

# **Report of Public Participation Pledgdon Green Draft Conservation Area Character Appraisal and Management Plan 27 May to 8 July 2025**

## **Report One Public exhibition and comments received during the consultation period**



**Uttlesford District Council  
July 2025**

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## **Introduction and background**

This report outlines the responses received from the public exhibition held at The Old School Community Association (OSCA), Crow Street, Henham on Wednesday 25 June and all responses received during the consultation period 27 May to 8 July.

A character assessment for Pledgdon Green was commissioned by Broxted 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.

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 a number of management actions. The 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 Uttlesford District Council officers.

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.

Following the consultation Uttlesford District Council will take into account all comments and consider for approval and designation a document that will be an important material consideration when processing applications.

## **Summary of findings of the Pledgdon Green CAAMP**

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.

## Uttlesford District Council Pledgdon Green Conservation Area Appraisal and Management Plan consultation

There are 2 listed buildings or other structures within the area. The appraisal identifies 2 further historic buildings and the village pump, which make a positive contribution, and which may be considered for local listing in the future.

A number of opportunities for enhancement and management actions are recommended by the appraisal.

### Publicity

Publicity was carried out to advise all possible respondents of the publication of the appraisal, the duration of the consultation period, ways of making a response and the details of the public exhibition held in the village.

**Parish councils** – Henham and Broxton parish councils were notified of the council's intention to consult on the draft appraisal. Henham Parish Council were actively involved in promoting the consultation.

**Information letters** were delivered to all properties within the proposed conservation area. Copies were also supplied for the public meeting. A copy is included in Appendix 1.

**Website** – a dedicated page ([www.uttlesford.gov.uk/pledgdon-green-conservation-area](http://www.uttlesford.gov.uk/pledgdon-green-conservation-area)) was created on the council's website with:

- PDF copy of the Pledgdon Green CAAMP
- PDF copy of the Pledgdon Green Character Assessment
- Map of the proposed conservation area boundary
- Details of how to respond to the consultation by email, post or online form
- Information about the public event

**Direct mailing** - key consultees were emailed advising them of the new consultation and public event. This included:

- Statutory consultees
- Relevant district council ward members
- Broxton and Henham parish councils

**Public exhibition** – a public exhibition was held at The Old School Community Association (OSCA), Crow Street, Henham on Wednesday 25 June from 4pm to 7pm. The exhibition was attended by the UDC Head of Development Management & Enforcement and 2 consultants from Place Services. Maps, plans and copies of the appraisal were available.

**Press release and online promotions** – a press release was issued on 27 May to all local media. It was also available on the council's website and via its Twitter and Facebook pages.

Promotion via e-newsletters included content in the dedicated planning newsletter reaching 2,413 people.

**Copies of the appraisal** - The appraisal document was available online, as previously noted.

Paper copies could be inspected at the Council Offices in Saffron Walden and at Thaxted Library. Copies were also sent to the Henham and Broxton parish clerks.

## **Results of the consultation on the Pledgdon Green CAAMP**

All responses are reproduced here.

### **Historic England**

#### **Re: Consultation: Pledgdon Green Conservation Area Appraisal (Uttlesford)**

Thank you for consulting us on the proposed new conservation area for Pledgdon Green. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to comment on this document.

We welcome the proposed designation of this area, as well as the production of the draft appraisal and management plan. The village clearly has sufficient historic and architectural interest as a small and distinct rural settlement focused on an area of common land that has seen little change over time, and which retains a high proportion of historic buildings of traditional construction and materials. We consider this to warrant designation under the 1990 Act, and that it meets the requirements of paragraph 204 of the NPPF.

We consider that the appraisal is clearly written and illustrated, using legible diagrams to set out key elements such as positive buildings, important open space, views etc.

We particularly welcome the inclusion of a management plan to help guide the future conservation and enhancement of the area. It is encouraging to see that the plan includes clear, detailed, and achievable aims. We also welcome the references to Historic England guidance on climate change mitigation and adaptation.

Finally, we should like to stress that this advice is based on the information provided by Uttlesford District Council in your correspondence of 27<sup>th</sup> May. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed conservation area appraisal, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me. I would be grateful if you would confirm receipt of this email.

**Historic England**

**Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU**

[www.historicengland.org.uk](http://www.historicengland.org.uk)

## **Natural England**

Your Ref: Pledgdon Green Conservation Area Appraisal

Our Ref: 513864

Thank you for your email requesting consultation of the Pledgdon Green Conservation Area Appraisal dated and received by Natural England on 27<sup>th</sup> May 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Natural England does not consider that your proposed Pledgdon Green Conservation Area Appraisal will pose any likely risk or opportunity in relation to our statutory purpose and so does not wish to comment on this consultation.**

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

**Natural England**  
**Consultation Service**

**Natural England | County Hall | Spetchley Road | Worcester | U.K. | WR5 2NP**

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**Uttlesford District Council**  
**Pledgdon Green Conservation Area Appraisal and Management Plan consultation**

**National Highways**



Our ref: NH/25/11365

Your ref: Pledgdon Green Conservation Area  
Appraisal Consultation

Uttlesford District Council  
Council Offices  
London Road, Saffron Walden CB11 4ER

[Redacted]  
National Highways  
Spatial Planning  
Operations (East)  
Woodlands  
Manton Lane  
Bedford MK41 7LW

11 June 2025

Via email to: [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)

Dear Sir/Madam,

**PLEDGDON GREEN CONSERVATION AREA APPRAISAL CONSULTATION**

National Highways welcomes the opportunity to comment on the Pledgdon Green Conservation Area Appraisal.

National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. In the area within and surrounding of the Uttlesford District Council, we have responsibility for the trunk road A120.

The nature and location covered by this current consultation is unlikely to have an impact on the operation of the Strategic Road Network (SRN).

Therefore, National Highways offers No Comment.

Please contact us at [PlanningEE@nationalhighways.co.uk](mailto:PlanningEE@nationalhighways.co.uk) if you require any clarification.

Yours faithfully,

[Redacted Signature]

Assistant Spatial Planner

**Uttlesford District Council**  
**Pledgdon Green Conservation Area Appraisal and Management Plan consultation**

**Broxted Parish Council**

**Do you want to comment on the character analysis of Pledgdon Green?**

**Character analysis of Pledgdon Green**

No

**Do you want to comment on the opportunities for enhancement?**

**Opportunities for enhancement**

no

**Do you want to comment on the designation of the conservation area boundary?**

**Designation of the conservation area boundary**

Yes - this is a fairly small area, given that the hamlet of Pledgdon Green stretches along Brick End Road and Pledgdon Green (lane). It excludes a few very old farms/settlements. However it makes sense as a conservation area as it is a collection of old buildings around the green itself. Broxted Parish Council is in favour of the creation of the conservation area in this form and with this boundary, on the basis of the comments and analysis in the appraisal report.

**Do you want to comment on the buildings that make an important architectural or historical contribution?**

**Buildings that make an important architectural or historical contribution**

Broxted Parish Council has no specific comments except to agree that the buildings making an important contribution are historically significant and should be preserved and conserved.

**Do you want to comment on the management plan actions?**

**Management plan actions**

No comments.

