation area. In my opinion, it's equivalent to issuing a Grade II Listed Building order on a modern estate house simply because it sits near two houses of special historical or architectural merit, just so that a single boundary can be drawn around all three. It makes no sense. Due to the layout of the tree lines and positioning of houses, it is very difficult to see my paddock from any position in the village without overtly staring across private gardens and tall fences. Certainly, there are no open views and the glimpsed view outlined in your plan of the village is no longer possible because a house has been built there, in what was once the car park for the Old Crown pub.</p> <p>My concerns relate to the fact that there will be unnecessary administration on behalf of myself and the council every time I wish to maintain my land and boundary. I have kept my land in pristine condition for the last seven years, only trimming trees and cutting back hedgerows when and where necessary. Quite frankly, if my aim was to cut down every tree on my property, then I have already had ample opportunity.</p> <p>I am also concerned about the negative impact the conservation area will have on the value of my property. Personally, I would never buy a listed building quite simply because I would not want the bureaucracy that comes attached. Every act of maintenance requires careful consideration</p>	
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	<p>and research to ensure planning permission is not required, or a lengthy application for planning permission to undertake the work. I fear the same will be true if my land is ensnared by this conservation order and, as such, I feel sure that some prospective purchasers in the future may be put off.</p> <p>In short, I would like you to explain the specific reasoning behind including my land in the conservation area and list the tangible benefits this decision will offer myself and the village. On the grounds that there are no features of special interest, no direct open views from any public spaces and no obvious benefits to myself, I strongly object to any part of my property being included within the conservation area.</p> <p>I very much doubt that you will change my opinion, but I would like to offer you the chance to respond. It was very nice to meet you and I look forward to hearing from you soon.</p> <p>Second correspondence following site visit.</p> <p>Hopefully you have a clearer understanding of our concerns. Having looked at our land, you will also appreciate how secluded it is, even in the middle of Winter. During the other three seasons, with leaves on trees and hedgerows blooming, then we are only overlooked by five private rear gardens. There really are no views of our land from any public spaces.</p> <p>If we could agree to remove our land from the proposed conservation area and keep the moated site linked via the gravel pits, as discussed, then that would be ideal. (Option 2)</p> <p>As promised, please find attached details of our Land Titles held with the Land Registry. We own both Titles. These show our driveway, which on your map is currently shown as included within plots 1A and 1B. Please could you depict the driveway as part of plot 1C and remove it from the conservation area, just so that our plot is not split, half in/half out.</p>	
