

**Committee:** Cabinet

**Date:**

**Title:** Conservation Area Appraisal, Pledgdon Green  
Henham

Thursday 4  
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Officer

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**Key decision:** No

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## Summary

1. A new conservation area at Pledgdon Green Henham is proposed.
2. A character assessment for Pledgdon Green was commissioned by Broxton Parish Council and Henham Parish Council and completed by Essex County Council's Place Services in 2024. This document highlighted the potential to designate Pledgdon Green as a conservation area.
3. Henham Parish Council commissioned Place Services to undertake a conservation area appraisal and management plan (CAAMP) of Pledgdon Green. The appraisal recommends the designation of a conservation area and identifies the extent of a proposed conservation area boundary. It also proposes some management actions. Both parish councils consider the appraisal a worthwhile document which is likely to strengthen the control of development. This comment is valuable and is one shared by officers.
4. Henham Parish Council approached Uttlesford District Council officers to request the designation of a conservation area at Pledgdon Green. As the Local Planning Authority (LPA) the council is required to carry out a public consultation on the proposed conservation area. The consultation included holding a public meeting in the settlement.
5. This report considers the results of the consultation and recommends a course of action.

## Recommendations

6. That the Pledgdon Green Conservation Area Character Appraisal and Management Plan be approved and used to assist in the process of determining planning applications and for implementing management proposals.
7. That the Pledgdon Green Conservation Area be formally designated.

## Financial Implications

8. The recommendation would require the advertising of the designated boundary which would cost in the region of £600 - 700. This can be met from existing budgets for conservation.

## Background Papers

9. The following papers were referred to by the author in the preparation of this report:

- Pledgdon Green Character Assessment (Place Services, 2024)
- Pledgdon Green Conservation Area Character Appraisal and Management Plan (Place Services, 2025)
- Report of the public exhibition and comments received during the consultation period

## **Impact**

10.

Communication/Consultation	Full consultation undertaken.
Community Safety	Not affected.
Equalities	Not affected.
Finance	Advertising costs can be met from existing budgets.
Health and Safety	Not affected.
Human Rights/Legal Implications	Not affected.
Sustainability	The report focuses on environmental issues seeking to preserve the environment of the local community, including their buildings and open spaces.
Ward-specific impacts	Elsenham & Henham Ward and Takeley Ward - various proposals as contained in the report.
Workforce/Workplace	Existing staff resources.

## **Situation**

11. Henham Parish Council approached District Council officers in 2025 with a request to consider the designation of a conservation area at Pledgdon Green. The council has a duty within section 69 of the Listed Buildings and Conservation Area Act 1990 to consider the designation of conservation areas and to undertake periodic reviews. As part of this work the council has undertaken a number of conservation area appraisals of existing conservation areas. In this case, Place Services has produced a character assessment and an appraisal that recommends the designation of a new conservation area at Pledgdon Green.

12. This report sets out the key issues within the attached Pledgdon Green Conservation Area Appraisal and records the results of the consultation exercise and any changes proposed.

13. The principal issues and recommendations set out in the document are:

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**Conservation area boundary:** The proposed conservation area is located to the north of Brick End, Broxted and is bisected by Brick End Lane which runs north to south and connects with the B1051 a short distance to the north, at a point between Chickney to the east and Elsenham to the west.

**Heritage assets:** The appraisal also identifies a number of heritage assets not included within the current Uttlesford Local Heritage List, which make a positive contribution to the conservation area and should be considered for local listing in the future.

**Management actions:** Several opportunities for enhancement and management actions are recommended by the appraisal.

Note: As a result of the consultation a number of points were raised by respondents relating to issues raised in the appraisal report. These representations are included in the table below with appropriate officer comment.

## **10. Consultation results**

A summary of the main comments received during the consultation period are set out in the table arranged in the subject order above. Those responses which noted minor inaccuracies in the text of the draft appraisal, such as the misspelling of building names, corrections to descriptions are not included here. All responses can be seen in the accompanying report of the public exhibition and comments received during the consultation period

As the appraisal document is owned by Henham Parish Council, this report includes comments on representations, where relevant, from the parish council and their heritage advisor, Place Services.