**Do you have any additional comments?**

**Additional comments**

Broxted Parish Council, as mentioned in the appraisal, joined with Henham PC in commissioning an appraisal of the length of Pledgdon Green and Brick End Road. That initial report was sent to the district council and this full appraisal was then carried out for Uttlesford. The conservation officers concluded in the initial appraisal that there had already been too much alteration in Brick End to designate any part of it as a conservation area, which was disappointing for Broxted but indicates how easily the historic fabric of a small village can be lost by gradual small-scale modern development.

## Uttlesford District Council

### Pledgdon Green Conservation Area Appraisal and Management Plan consultation

	Broxted Parish Council supports the creation of this new conservation area to protect our neighbouring hamlet Pledgdon Green from suffering the same damage to its historic character as Brick End has suffered. The amount of development which has already taken place in this small hamlet is already concerning and it is hoped that the conservation area will protect it.
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Do you have any supporting evidence?	No
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## Henham Parish Council

Henham Parish Council 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.



**Uttlesford District Council**  
**Pledgdon Green Conservation Area Appraisal and Management Plan consultation**

**Three Chimneys, Little Bardfield**

**Do you want to comment on the character analysis of Pledgdon Green?**

<b>Character analysis of Pledgdon Green</b>	<p>I believe very strongly on making the area a conservation area as as soon as any planning consent is given to build house the applications wont stop. I refer to Elsenham, Takeley, Henham,</p> <p>I am not opposed to house building but it should be controlled. However the policies in place show that it is impossible to police now. Green belt land should not be considered only brown field sites and certainly infrastructure paid by the building contractor should be a must.</p>
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**Do you want to comment on the opportunities for enhancement?**

<b>Opportunities for enhancement</b>	No
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**Do you want to comment on the designation of the conservation area boundary?**

<b>Designation of the conservation area boundary</b>	No
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**Do you want to comment on the buildings that make an important architectural or historical contribution?**

<b>Buildings that make an important architectural or historical contribution</b>	No
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**Do you want to comment on the management plan actions?**

<b>Management plan actions</b>	No
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**Do you have any additional comments?**

<b>Additional comments</b>	I cannot understand why the public are being asked for there comments as it should be the policy of the council to automatically make these decisions.
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<b>Do you have any supporting evidence?</b>	Yes
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**Tudor Hall, Pledgdon Green**

**Do you want to comment on the character analysis of Pledgdon Green?**

**Character  
analysis of  
Pledgdon  
Green**

1. We do not want this area to be a conservation area. The majority of the residents who live within the area also are not in favour. If the residents were consulted about this early on in the process we wouldn't be at this stage.
2. There is already a robust planning procedure in place which restricts what can and cannot be developed around the local area. The addition of a conservation area will not affect that by much, so why have it? Also as discussed at the engagement event, a conservation area will not stop large developments or gravel pits if there is a strong enough planning case put forward.
3. We do not want our house to be listed.
4. Why hasn't Rough Apple been designated to be listed as it is shown on the maps to be one of the original building on the green, has full frontage on to the green and is the only thatched property in the area. Seems highly convenient that this house belongs to the local councillor who has pushed for this report!
5. Why does the area include our stables, menage and woods. The stables and menage hold no historic value and are not visible from the Green. The woods wouldn't be allowed to be developed under normal planning rules and therefore no need to be included in the conservation area.
6. The information provided does not constitute specific architectural or historic interest that is over and above that of the surrounding area.
7. The report states the lack of road markings contributes to the historic nature. The lack of road markings is due to the council not completing their job when they applied surface dressing to the road a few years ago.
8. Some of the feature of the protected lane are the mature trees and hedgerows. Some of these have been ripped out by the farmer and by some residents with no consequences, so its hardly protected.
9. The village pump does not work. If listed, who will be responsible for its maintenance and up-keep?
10. The report belittles solar panels, however in the current energy crisis and global warming, the utilisation of green energy

	<p>sources should be given greater importance than the appearance of traditional roofs. The use of sustainable energy sources should be encouraged, not restricted.</p> <p>11. The report includes empty spaces as 'neutral buildings'.</p> <p>12. Similarly, the report belittles uPVC windows. Whilst they may not conform to the traditional building styles. They do enhance the thermal properties of a building which in turn reduces the energy required to heat the property. The reduction of energy use should be encouraged, not restricted.</p> <p>13. The report details an intermittent nature of flights and infers these are a few kilometres away. The flightline is less than a kilometre from the green and flights are certainly not infrequent.</p>
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**Do you want to comment on the opportunities for enhancement?**

<b>Opportunities for enhancement</b>	<p>1. The report states the lack of road markings contributes to the historic nature. The lack of road markings is due to the council not completing their job when they applied surface dressing to the road a few years ago.</p> <p>2. The report belittles solar panels, however in the current energy crisis and global warming, the utilisation of green energy sources should be given greater importance than the appearance of traditional roofs. The use of sustainable energy sources should be encouraged, not restricted.</p> <p>3. Similarly, the report belittles uPVC windows. Whilst they may not conform to the traditional building styles. They do enhance the thermal properties of a building which in turn reduces the energy required to heat the property. The reduction of energy use should be encouraged, not restricted.</p>
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**Do you want to comment on the designation of the conservation area boundary?**

<b>Designation of the conservation area boundary</b>	<p>Why does the area include our stables, menage and woods. The stables and menage hold no historic value and are not visible from the Green. The woods wouldn't be allowed to be developed under normal planning rules and therefore no need to be included in the conservation area. One of our paddocks is designated as a building.</p>
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**Do you want to comment on the buildings that make an important architectural or historical contribution?****Buildings that make an important architectural or historical contribution**

1. We do not want our house to be listed.
2. Why hasn't Rough Apple been designated to be listed as it is shown on the maps to be one of the original building on the green, has full frontage on to the green and is the only thatched property in the area. Seems highly convenient that this house belongs to the local councillor who has pushed for this report!
3. The village pump does not work. If listed, who will be responsible for its maintenance and up-keep?
4. The report belittles solar panels, however in the current energy crisis and global warming, the utilisation of green energy sources should be given greater importance than the appearance of traditional roofs. The use of sustainable energy sources should be encouraged, not restricted.
5. Similarly, the report belittles uPVC windows. Whilst they may not conform to the traditional building styles. They do enhance the thermal properties of a building which in turn reduces the energy required to heat the property. The reduction of energy use should be encouraged, not restricted.

**Do you want to comment on the management plan actions?****Do you have any additional comments?**

<b>Do you have any supporting evidence?</b>	No
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**The Old Stables, Pledgdon Green (consultee 1)**

**Do you want to comment on the character analysis of Pledgdon Green?**

**Character analysis of Pledgdon Green**

I attended the public consultation meeting and would like to comment generally on making Pledgdon Green a conservation area. I do not feel personally that this will benefit us locals and would personally not like it to go ahead. We do not require restrictions and the area is lovely as it is

**Do you want to comment on the opportunities for enhancement?**

**Opportunities for enhancement**

I attended the public consultation meeting and would like to comment generally on making Pledgdon Green a conservation area. I do not feel personally that this will benefit us locals and would personally not like it to go ahead. We do not require restrictions and the area is lovely as it is

**Do you want to comment on the designation of the conservation area boundary?**

**Designation of the conservation area boundary**

I attended the public consultation meeting and would like to comment generally on making Pledgdon Green a conservation area. I do not feel personally that this will benefit us locals and would personally not like it to go ahead. We do not require restrictions and the area is lovely as it is