8.Resident	<p>At that face to face meeting I was able to show and demonstrate why I am particularly against the proposed conservation area encompassing my land for which you seemed totally understanding and in agreement with</p>	<p>The boundary on all proposals has been amended to exclude the drive to this modern property from the proposed Conservation Area.</p> <p>The paddocks to the west of Wood End fall within the ownership of modern properties along Wood End, which are not proposed for inclusion within the</p>

	<p>my reasoning.</p> <p>I believe that with my existing garden area which includes my stables, plus my paddocks which are surrounded by a footpath, it is not practical to include any of my land in the proposed conservation area currently under review as I need to maintain the area from a safety perspective to ensure that the perimeter fence of my paddocks is both stock proof to keep my horses safe and this requires constant care and attention to both fencing, trees and bushes on my property. Additionally, as you witnessed, the area that is within my garden area is currently maintained to a high standard to ensure trees, shrubs and hedgerows are maintained correctly and optimise the ability for birds to nest and wildlife to flourish.</p> <p>I do accept that if any further developments should be required on my property at any time in the future I would as a condition require a conservation report as facilitated in the recent 2 years when my all weather menage was built to exercise my horses safely and a full report was completed and approved by AVDC planning department.</p> <p>I do however support your proposal for the Moat area of trees and woodland to be included as this is clearly an area on historical importance and currently under the ownership and management of the Parish Council.</p>	<p>Conservation Area boundary. They are currently very well maintained. These paddocks are very significant in terms of their visual contribution to the setting of the Scheduled Ancient Monument, a number of listed buildings, the existing Conservation Area and the rural ambience of the village as a whole.</p> <p>The boundary has been altered to exclude the stable area of this property from the proposed CA boundary as this visually relates to the modern domestic development fronting Wood End.</p>
9.Resident	<p>Page 6. It states that "This appraisal is written with help from the local community". This is not the case at least in terms of the Spinney area. Those closely connected to the area did not pick up even a hint that it was being considered for CA until the presentation was announced.</p> <p>Page 13 The road is A421 not A420 Pages 32 & 38 The large tree in front of the Old Oaks (shown in the pictures) is a Copper Beech, not an Oak. Page 71 Yew Tree Cottage is not 19th century. It was built in 1995. The land was part of the adjacent Wood End farm. Page 25 The footpath map is out of date. A diversion was done about 12 years ago as part of the acquisition of the Spinney area.</p>	<p>The Parish Council were informed of the Conservation Area review at the very beginning of the process. At the same time, they were asked if there was any individuals or village groups that they felt the Council Officer should speak to in the initial stages of the review process. The Parish Council did not make any suggestions.</p> <p>Alteration made Alteration made</p>