<b>Issue</b>	<b>Representations made</b>	<b>Henham Parish Council / Place Services comment and recommendation</b>
General – designation of a conservation area at Pledgdon Green	<p><b>Historic England</b> welcome the proposed designation of this area, as well as the production of the draft appraisal and management plan.</p> <p><b>Natural England</b> makes no comment.</p> <p><b>National Highways</b> make no comment.</p> <p><b>Henham Parish Council</b> is in favour of the designation of Pledgdon Green as a conservation area and fully supports the proposals made in the appraisal and management plan.</p> <p><b>Broxted Parish Council</b> supports the creation of this new conservation area to protect our neighbouring hamlet Pledgdon Green from</p>	<p><b>Henham Parish Council</b> supports the Place Services draft document in its entirety.</p> <p>Noted</p> <p>Noted</p>

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	<p>suffering the same damage to its historic character as Brick End has suffered.</p> <p>8 respondents <b>object</b> to the designation of a conservation area.</p> <p>An additional petition from 20 residents (13 properties) <b>objecting</b> to the proposed conservation area has also been submitted.</p> <p>6 respondents <b>support</b> the designation of a conservation area.</p> <p>Additional <b>comments</b> note that:</p> <ul style="list-style-type: none"> <li>♦ Some residents consider that the current controls on listed and non-listed building are sufficient and that Pledgdon Green does not have sufficient special architectural or historic interest to warrant conservation area designation.</li> <li>♦ Consultation has not been transparent or timely and should have included open forums, surveys, and public meetings prior to any report being completed.</li> <li>♦ No account taken of the negative impact on the character of the area due to aircraft noise (Stansted Airport) or expansion of Elsenham Quarry.</li> </ul>	<p>Place Services recommends the designation of a conservation area at Pledgdon Green. Historic England and the LPA recognise the area as having sufficient architectural quality and historic interest to merit designation (as per <a href="#">NPPF paragraph 204</a>).</p> <p>Henham Parish Council previously widely circulated details of the Pledgdon Green Character Assessment. Letters about the consultation were delivered to all properties within the proposed designation area. The CAAMP was available for consultation for a period of 6 weeks with a public meeting during that period held nearby (as per <a href="#">1990 Act paragraph 71</a>).</p> <p>Place Services note the noise from the Quarry (in its current capacity) was acknowledged in the CAAMP at page 33. Likewise, the noise from Stansted Airport. We will add that the area sits under the flight path and has an adverse effect on tranquillity of the area when aircraft are coming into land from the north. However, it should be acknowledged that aircraft do come into land from the south whereby there is less</p>
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	<p>♦ Concerns raised that some residents do not fully understand national and local policies relating to proposed development adjacent to, or even some distance from a conservation area and the reference that would need to be made to the relevant conservation area appraisal.</p>	<p>noise affecting Pledgdon Green. Noise from aircraft taking off in either direction is minimal.</p> <p>National and local policies and guidance on conservation areas are available on the council's website and national sites such as the Planning Portal. Policies in the council's emerging <a href="#">Local Plan</a> will also be relevant.</p>
Designation of the conservation area boundary	<p>1 comment <b>objecting</b> to inclusion within the conservation area of the stables, menage and woods associated with Tudor Hall and noting a paddock is incorrectly "designated as a building".</p> <p>2 comments <b>suggesting</b> that the proposed conservation area be extended further south to include Wood Farm and Wood Farm Barn (listed Grade II* and II respectively) both of which add significantly to the historic environment.</p> <p>1 comment <b>suggesting</b> the conservation area be possibly extended to incorporate Woodview.</p> <p>1 comment <b>suggesting</b> that the conservation area be extended further along Brick End Lane to the</p>	<p>Place Services will update the map to correctly show that the menage is not shown as a building.</p> <p>Place Services note that it was determined that the character of Brick End Lane changed on exiting the Green and Wood Farm did not contribute to the significance of the Green and buildings which surround it. It is considered that the buildings at Wood Farm are sufficiently protected by their designation as listed buildings.</p> <p>Place Services note that Woodview is located further south along Brick End Lane from Wood Farm. This area is not considered to contribute to the significance of the Green. Furthermore, Woodview is a modern property of no historic or architectural interest that would merit inclusion.</p> <p>Place Services comment that the original study of</p>

	<p>start of Broxsted.</p> <p>4 comments <b>supporting</b> the proposed boundary as being appropriate.</p>	<p>Brick End Lane identified that only the area of Pledgdon Green was of sufficient historic and architectural interest to merit designation as a conservation area. Whilst there are listed buildings further south along Brick End Lane, these do not necessarily contribute to the character and appearance of the area around the Green and are sufficiently protected by their designation as listed buildings.</p>
Buildings that make an important architectural or historical contribution	<p>1 comment <b>objecting</b> to the proposal that Tudor Hall should be considered for local listing.</p> <p>3 comments <b>querying</b> the Rough Apple, as the only thatched property in the vicinity, has not been proposed for local listing.</p>	<p>Place Services note that the CAAMP identified that Tudor Hall as making a positive contribution to the character and appearance of the conservation area and that the property should be considered for local listing in the future. This is due to the historic and architectural interest of the building. Further research should be undertaken when the Uttlesford Local List is reviewed to fully assess the significance of this property.</p> <p>Place Services comment that Rough Apple was considered not to meet the threshold for local listing due to the extent of alteration at the property, namely the large two-storey extension, replacement windows, non-traditional dormer windows, and that the building had been subject to fire damage historically. The building is identified as 'positive with opportunity for enhancement' in the CAAMP for the above reasons.</p>