**Do you want to comment on the buildings that make an important architectural or historical contribution?**

**Buildings that make an important architectural or historical contribution**

I attended the public consultation meeting and would like to comment generally on making Pledgdon Green a conservation area. I do not feel personally that this will benefit us locals and would personally not like it to go ahead. We do not require restrictions and the area is lovely as it is

**Do you want to comment on the management plan actions?**

**Management plan actions**

I attended the public consultation meeting and would like to comment generally on making Pledgdon Green a conservation area. I do not feel personally that this will benefit us locals and would personally not like it to go ahead. We do not require restrictions and the area is lovely as it is

**Do you have any additional comments?**

**Additional comments**

none

**Do you have any supporting evidence?**

No

**Uttlesford District Council**  
**Pledgdon Green Conservation Area Appraisal and Management Plan consultation**

**The Old Stables, Pledgdon Green (consultee 2)**

<b>Do you want to comment on the character analysis of Pledgdon Green?</b>	
<b>Character analysis of Pledgdon Green</b>	I do not feel that making Pledgdon Green a conservation area will benefit us locals and i would rather it does not go ahead.
<b>Do you want to comment on the opportunities for enhancement?</b>	
<b>Opportunities for enhancement</b>	I do not feel that making Pledgdon Green a conservation area will benefit us locals and i would rather it does not go ahead.
<b>Do you want to comment on the designation of the conservation area boundary?</b>	
<b>Designation of the conservation area boundary</b>	I do not feel that making Pledgdon Green a conservation area will benefit us locals and i would rather it does not go ahead.
<b>Do you want to comment on the buildings that make an important architectural or historical contribution?</b>	
<b>Buildings that make an important architectural or historical contribution</b>	I do not feel that making Pledgdon Green a conservation area will benefit us locals and i would rather it does not go ahead.
<b>Do you want to comment on the management plan actions?</b>	
<b>Management plan actions</b>	I do not feel that making Pledgdon Green a conservation area will benefit us locals and i would rather it does not go ahead.
<b>Do you have any additional comments?</b>	
<b>Additional comments</b>	none
<b>Do you have any supporting evidence?</b>	No

## **Tarbet Hatch, Pledgdon Green**

### **Proposed Pledgdon Green, Henham Conservation Area**

May I communicate, following the public meeting, that I support the introduction of the above. I would also suggest that the P.G. conservation area, as discussed, be extended further south to include Wood Farm and Wood Farm Barn both of which have existing conservation orders and add significantly to our environment.

Some of my neighbours are opposed to the establishment of a conservation area. They appear to think it is 'Big Brother' and are concerned about the controlling application of its powers. They correctly point out that our Green is in good shape and has achieved that condition without extra control. In short, they might say "if it ain't broke, don't fix it". This is a strong point. Our neighbours here are as proud of the Green as am I and want P.G. to remain as a picturesque as it is now. Local inhabitants have regularly litter picked throughout the lane.

There is however one consideration which prompts me to support the proposal and that is protecting P.G. in the future. We do not know who will buy a house here and we do not know what their motivations might be. It is better in my opinion that our expectations of them are made clear as part of their procurement process, in a conservation area. It might put them off! We have had 2 highly disruptive people owning houses on the Green in the last 10-15 years. These people did not share our values and thankfully they have moved away. They did not care about neighbours, or their neighbours wishes. Some protection from these kinds of people would be very welcome. We have also been subject to 3 sets of criminals. One on the Green, resulting in the destruction of property by fire and 2 down our lane. This is a remote spot and all the additional help we can obtain in that regard would be helpful.

The current state of the lane itself has been and continues to be in a poor state of repair. Due to nearby road repairs resulting in excessive traffic, many of which are HGV and buses or even diverted traffic in heavy quantities continue to abuse the lane. We also had to cope with airport parking on the lane at the warehouse again creating speed, litter and additional obstructions. This is outside the proposed conservation area but also contributes to the destruction of the Green, notably on the verges!

**Uttlesford District Council**  
**Pledgdon Green Conservation Area Appraisal and Management Plan consultation**

**Woodview, Pledgdon Green**

**Do you want to comment on the character analysis of Pledgdon Green?**

<b>Character analysis of Pledgdon Green</b>	I would agree with the character analysis.
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**Do you want to comment on the opportunities for enhancement?**

<b>Opportunities for enhancement</b>	no.
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**Do you want to comment on the designation of the conservation area boundary?**

<b>Designation of the conservation area boundary</b>	I am surprised that Wood Farm is not included, this is a very old listed building which is part of the character of the area.
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**Do you want to comment on the buildings that make an important architectural or historical contribution?**

<b>Buildings that make an important architectural or historical contribution</b>	All the old buildings in the village contribute to its nature, I don't think the ones that have been selected for local listing are any more visually important than other similar buildings.
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**Do you want to comment on the management plan actions?**

<b>Management plan actions</b>	no
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**Do you have any additional comments?**

<b>Additional comments</b>	<p>I was brought up in a conservation area, largely due to the efforts of my father who was alarmed by the rapid approach of the nearby town to our village in Cornwall in the 1970s. [PL12 4QR]. He managed to keep a field undeveloped between us and the housing estate which remains undeveloped to this day, and the surrounding area is still Over the years I have not heard or seen any adverse effects, it has all been positive. The character of the village has been retained and house prices have been affected positively, everyone wants to live there. I don't think house owners should have their property listed without their consent, but if they want to make significant alterations to their attractive historic building then I wonder why they bought it in the first place. The conservation area will protect us from development at the quarry, which is a constant threat, and from land being sold for housing which would destroy the nature of the village. The approach of huge housing estates from Elsenham and Henham cannot be ignored, it is only a matter of time. So I am wholly in favour of our village being a conservation area. I wish it would be extended to include Wood Farm and my house and land, but as my house is a 1950s bungalow I accept that is unlikely to happen, although the possible Saxon horseshoes referred to in the Character Appraisal were dug up on my land.</p>
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Do you have any supporting evidence? No

**Whitethorn Cottage, Pledgdon Green**

**Do you want to comment on the character analysis of Pledgdon Green?**

**Character analysis of Pledgdon Green**

We deliberately bought our house because it was not "Grade 2 listed". We are not overly enamoured that the only "thatch" on Pledgdon Green (Rough Apple) is NOT recommended for "local listing". The selection of just two, Whitethorn Cottage (our house) and Tudor Hall, seems odd. What was the selection criteria?