	<p>There were no footpaths around the moat area until the diversion.</p> <p><u>The Spinney</u> I have lived in the village for more than 40 years, and have played a key part in the creation and maintenance of many of the green spaces in the village. These total over 11 acres and consist of the following parts: The Nature Reserve, The Millennium Wood, The Community Orchard, The Garden of Peace, and The Spinney. Each is actively managed in the appropriate way. What we call The Spinney is part of what the review calls the Moat Farm Identity Area. It includes the moated area, mill, fishponds and sandpits. It is owned by Little Horwood Parish Council. The review proposes adding The Spinney to the Conservation Area (CA) The Spinney has nearly 4 acres of naturally developed woodland on the site of old earthworks. There is also about one acre of rough meadow. The site is quite isolated from the rest of the village. You need to put on your wellies and go for a country walk to find it. It has very little effect on the parts of the village where people live and which are the accepted CA areas. One of the largest trees in the Spinney fell down in a storm recently. This change was completely invisible from any part of the inhabited village, only seen by going deep into the wood. This illustrates that the Spinney is really quite separate from the village.</p> <p>AVDC SPD 2.1.5 states: Whilst trees are offered some protection within Conservation Areas, Conservation Area designation is not intended as a tool to protect the wider natural environment. There are more appropriate designations for the protection of nature conservation sites and historic landscapes To emphasize AVDC advice, because The Spinney is a historic landscape is not a reason to include it in a CA. Adding the Spinney to the CA means that planning permission will have to be applied for whenever work is done on any tree over 75mm diameter at 1.5m above the ground. This could result in dozens of applications having to be made each year. Just this week I have done work on 2 trees which took less than one hour. To collect the information and fill in the on line forms would have taken me an additional 4 hours (based on applications made previously). The legislation is clearly intended for specimen trees in street scenes such as</p>	<p>Alteration made</p> <p>Changes made to map</p> <p>Please refer to paragraph 4.8, 5.2.3 of the main report and Response to Parish Council's comments Appendix 1 (above).</p>
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	<p>the one illustrated on page 38 of the review, and filling in an application for work on such a tree is understood and accepted. The scruffy trees worked on in the Spinney were a goat willow and blackthorn, but they met the CA criteria for application and a 6-week delay. This illustrates just how inappropriate CA controls are to woodland management. See page 37 right hand picture for typical Spinney trees, and contrast to the page 38 street scene. It is clearly an unintended consequence of CA to force a change from standard woodland management practice to remote delayed micro control by people unfamiliar with the woodland and who are already overstretched. In fact, CA has never been intended for isolated areas of woodland. It will demoralise volunteers who will feel nervous of becoming open to prosecution if they don't spend hours filling in forms for many small jobs. In practice it will kill management all together and the area will become overgrown. What are the benefits to be gained by CA? The historic parts already have protection as a scheduled monument, but the real protection was the acquisition and stewardship by the community. No explanation has been offered on how CA will improve conservation of the area. By decoupling the area from the local community by inserting an unnecessary and unwanted layer of bureaucracy can only have a negative effect. This interference with standard woodland management practice locally implemented is reason alone for the Spinney area not to be included in the CA.