	2 comments <b>querying</b> the 'selection criteria' for local listing.	The listing of local heritage assets is a separate process from the designation of a conservation area. The <a href="#">criteria and local heritage listing process</a> , which includes additional consultation, are available on the council's website.
Management plan actions	<p><b>Comments and concerns</b> relating to restrictions on the use of solar panels, UPVC glazing and air conditioning units should a conservation area be designated.</p> <p><b>Concerns</b> over aircraft noise and the proximity of flight paths to the settlement.</p> <p><b>Concerns</b> over restrictions on the future installation of aircraft noise-reducing measures should a conservation area be designated.</p> <p><b>Comments and concerns</b> relating to the poor state of the lane and lack of road markings.</p>	<p>Place Services note that <a href="#">guidance on energy efficiency and renewables</a> can be found on the Essex Design Guide website. Uttlesford District Council is also preparing their own supplementary guidance. Permitted Development Rights do allow for the installation of some energy efficiency measures and renewables subject to certain conditions. There is currently no plan to restrict Permitted Development Rights as part of the conservation area designation.</p> <p>Place Services comment that the installation of aircraft noise-reducing measures can still be undertaken within a conservation area and on listed buildings (such as secondary glazing, appropriate insulation).</p> <p>Place Services comment that the poor state of the lane and lack of road markings is matter for Essex Highways. Control of parking can be undertaken by the "Essex Act" which refers to specific powers granted to local authorities in Essex, including the North Essex Parking Partnership (NEPP), which allow them to prohibit parking on verges using notices, similar to Traffic Regulation Orders but</p>

	<p><b>Suggestion</b> that the Green needs an agreed management plan, including scheduled cutting.</p> <p><b>Comments and objections</b> regarding the ‘onerous’ need for consent for works to trees should the conservation area be designated.</p>	<p>without the same formal process. This would be recommended.</p> <p>Place Services note that the management of the Green (such as access and mowing) is not a conservation area issue. This should be taken up with the parish council.</p> <p>National and local policies and guidance on conservation areas are available on the council's website and national sites such as the Planning Portal. Policies in the council's emerging <a href="#">Local Plan</a> will also be relevant.</p> <p>Guidance on permitted development within <a href="#">conservation areas</a> can be found on the council's website.</p> <p>Essex Highways should be approached to <a href="#">report road issues</a>.</p> <p>Henham Parish Council has recently shared information with residents regarding the management of the Green.</p> <p>Guidance on <a href="#">trees in conservation areas</a> is available on the council's website.</p>
Additional	<p>Due consideration should be given to the significance of the setting and the uniqueness of the Green.</p> <p>The appraisal should reference the importance of the Green as a local wildlife site (LoWS).</p>	<p>Place Services will include a summary of the importance of the Green in the revised CAAMP.</p> <p>Reference will be made to the Green (ref. LoWS Ufd 144 in the <a href="#">Uttlesford District Local Wildlife Sites Review 2021</a>)</p>



## **11. Conclusion**

The public consultation raised several useful points which have been incorporated into the conservation area appraisal. The document has been amended to incorporate the above comments and use of the document should commence immediately to assist in the determination of planning applications and for implementing the management proposals as set out.

Formal designation of the Pledgdon Green Conservation Area Boundary will need to be advertised prior to it coming into force. It is necessary to inform the Secretary of State and Historic England and place advertisements in the London Gazette and local newspapers.

## **12. Risk Analysis**

Risk	Likelihood	Impact	Mitigating actions
Designation of a conservation area is unsound.	1 There is some risk that a conservation area will be approved for designation which cannot be justified by the guidelines provided by Historic England.	2 If the conservation area is approved which the council cannot justify through national and local policy, the report and its recommendations will	<p>The report and the recommendation to designate has been carefully produced by specialist conservation experts. Historic England has recommended approval.</p> <p>Consultation has been carried out with statutory bodies, the parish councils and local residents and advice sought from specialist officers and experts to support the findings.</p>
The area of special architectural and historic interest would be under threat from unsympathetic development proposals.	1 There is some risk that unsympathetic development either within or abutting the settlement may occur without mitigation.	2 Deterioration and loss of the district's historic environment.	Controls within a conservation area protect the historic and architectural elements which make the place special. The appraisal will be used to assist in the determination

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			of planning applications and for implementing the management proposals as set out.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