- PG needs proper management and at least twice yearly cuts. In warm, dry months, the Green is a fire hazard.
- PG should also be of use for the residents. In 2012, a celebration was held for the Royal wedding of Prince Willam and Catherine. Communal, controlled use, like a village green should be.
- The easement, that has historically been enjoyed by all residents of Pledgdon Green Farm, should also be enjoyed by the current residents.
- Residents of Pledgdon Green have chosen to live in this idyll, despite the challenges and expansion threat that we face with the airport.
- Whilst the Conservation Area will add another hurdle to the "quarry", if a previous Secretary of State Inspectorate's refusal of a new quarry cannot be taken into account, a small Conservation Area will be ignored as well. And we already have the "blight" of the airport and this was noted by the Inspectorate.
- Proper maintenance of the Green is desperately needed - who maintains the trees? I have yet to receive confirmation regarding a dead Birch tree outside my property. UDC, Highways and the local Parish Council do not want/have ownership. The Birch tree is not on my land, but around 1 metre from my boundary.
- When the lane was resurfaced in 2018, the white lines that deter parking, have never been reinstated, despite constant requests to Henham Parish Council. Why is this? As the reference to the "lack

	<p>of white lines" is mentioned in the Place Services document, and forms part of their argument for making Pledgdon Green a Conservation Area.</p> <p>And finally, the recommendation should not be of a personal nature of those who are seeking an extension of their lifestyle and utopian beliefs. We are a close community and a community decision should be made accordingly. A decision that protects the Green at Pledgdon Green, without onerous red tape and extra permissions required by residents that are already proud and conscious of where they live.</p>
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**Do you want to comment on the opportunities for enhancement?**

<b>Opportunities for enhancement</b>	<p>We deliberately bought our house because it was not "Grade 2 listed". We are not overly enamoured that the only "thatch" on Pledgdon Green (Rough Apple) is NOT recommended for "local listing". The selection of just two, Whitethorn Cottage (our house) and Tudor Hall, seems odd. What was the selection criteria?</p> <ul style="list-style-type: none"> <li>● PG needs proper management and at least twice yearly cuts. In warm, dry months, the Green is a fire hazard.</li> <li>● PG should also be of use for the residents. In 2012, a celebration was held for the Royal wedding of Prince William and Catherine. Communal, controlled use, like a village green should be.</li> <li>● The easement, that has historically been enjoyed by all residents of Pledgdon Green Farm, should also be enjoyed by the current residents.</li> <li>● Residents of Pledgdon Green have chosen to live in this idyll, despite the challenges and expansion threat that we face with the airport.</li> <li>● Whilst the Conservation Area will add another hurdle to the "quarry", if a previous Secretary of State Inspectorate's refusal of a new quarry cannot be taken into account, a small Conservation Area will be ignored as well. And we already have the "blight" of the airport and this was noted by the Inspectorate.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Proper maintenance of the Green is desperately needed - who maintains the trees? I have yet to receive confirmation regarding a dead Birch tree outside my property. UDC, Highways and the local Parish Council do not want/have ownership. The Birch tree is not on my land, but around 1 metre from my boundary.</li> <li>• When the lane was resurfaced in 2018, the white lines that deter parking, have never been reinstated, despite constant requests to Henham Parish Council. Why is this? As the reference to the "lack of white lines" is mentioned in the Place Services document, and forms part of their argument for making Pledgdon Green a Conservation Area.</li> </ul> <p>And finally, the recommendation should not be of a personal nature of those who are seeking an extension of their lifestyle and utopian beliefs. We are a close community and a community decision should be made accordingly. A decision that protects the Green at Pledgdon Green, without onerous red tape and extra permissions required by residents that are already proud and conscious of where they live.</p>
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**Do you want to comment on the designation of the conservation area boundary?**

<b>Designation of the conservation area boundary</b>	<p>We deliberately bought our house because it was not "Grade 2 listed". We are not overly enamoured that the only "thatch" on Pledgdon Green (Rough Apple) is NOT recommended for "local listing". The selection of just two, Whitethorn Cottage (our house) and Tudor Hall, seems odd. What was the selection criteria?</p> <ul style="list-style-type: none"> <li>• PG needs proper management and at least twice yearly cuts. In warm, dry months, the Green is a fire hazard.</li> <li>• PG should also be of use for the residents. In 2012, a celebration was held for the Royal wedding of Prince William and Catherine. Communal, controlled use, like a village green should be.</li> <li>• The easement, that has historically been enjoyed by all residents of Pledgdon Green Farm, should also be enjoyed by the current residents.</li> <li>• Residents of Pledgdon Green have chosen to live in this idyll,</li> </ul>
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	<p>despite the challenges and expansion threat that we face with the airport.</p> <ul style="list-style-type: none"> <li>• Whilst the Conservation Area will add another hurdle to the "quarry", if a previous Secretary of State Inspectorate's refusal of a new quarry cannot be taken into account, a small Conservation Area will be ignored as well. And we already have the "blight" of the airport and this was noted by the Inspectorate.</li> <li>• Proper maintenance of the Green is desperately needed - who maintains the trees? I have yet to receive confirmation regarding a dead Birch tree outside my property. UDC, Highways and the local Parish Council do not want/have ownership. The Birch tree is not on my land, but around 1 metre from my boundary.</li> <li>• When the lane was resurfaced in 2018, the white lines that deter parking, have never been reinstated, despite constant requests to Henham Parish Council. Why is this? As the reference to the "lack of white lines" is mentioned in the Place Services document, and forms part of their argument for making Pledgdon Green a Conservation Area.</li> </ul> <p>And finally, the recommendation should not be of a personal nature of those who are seeking an extension of their lifestyle and utopian beliefs. We are a close community and a community decision should be made accordingly. A decision that protects the Green at Pledgdon Green, without onerous red tape and extra permissions required by residents that are already proud and conscious of where they live.</p>
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**Do you want to comment on the buildings that make an important architectural or historical contribution?**

<b>Buildings that make an important architectural or historical contribution</b>	<p>We deliberately bought our house because it was not "Grade 2 listed". We are not overly enamoured that the only "thatch" on Pledgdon Green (Rough Apple) is NOT recommended for "local listing". The selection of just two, Whitethorn Cottage (our house) and Tudor Hall, seems odd. What was the selection criteria?</p> <ul style="list-style-type: none"> <li>• PG needs proper management and at least twice yearly cuts. In warm, dry months, the Green is a fire hazard.</li> </ul>
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- PG should also be of use for the residents. In 2012, a celebration was held for the Royal wedding of Prince William and Catherine. Communal, controlled use, like a village green should be.

- The easement, that has historically been enjoyed by all residents of Pledgdon Green Farm, should also be enjoyed by the current residents.

- Residents of Pledgdon Green have chosen to live in this idyll, despite the challenges and expansion threat that we face with the airport.

- Whilst the Conservation Area will add another hurdle to the "quarry", if a previous Secretary of State Inspectorate's refusal of a new quarry cannot be taken into account, a small Conservation Area will be ignored as well. And we already have the "blight" of the airport and this was noted by the Inspectorate.

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<b>Do you want to comment on the management plan actions?</b>	
<b>Management plan actions</b>	<p>We deliberately bought our house because it was not "Grade 2 listed". We are not overly enamoured that the only "thatch" on Pledgdon Green (Rough Apple) is NOT recommended for "local listing". The selection of just two, Whitethorn Cottage (our house) and Tudor Hall, seems odd. What was the selection criteria?</p> <ul style="list-style-type: none"> <li>• PG needs proper management and at least twice yearly cuts. In warm, dry months, the Green is a fire hazard.</li> <li>• PG should also be of use for the residents. In 2012, a celebration was held for the Royal wedding of Prince Willam and Catherine. Communal, controlled use, like a village green should be.</li> <li>• The easement, that has historically been enjoyed by all residents of Pledgdon Green Farm, should also be enjoyed by the current residents.</li> <li>• Residents of Pledgdon Green have chosen to live in this idyll, despite the challenges and expansion threat that we face with the airport.</li> <li>• Whilst the Conservation Area will add another hurdle to the "quarry", if a previous Secretary of State Inspectorate's refusal of a new quarry cannot be taken into account, a small Conservation Area will be ignored as well. And we already have the "blight" of the airport and this was noted by the Inspectorate.</li> <li>• Proper maintenance of the Green is desperately needed - who maintains the trees? I have yet to receive confirmation regarding a dead Birch tree outside my property. UDC, Highways and the local Parish Council do not want/have ownership. The Birch tree is not on my land, but around 1 metre from my boundary.</li> <li>• When the lane was resurfaced in 2018, the white lines that deter parking, have never been reinstated, despite constant requests to Henham Parish Council. Why is this? As the reference to the "lack of white lines" is mentioned in the Place Services document, and forms part of their argument for making Pledgdon Green a Conservation Area.</li> </ul>