</p> <p><u>North East addition</u>- a large field of approximately 5 acres (north east of the moat area, west of Woodend) This field is not listed as an archaeological site and has no special features. 'Earthworks' in it were created for quad bike enjoyment. Why has it been included in the CA? It has no CA merit, and the AVDC CA advice note specifically warns about not including such areas.</p> <p><u>West side additions</u>- modern houses in Church St and the Winslow Rd A significant area including 9 houses and their gardens on the west side of Winslow Rd and Church St have been added to the CA. These properties and their grounds have no CA merit (stated so in the review as well as obvious). It is difficult to imagine how they could be enhanced to justify CA</p>	<p>This field forms part of the setting of the Moated site and borders the edge of Wood End.</p> <p>Some of the modern houses are in the existing Conservation Area. They form the western boundary to Church Street and Winslow Road. The area of modern housing would need to be included within the proposed Conservation Area if Hill Farm is included in order to</p>
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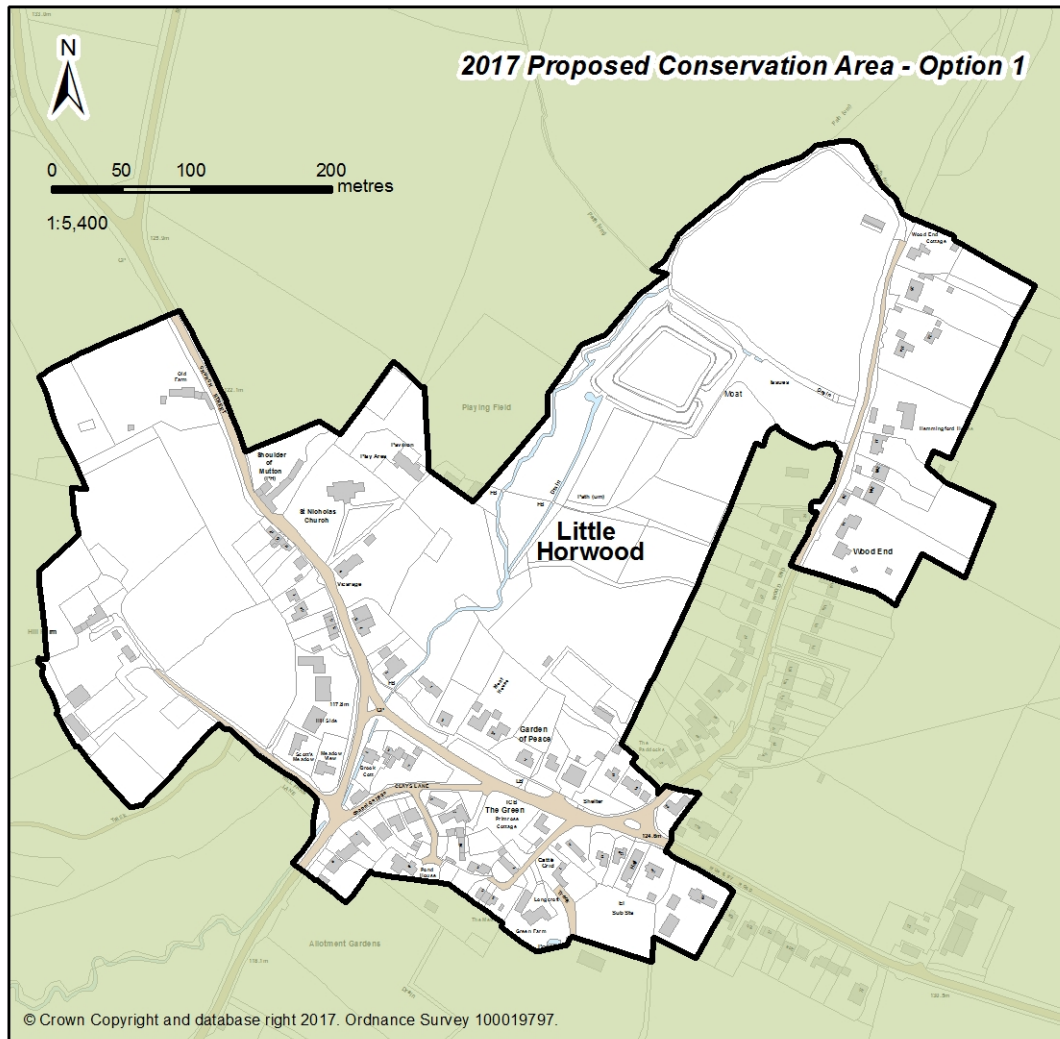
	<p>inclusion and the review offers no suggestions for enhancement. So, this inclusion is going against the guidance of the AVDC CA advice guide which states:</p> <p>It is important that Conservation Areas are seen to justify their status. However, in some instances, areas which either contribute little, or are even detrimental to the character of the Conservation Area, are included within the boundary because of their potential for enhancement. However, it is important that the benefits of potential enhancement are carefully balanced against the possibility that the inclusion of such areas may be perceived as devaluing the status of the Conservation Area as a whole. The addition of this area to the CA is clearly devaluing the existing CA areas in the village which merit it. No justification is made by explaining what enhancements might be possible and it is difficult to imagine any. The layman will be confused. CA will be brought into disrepute.</p> <p>West side additions- approximately 8 acres of fields towards and including Hill Farm. A huge area has been added west of Winslow Rd and Church St on the grounds of glimpses of Hill Farm from land to the east, and because of its archaeological site listing. This use of archaeological site listing seems to be the new lazy way of redefining CAs. All the land in the vicinity of an old village is likely to be of archaeological interest. The listing of it as such ensures that appropriate investigations are done before development proceeds. Giving most archaeological sites CA status adds nothing to that protection.</p> <p>The AVDC SPD 2.1.5 states: Whilst trees are offered some protection within Conservation Areas, Conservation Area designation is not intended as a tool to protect the wider natural environment. There are more appropriate designations for the protection of nature conservation sites and historic landscapes However, unless of proven historical or associative interest, large areas of undeveloped land will not be included within Conservation Area boundaries. Village greens and well-preserved mediaeval strip fields are examples of areas that may be included. Enclosure fields and ridge and furrow are not generally of sufficient district wide significance unless they</p>	<p>avoid creating a hole within the designated area. Many Conservation Areas include areas of negative or neutral impact because of their potential for enhance or to ensure that the cohesion of the designated area.</p> <p>Please see paragraphs 4.8 and 5.2.2 of the report</p>