	<p>And finally, the recommendation should not be of a personal nature of those who are seeking an extension of their lifestyle and utopian beliefs. We are a close community and a community decision should be made accordingly. A decision that protects the Green at Pledgdon Green, without onerous red tape and extra permissions required by residents that are already proud and conscious of where they live.</p>
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**Do you have any additional comments?**

<b>Additional comments</b>	<p>We deliberately bought our house because it was not "Grade 2 listed". We are not overly enamoured that the only "thatch" on Pledgdon Green (Rough Apple) is NOT recommended for "local listing". The selection of just two, Whitethorn Cottage (our house) and Tudor Hall, seems odd. What was the selection criteria?</p> <ul style="list-style-type: none"> <li>● PG needs proper management and at least twice yearly cuts. In warm, dry months, the Green is a fire hazard.</li> <li>● PG should also be of use for the residents. In 2012, a celebration was held for the Royal wedding of Prince William and Catherine. Communal, controlled use, like a village green should be.</li> <li>● The easement, that has historically been enjoyed by all residents of Pledgdon Green Farm, should also be enjoyed by the current residents.</li> <li>● Residents of Pledgdon Green have chosen to live in this idyll, despite the challenges and expansion threat that we face with the airport.</li> <li>● Whilst the Conservation Area will add another hurdle to the "quarry", if a previous Secretary of State Inspectorate's refusal of a new quarry cannot be taken into account, a small Conservation Area will be ignored as well. And we already have the "blight" of the airport and this was noted by the Inspectorate.</li> <li>● Proper maintenance of the Green is desperately needed - who maintains the trees? I have yet to receive confirmation regarding a dead Birch tree outside my property. UDC, Highways and the local Parish Council do not want/have ownership. The Birch tree is not on</li> </ul>
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- When the lane was resurfaced in 2018, the white lines that deter parking, have never been reinstated, despite constant requests to Henham Parish Council. Why is this? As the reference to the "lack of white lines" is mentioned in the Place Services document, and forms part of their argument for making Pledgdon Green a Conservation Area.

And finally, the recommendation should not be of a personal nature of those who are seeking an extension of their lifestyle and utopian beliefs. We are a close community and a community decision should be made accordingly. A decision that protects the Green at Pledgdon Green, without onerous red tape and extra permissions required by residents that are already proud and conscious of where they live.

**Do you have any supporting evidence?**

No



**Pledgdon Green Farm****Do you want to comment on the character analysis of Pledgdon Green?****Character  
analysis of  
Pledgdon  
Green**

Pledgdon Green's rural and historic setting is extremely pretty and quaint. Whilst we as residents admire our pretty hamlet, most homes in the area (of historic value) have covenants and or listings in place that do dictate how the buildings can be used/ modified.

We live at the Farmhouse at Pledgdon Green Farm, and our covenants dictate the following:

- Our home is to only ever be as a single private residential dwelling (i.e we cannot rent out our premises, or develop any of our outbuildings to sell on).
- We cannot use our land for trade or business
- We cannot park a caravan or boat on our land unless hidden behind the property and behind a screen or fence so as not to be visible from another neighbours home or road.
- We must maintain the private road and footpaths to our property and keep them in good repair. (We have just all paid £1000's per household to the farm side of the Green to have repairs done this year due to the tractor driving across it in the heat and pulling up lots of the tarmac, and also because of footfall along the road and cars using the top of our private drive as a turning circle. We have received no contribution from the council to address or help with this) We must pay on demand 25% of the costs alongside our 3 immediate neighbours who share the road to our properties.

We live in a listed building, with the 3 dwellings next to us having link listings associated with their buildings. The listing is a protection in its own right. A conservation status would not help to improve this, and we find it impossible to seek approval on even modern day alterations to our home, without the added hoops we would need to jump through with added Conservation status.

Whilst I appreciate the need to protect English heritage sites, I think its too far pushed to say this area is an untouched area of beauty, especially nestled under an expanding and busy flight path and sandwiched between villages undergoing huge housing developments. Our tiny single track road will undoubtedly be tested when road closures are in place, which will be more frequent (as we have done over the past few years).

**Do you want to comment on the opportunities for enhancement?****Opportunities for  
enhancement**

The area is already well protected with planning policies in the area, as well as listings of some properties, alongside covenants.

**Uttlesford District Council**  
**Pledgdon Green Conservation Area Appraisal and Management Plan consultation**

**Do you want to comment on the designation of the conservation area boundary?**

**Designation of the conservation area boundary**

The information provided in the report does not constitute specific architectural or historic interest that is over and above that of the surrounding area. We are unsure as to why the boundary does not extend up to the Brick End Lane/ start of Broxton as we see this all as being part of the same area.

**Do you want to comment on the buildings that make an important architectural or historical contribution?**

**Buildings that make an important architectural or historical contribution**

Why hasn't Rough Apple, (or similarly other properties) in this area been designated to be listed as it is shown on the maps to be one of the original building on the green and is the only thatched property in the area. Surely a listing helps to define the very character of a property if it was to enhance the overall area and work with the conservation status?

**Do you want to comment on the management plan actions?**

**Do you have any additional comments?**

**Additional comments**

The majority of residents around the green are not in favour of the conservation area and were not consulted on whether we wanted a report producing. This is in fact backed up by our petition, which indicates that 13 properties within the Conservation area reject the proposals. There are 19 properties in total and 3 of which are new builds which have not been sold yet. So out of 16 properties, 13 do not want the area to become a Conservation area.

There is already a stringent planning procedure in place which restricts what can and cannot be developed around the local area.

The information provided from the report does not constitute specific architectural or historic interest that is over and above that of the surrounding area.

The report states the lack of road markings contributes to the historic nature. The lack of road markings is due to the council not completing their job when they applied surface dressing to the road a few years ago.

Mature trees and hedgerows along the lane from the South have been ripped out by the local farmer and the residents of Wood Farm Barns. This looks unsightly entering into the idyll that we are strive to look after and protect. Will the conservation status help with the surrounding areas as these are the areas that let down the tranquil idyllic hamlet we live in.

The village pump does not work. If listed, who will be responsible for

its maintenance and up-keep?

The report belittles solar panels, however in the current energy crisis and global warming, the utilisation of green energy sources should be given greater importance than the appearance of traditional roofs. Would a conservation area stop or restrict the implementation of green energy generation for the local dwellings?

The report includes empty spaces as 'neutral buildings'.

Similarly, the report belittles uPVC windows. Whilst they may not conform to the traditional building styles. They do enhance the thermal properties of a building which in turn reduces the energy required to heat the property.

The report details an intermittent nature of flights infers these are a few kilometres away. The flightline is less than a kilometre from the green and flights are certainly not infrequent.

Our Petition declares that 13 no. properties out of 19 (3 being unoccupied) are rejecting the proposal to designate Pledgdon Green as a Conservation Area. (see Appendix 3)

**Do you have any supporting evidence?**

Yes

## **Thremhall Park, Bishop's Stortford**

We are responding to the report drafted by Place Services, on behalf of UDC and HPC proposing to designate Pledgdon Green a Conservation Area.

The proposal to designate Pledgdon Green as a conservation area was made without proper consultation with the community. This lack of communication and transparency has left many residents feeling disenfranchised and concerned about what this designation could mean for our homes and way of life.

The core of our community's solidarity is fairness and transparency, both of which have been overlooked in this process. It is imperative that residents have a voice in decisions that directly affect their environment and their future. Such proposals need thorough discussions involving all stakeholders, including us, the residents of Pledgdon Green. Without these conversations, many rightful concerns and valuable insights risk being ignored.

Pledgdon Green and the surrounding residences are not of major historical significance and most properties have undergone substantial alterations and extensions over centuries. The picturesque appearance of the area has been maintained, despite alterations and modernisations, and this is largely through longstanding restrictive covenants and or listings to properties surrounding the Common Land, some of which have been in place for centuries and remain legally binding. These covenants often govern land use, restrict certain types of development, regulate what can be parked on open driveways, and require the proper upkeep of the properties. These measures collectively preserve the area's charming character, without the need to add Conservation status.

Despite its proximity to the airport—less than a kilometre away and directly beneath the flight path—and being situated between expanding village developments, Pledgdon Green benefits from the protection of designated common land and binding covenants on many of the surrounding residences.

Research from Historic England suggests that conservation areas can indeed benefit communities by preserving scenic heritage, but they must be balanced with the needs and wants of the current residents. However, in this instance, that balance has not been justified and there is no proof in our research, nor following the only consultation we had (post report being drawn up) that Conservation status will protect the immediate surrounding areas of Pledgdon Green from further development. It will further limit residents from being able to make decisions on works, external landscape alterations and maintenance on their own properties.

Statistics indicate that when local councils collaborate with their communities for any new legislative action such as a conservation order, there is a marked increase in positive outcomes. Therefore, it's crucial that our voices are properly integrated into the planning and decision-making processes. This should have included open forums, surveys, and public meetings prior to any report being drawn up, ensuring that every resident's opinion is valued and considered.

Our household has done our own research on the merits of the proposal, and we remain against it.

## Uttlesford District Council

### Pledgdon Green Conservation Area Appraisal and Management Plan consultation

Collectively, as residents of Pledgdon Green we have created a petition against the proposals (see Appendix 3)

#### Woodlea

Do you want to comment on the character analysis of Pledgdon Green?	
<b>Character analysis of Pledgdon Green</b>	<p>The character analysis has seemingly been written to promote Pledgdon Green as a conservation area on the strength of its past, rather than acknowledge its present day form.</p> <p>There are a significant proportion of new builds, and recently built or renovated properties that have no heritage qualities (including our property). They are not authentic and the style is not in keeping with local historic housing. Our house for instance was once a gamekeepers bungalow, and was re-built 30 years ago to a house with a different footprint. Three properties are brand new chalet style houses, with weather boarding which is apparently undesirable in a conservation setting. Solar panels are clearly visible from the green.</p> <p>There has been no account taken of the negative impact of Stansted Airport or the impending extension of Elsenham Quarry which will seriously negatively impact the character and outlook of Pledgdon Green. All tranquility will be lost by expansion of Elsenham quarry to the boundary of the green.</p>
Do you want to comment on the opportunities for enhancement?	
<b>Opportunities for enhancement</b>	<p>Small scale perceived enhancements (to conservationists), such as not allowing PVC windows (regardless that they can look exactly like wood and require no maintenance) are irrelevant in the wider context of Pledgdon Green.</p> <p>Enhancements that matter to residents are; preventing quarry expansion to the boundary of Pledgdon Green to maintain the visual outlook, improving the lane by repairing potholes and preventing large scale housing developments nearby. A conservation area will not stop airport or quarry expansion, large scale housing estates, or promote highway repairs.</p>
Do you want to comment on the designation of the conservation area boundary?	
<b>Designation of the conservation area boundary</b>	<p>I disagree with the proposed boundary.</p> <p>The majority of properties within the proposed boundary are not worthy of special conservation protection outside of normal planning controls. A few properties that are of note, are already protected under listing, or identified.</p> <p>Within the proposed boundary there are a significant proportion of new builds, and recently built or renovated properties on the outskirts of the hamlet that have no heritage qualities (including our property). They are not authentic and the style is not in keeping with local historic housing. Our house was once a bungalow, and was re-built 30 years ago to a</p>

	<p>two storey house with a different footprint. Three properties are brand new chalet style houses, with weather boarding which is apparently undesirable in a conservation setting. Two unremarkable bungalows have been included within the boundary and marked as “needs improvement” indicating falling below conservation standards. These properties have been included at one end of the hamlet, whilst other similarly unremarkable properties have been excluded at the other end. This double standard does not make sense.</p> <p>It has been acknowledged by Place Services that there is little potential for infill within the proposed area. In light of this , no additional protection should be needed outside of normal planning to manage any minor change.</p> <p>I agree that the village green and pump should be protected , however not by imposing a conservation area as proposed. We do not agree with how the conservation area is being imposed onto residents despite their opposition. We do not agree that our property has been included within the boundary.</p>
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**Do you want to comment on the buildings that make an important architectural or historical contribution?**

<b>Buildings that make an important architectural or historical contribution</b>	<p>Two buildings that make an architectural or historical contribution are already protected by way of heritage listing. The majority of properties within the proposed boundary are not worthy of special conservation protection outside of normal planning controls. Only two other houses have been identified as a non-designated heritage asset. This does not warrant imposing a conservation area.</p>
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**Do you want to comment on the management plan actions?**

<b>Management plan actions</b>	<p>I disagree with the management plan, implying that article 4 will be imposed on Pledgdon Green. This is totally unnecessary and unacceptable to Pledgdon Green residents. Residents were assured at the engagement meeting that it had not been decided if a conservation area would be imposed at all and furthermore that article 4 was not being recommended and extremely unlikely. The whole report reads as if the decision has already been made, before and without consultation and regardless of residents opposition.</p> <p>I do not agree with outdated restrictions regarding solar panels. Residents have no access to gas. Air source heat pumps are ineffective without modern insulation which is often not possible in older properties. Oil is often the only option which is both extremely expensive and unecological. Restricting/denying access to “green energy” solar panels to offset the ever increasing cost of energy is unreasonable and inappropriate in this day and age, particularly for houses with no historic value. Solar panels need to be south facing to be effective. There are already clearly visible</p>
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	<p>solar panels installed on the only south facing property facing the village green. It is unreasonable to restrict or deny other residents from benefiting from green solar energy.</p> <p>Onerous conservation area restrictions regarding pruning &amp; maintaining trees is inappropriate and unnecessary. Countryside properties and land by their nature have many trees, and tree hedging at their boundaries that would fall into the "tree" category restrictions. They are of no special interest, mostly self-sown or suckers, not visible from the road or green, need to be managed and do not require special conservation protection or intervention. It is unnecessary and unreasonable to impose restrictions on residents trying to maintain their own gardens or adjoining fields. It is necessary in the countryside to constantly manage growth, including trees, so as not to be over-run. Constant rolling applications 6 weeks in advance of any work are a waste of everyone's time, particularly regarding field boundaries and private back gardens not visible from the road. This directive shows a complete lack of understanding of real country living.</p>
<p><b>Do you have any additional comments?</b></p>	
<p><b>Additional comments</b></p>	<p>The vast majority of Pledgdon Green residents are opposed to the conservation area, particularly those who will fall within the boundary. I am only aware of one household within the boundary does not oppose the proposal. It is unfair that this is being imposed on residents against their will, who have no ability to move away due to the blight of airport and quarry expansion, and would suffer the additional blight of conservation restrictions.</p> <p>The imposing of an unwanted conservation area has negatively impacted the cohesion of the hamlet, causing upset and hostility amongst residents.</p> <p>Due to the overwhelming negative impact and blight of conservation area restrictions, and residents opposition to the proposal, Pledgdon Green should not be designated a conservation area.</p>
<p><b>Do you have any supporting evidence?</b></p>	
<p>No</p>	