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	<p>are of some specific historic interest as well. No descriptions of specific historic interest are given in the justification for the inclusion of these ordinary agricultural fields and hedgerows in the CA. It is a huge addition of general archaeological site areas without specific historic interest that devalues the existing CA areas. Much is made of the distant views of Hill Farm from the east of the Winslow Road and Church St properties. There are indeed some glimpses, but adding the houses and fields to the CA will not protect the views. The views depend very much on the growth of trees. Nothing in CA areas prevents the growth and blocking of views. Typically one such glimpse is between 2 of the large new houses. Just this week a group of trees have been planted which will obscure that glimpse within a year or so. The addition of these houses into the CA will not keep that view. Views are constantly changing and are not protected by CAs. CAs offer no protection against the growth of trees. Hill Farm is some distance away from the nearest CA, and its only connection is via a couple of views which may not be there in a few years time. This hardly justifies the large addition of 9 houses, their gardens, and several fields to the CA.</p> <p><u>Summary</u></p> <p>This review has been made without consulting key persons in the village. The proposed CA is three times the area of the 1991 CA. This should immediately ring alarm bells. The drawing up of the extended CA area seems to be driven by a desire to have one big blob in the middle of the village to call the CA. Is this the new CA fashion? Attempts are then made to justify the large inclusions by quoting tenuous links to the general archaeological area. It is a very one-sided set of arguments because a balanced presentation would highlight the weakness of the case for change. For example, no reservations are expressed about the huge additions devaluing those areas which clearly deserve to be in the CA, even though advice documents warn against such changes. Bigger seems to be the mantra without any concern for the effects addition to CA is going to have on those who look after the areas. The addition red tape of management will cause volunteers to melt away and contractors will need to be brought in to maintain the areas. Will AVDC contribute to these extra</p>	
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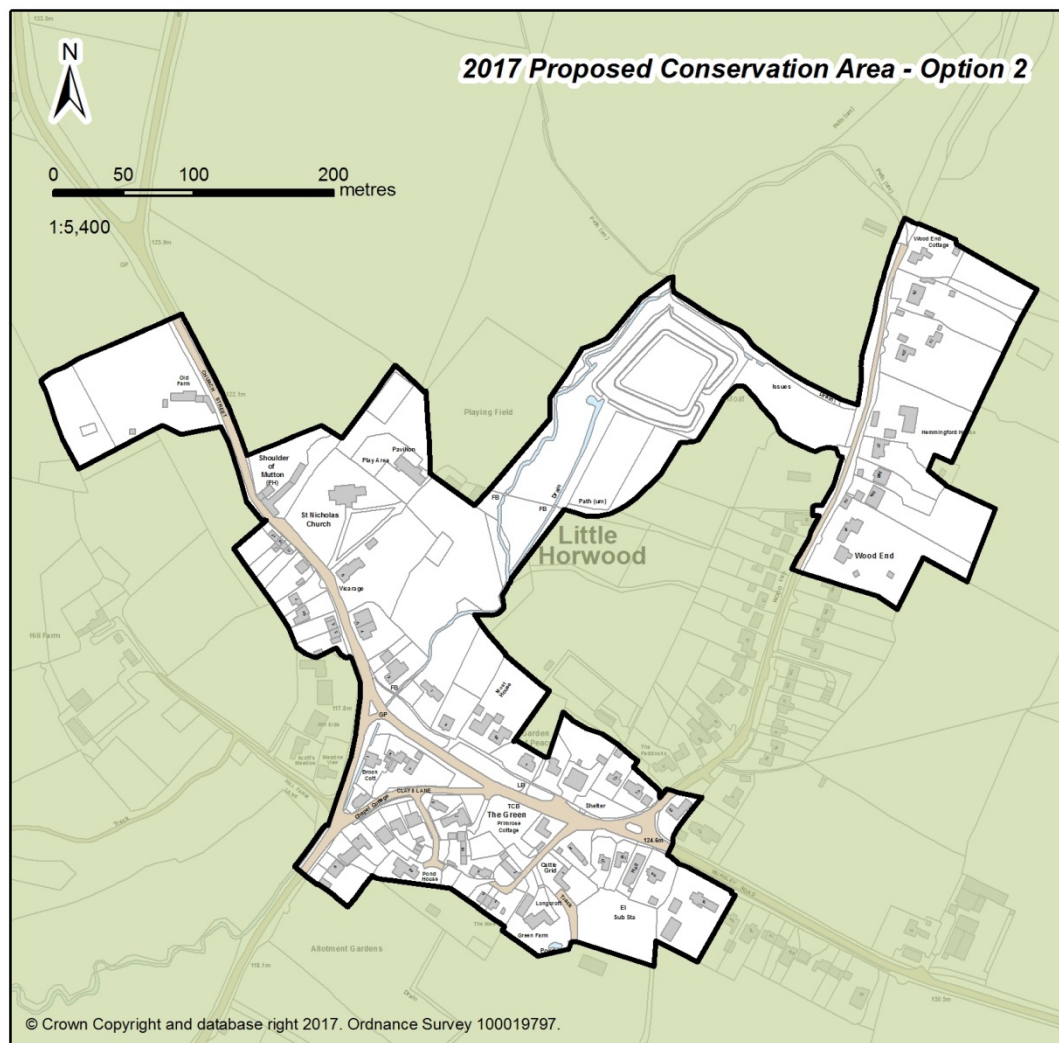
	<p>costs? Highly unlikely. No explanation is offered as to how the expanded area will actually improve conservation of the area. It appears to be an academic exercise. At the meeting on the 21st November when the review was presented to the village the reaction was overwhelmingly hostile to the proposed changes. The 1991 assessment seemed logical, was easily understood and accepted by the village. Nothing has changed in the village that justifies enlarging the CA</p> <p>.</p> <p>The existing CA areas should be kept and no additions made.</p>	
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**Appendix 2 :
2017 Little Horwood Conservation Area Boundary for Cabinet Approval**

Option 1



Option 2



Option 3