**Uttlesford District Council**  
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**West Oaks**

<b>Do you want to comment on the character analysis of Pledgdon Green?</b>	
<b>Do you want to comment on the opportunities for enhancement?</b>	
<b>Do you want to comment on the designation of the conservation area boundary?</b>	
<b>Do you want to comment on the buildings that make an important architectural or historical contribution?</b>	
<b>Do you want to comment on the management plan actions?</b>	
<b>Do you have any additional comments?</b>	
<b>Additional comments</b>	I would like to object to the Conservation area. The main reason is that it is under the flight path for Stansted Airport which has plans to increase their capacity and have already started using larger noisier planes and we need to be able to use every available form of noise reduction to protect ourselves from this, triple glazing, air con etc.
<b>Do you have any supporting evidence?</b>	No

**Elm Cottage**

<b>Do you want to comment on the character analysis of Pledgdon Green?</b>	
<b>Character analysis of Pledgdon Green</b>	Yes
<b>Do you want to comment on the opportunities for enhancement?</b>	
<b>Opportunities for enhancement</b>	I don't believe that the conservation will enhance Pledgdon Green. It has remained unspoilt for centuries and see no reason why this is necessary
<b>Do you want to comment on the designation of the conservation area boundary?</b>	
<b>Do you want to comment on the buildings that make an important architectural or historical contribution?</b>	
<b>Buildings that make an important architectural or historical contribution</b>	The two buildings which have been recommended to be listed have no evidence to show that they are of historical importance. My own property Elm Cottage is grade two listed - yet we can find no reason as to why the listing was put in place. I have no issue with my own listing, but see no need for the two properties to be listed unless their owners would like this. (which having spoken to them, they would not)



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**Do you want to comment on the management plan actions?**

**Do you have any additional comments?**

**Additional  
comments**

The Green has been well kept for decades, supported by residents who deeply care of the environment we live. What has not helped is the maintenance of the lane which runs alongside the green being non-existent - even though it is protected - for example, the white lines that were on the road have not been replaced since the road was resurfaced in 2018 - which encourages people to park their cars on the Green, and damaging the edges. These should be put in place as soon as possible to prevent further damage.

**Do you have any supporting evidence?** No

## **Wood Farm Barn**

Re: Full Support for the Pledgdon Green Conservation Area Character Appraisal and Management Plan

As a local resident of the Pledgdon Green area, I am writing to express my strong support for the proposed Pledgdon Green Conservation Area Character Appraisal and Management Plan (CAAMP), currently under public consultation.

Pledgdon Green is a small but historically and architecturally rich rural hamlet. It holds a fragile yet invaluable position in Uttlesford's cultural and environmental landscape. I believe that designating it as a Conservation Area, with a carefully considered Management Plan, is essential for its protection and positive future.

The CAAMP identifies the exceptional qualities of the area, including its listed buildings, vernacular architecture, rural green setting, historic lanes, and the longstanding patterns of land use that collectively give Pledgdon Green its distinctive sense of place. These are not just relics of the past—they are living assets that give the community identity, continuity, and meaning.

### **Benefits of Conservation Area Designation**

I wish to highlight several key benefits of the designation that I believe make it an urgent and necessary step:

#### **1. Protection Against Inappropriate Development:**

Recent years have seen a growing number of speculative development proposals in and around the area, many of which threaten the rural character, setting, and historic assets of Pledgdon Green. Designation will help ensure that any future development is proportionate, sensitive, and respects the unique heritage and landscape features of the area.

#### **2. Clearer and Stronger Planning Guidance:**

The CAAMP provides a clear framework for evaluating planning proposals within the conservation area. This promotes consistency and transparency in decision-making, helping both residents and developers understand what is expected and acceptable.

It helps avoid disputes, protects long-term community interests, and raises the quality of development.

**3. Preservation of Local Character and Identity:**

Conservation status will help retain the architectural integrity, layout, and rural charm of the settlement—qualities that define Pledgdon Green and contribute greatly to the wider heritage of Uttlesford. In a time of rapid and often homogenising development, this kind of designation is crucial to safeguarding local distinctiveness.

**4. Support for Environmental and Ecological Values:**

Many features of the landscape—including ancient hedgerows, green verges, open views, and mature trees—contribute to both visual character and biodiversity. The CAAMP recognises these natural elements as part of the area's heritage and recommends their protection. This supports broader goals on sustainability and environmental stewardship.

**5. Community Empowerment and Pride:**

Designation will help the local community take a more active role in shaping the future of the area. It provides a sense of protection and respect for local heritage, helping to foster civic pride, community cohesion, and a shared responsibility for conservation.

**6. Long-Term Economic and Cultural Value:**

Well-managed conservation areas have been shown to support local property values, attract heritage tourism, and enhance the attractiveness of rural areas for sustainable rural business and agricultural practices. Far from being a constraint, conservation status is an asset for responsible economic development.

**A Timely and Necessary Designation**

The Pledgdon Green CAAMP is not an attempt to “freeze” the area in time but rather to ensure that any change is guided, thoughtful, and respectful of what already exists. Without such safeguards, we risk irreparable harm to one of Uttlesford's most unique rural settlements.

I commend the Council's initiative in preparing this appraisal and urge you to adopt the document in full and proceed with the formal designation of the Conservation Area. It is a crucial step in ensuring that Pledgdon Green's historic and environmental significance is recognised and protected in perpetuity.

## **Rough Apple**

### **Re: Pledgdon Green Conservation Area Consultation**

We support the Pledgdon Green Conservation Area proposals. As residents, we wish for the special character of the area to be retained, and to have confidence that negative impacts of inappropriate development will be blocked or mitigated accordingly. Our comments are as follows:

1) The documents produced by Place Services provide a strong case, and appropriate evidence base, for Uttlesford District Council (UDC) to accept the proposals set out within the 'Pledgdon Green Conservation Area Character Appraisal and Management Plan'. The appraisal has been developed by professional and independent Heritage Consultants setting out factual findings. It is therefore an accurate representation of the value of the area and should be accepted by Uttlesford District Council.

2) We believe that the characterisation of the area is accurate and appropriately recognises its value.

3) We believe the boundary of the Conservation Area could be extended, but recognise the professional authorship of the document and the desire to maintain a boundary that encloses only the key features of the area.

4) We believe that the proposed management proposals are appropriate.

Some residents have voiced objections to the proposals and we are concerned there may be a misunderstanding about potential benefits of Conservation Area designation. There seems to be a consensus among some residents that designation of the proposed Conservation Area would have no bearing or influence on industrial or commercial development applications. It is our understanding that the Conservation Area would be a material consideration in any planning application in the vicinity, that would be given full weight, and certainly would have bearing and influence on development projects. We believe it is important that residents have clarity on this matter so that they do not overlook or misunderstand benefits associated with living in a Conservation Area.

A potential threat to the unique character of Pledgdon Green is demonstrated by the possibility of Elsenham Quarry being expanded towards it, either in the near future, or again at any other time. In that instance we would value being in a Conservation Area because it would put Elsenham Quarry under obligations to preserve what is special about the hamlet and its surroundings. An application adjacent to Pledgdon Green (or even further afield), would have to reflect on the Conservation Area appraisal, assess impacts on both the setting and character of Pledgdon Green, and have measures in place to reduce the severity of any effects on the existing quality of the historic setting. All before the application would even be put forward for consideration by a planning committee. On balance, it seems that designation of the Conservation Area will help bring stability to our environment and quality of life in Pledgdon Green.

Some residents have expressed concern about a lack of consultation regarding the Conservation Area. These concerns puzzle us because Henham Parish Council

(HPC) have been open about this from the outset, as can be seen in the HPC minutes online and in “The Dragon” magazine delivered monthly to addresses in the parish. In addition, and prior to any decision being made by HPC, Zoe Rutterford contacted residents along Brick End Road by email in January 2024 to draw their attention to this matter and to encourage engagement from residents from the outset. The current process of public consultation has been underway with ample opportunity to comment. We cannot envisage how UDC would consult the public prior to development of the ‘Pledgdon Green Conservation Area Character Appraisal and Management Plan’ because there would have been nothing to consult on. A consultation on a consultation seems an unnecessary use of limited council funding and time.

## Appendices

### Appendix 1 – Copy of information sheet sent to Pledgdon Green residents

## Pledgdon Green Henham Conservation Area Appraisal

A character assessment for Pledgdon Green was commissioned by Broxted Parish Council and Henham Parish Council and completed by Essex County Council's Place Services in 2024.

This assessment highlighted the potential to designate Pledgdon Green as a conservation area.

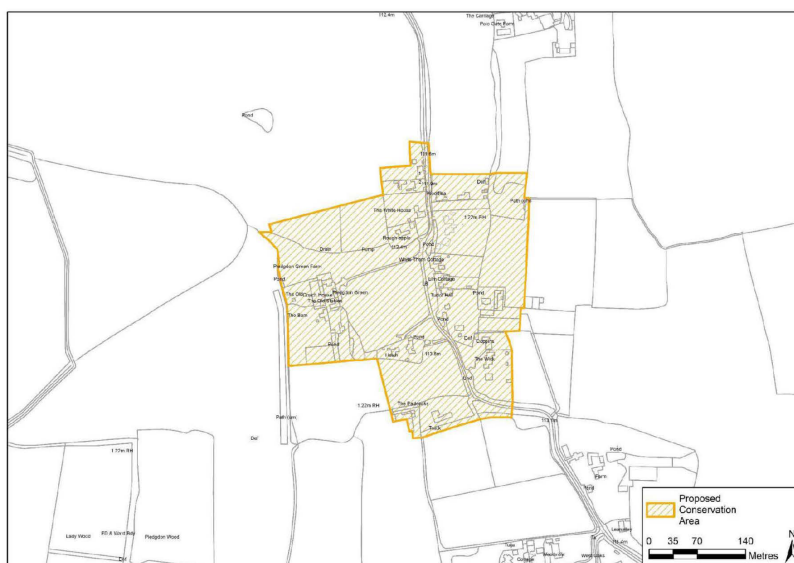
### The draft appraisal

An appraisal has now been carried out. This proposes to designate a new conservation area at Pledgdon Green, Henham.

A conservation area appraisal looks at the character, appearance and special interest of a conservation area or group of conservation areas.

### Extent

The proposed conservation area is bisected by Brick End Lane as it runs through Pledgdon Green. It extends from 1 Pledgdon Green at the northern end to The Paddocks at the southern end.



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### Appraisal

The appraisal also includes a history of the area, assessment of significance and suggested management proposals to address a number of issues identified by the document.



Uttlesford District Council, London Road, Saffron Walden CB11 4ER

## Pledgdon Green Henham Conservation Area Appraisal

There are 2 listed buildings or other structures within the area. The appraisal also identifies 2 other historic buildings which make a positive contribution.

You can read a copy of the appraisal on our website:

[www.uttlesford.gov.uk/pledgdon-green-conservation-area](http://www.uttlesford.gov.uk/pledgdon-green-conservation-area)

You can also read paper copies of the appraisal at:

- Uttlesford District Council Offices in Saffron Walden
- Thaxted library

### Consultation

We are asking you to share your thoughts on the appraisal and the proposed conservation area.

#### Consultation dates

The consultation will run from 8.30am on Tuesday 27 May to 5pm on Tuesday 8 July.

#### How to give us your comments

You can comment online, by email or by writing to us.

#### Online

Comment online on our online feedback form at:

[www.uttlesford.gov.uk/pledgdon-green-conservation-area](http://www.uttlesford.gov.uk/pledgdon-green-conservation-area)

#### Email

Email any comments to: [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)

#### Post

Send any comments by post to: Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER

### Engagement event

We are hosting an event to provide you with an opportunity to learn more about the appraisal, to ask questions and to provide feedback.

#### Date and time

Wednesday 25 June from 4pm to 7pm

#### Where

The Old School Community Association (OSCA), Crow Street, Henham, Bishop's Stortford CM22 6AT

If you need any further information or help with the consultation, please do contact us.

Bruce Tice

Uttlesford District Council

Email: [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)

Telephone: 01799 510510



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**Appendix 2 – Pledgdon Green consultation form (available online)**

## **Pledgdon Green Conservation Area Character Appraisal consultation**

Do you want to comment on the character analysis of Pledgdon Green?
Do you want to comment on the opportunities for enhancement?
Do you want to comment on the designation of the conservation area boundary?
Do you want to comment on the buildings that make an important architectural or historical contribution?
Do you want to comment on the management plan actions?
Do you have any additional comments?
Additional comments
Do you have any supporting evidence?

### **Who you are**

What is your name?
Full name
Are you responding on behalf of an organisation?

### **Your details**

What is your address?	
Address line 1	
Address line 2 (optional)	
Town or city	
Postcode	
What is your email?	
Email address	

## Uttlesford District Council

### Pledgdon Green Conservation Area Appraisal and Management Plan consultation

#### Appendix 3 - Submitted petition "rejecting the proposal to designate Pledgdon Green as a Conservation Area".

Name	City	State	Postal Code	Country	Signed On
	Pledgdon Green		CM22 6BN	United King	05/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	06/07/2025
	Pledgdon Green	England	CM22 6BN	United King	07/07/2025
	Pledgdon Green	England	CM22 6BN	United King	07/07/2025
	Pledgdon Green	England	CM22 6BN	United King	07/07/2025
	Pledgdon Green	England	CM22 6BN	United King	07/07/2025
	Pledgdon Green	England	Cm22 6bn	United King	07/07/2025
	Pledgdon Green	England	CM22 6BN	United King	07/07/2025
	Pledgdon Green	England	CM22 6BN	United King	07/07/2025
	Pledgdon Green, Henham	England	CM22 6BN	United King	07/07/2025
	Pledgdon Green	England	CM22 6BN	United King	08/07/2025
	Pledgdon Green	England	CM22 6BN	United King	08/07/2025