

East Herts LDF - All Representations to the Landscape Character Assessment Guidance SPD

6. Landscape Character Areas

	Summary of Representations	Council Response
SPD/LC/4348/019 English Heritage 85 - Thorley Uplands	Support p167 - Historic & Cultural Influences, Settlements & Built Forms: 3rd bullet point, 3rd line - 'fi' mile misspelt.	Agreed - suggested changes will be made.
SPD/LC/4337/002 Bishop's Stortford Civic Federation 86 - Perry Green Uplands	Objection Cradle End was called Green Street in the 1805 Ordnance Survey map. It is an old settlement.	Noted - amend sentence starting "Cradle End" to "Cradle End contains listed buildings dating back to the 16th century and may have earlier origins". Also add "and copper," after "a variety of materials are used, including thatch".
SPD/LC/4348/020 English Heritage 86 - Perry Green Uplands	Support Should the guidance on mineral workings expressed here i.e. following natural topography etc, be applied across the whole county?	Restoration to pre-existing contours of 'dry' excavation is desirable, but has for many years been regarded as quite impractical, owing in part to the objections to vehicle movement by local populations.
SPD/LC/4348/021 English Heritage 89 - Wareside - Braughing Uplands	Support Matrix incomplete - no assessment shading	Agreed - the "conserve and strengthen" box will be shaded.
SPD/LC/4348/022 English Heritage 90 - Middle Rib Valley	Support Landscape Related Designations - no mention of Youngsbury's Grade II*. Reference to garden buildings and ornaments is very detailed - is a restoration planned here?	Agreed - appropriate reference to Youngsbury will be made. The Council is not aware of any repair works, but would support restoration where appropriate.

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<p>SPD/LC/4348/023 English Heritage 92 - Puckeridge Parklands</p>	<p>Support</p> <p>Historic & Cultural Influences: Anne Rowe - perhaps better as a footnote or cite interest here.</p> <p>Status on A10 bypass</p> <p>Reference to garden buildings and ornaments is very detailed - is restoration planned here?</p>	<p>Agreed - insert 'Rowe (1997)'.</p> <p>Make amendments to the references to the A10 throughout the text, where appropriate, and reword the Transport Pattern paragraph as follows:</p> <p>"The central characteristic of this area is its use as a transport corridor. The A10 dual carriageway bypass opened in 2004 runs north-south, whilst running parallel to the west, is the old A10/Cambridge Road, which follows the route of the Roman Road of Ermine Street. From this road narrow winding lanes run off to the west on the boundaries of the parkland estates through treed hedgerows. Verges are variable, often very wide".</p> <p>The Council is not aware of any repair works, but would support restoration where appropriate.</p>
<p>SPD/LC/1965/038 HCC Forward Planning Unit 92 - Puckeridge Parklands</p>	<p>Support</p> <p>Assessment Page - Historic & Cultural Influences:- RE: Hamels Park (second bullet point) Delete "According to Anne Rowe, a golf course created in the 1970s has done little to damage the beauty of this landscape or the historic features it contains". Replace with "The present day park dates from c1780 including perimeter tree belts, a naturalised pond and specimen trees. The ha-ha and current gardens around the house date from the early 19th century. The current golf course fits reasonably with the parkland but the historic value of the park is being eroded by inappropriate tree planting and some remodeling to greens".</p>	<p>Agreed - suggested changes will be made but add 'Rowe (1997)' after 'reasonably well with the parkland.'</p>
<p>SPD/LC/4348/024 English Heritage 93 - Hadhams Valley</p>	<p>Support</p> <p>Matrix incomplete - no assessment shading.</p>	<p>Agreed - 'conserve and strengthen' will be shaded.</p>

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SPD/LC/4348/025 English Heritage 142 - High Rib Valley	Support	p214 - Bullet point 9 - insert space between 'trees' and 'including'.	Agreed - suggested changes will be made.
SPD/LC/1448/001 Furneux Pelham Parish Council 146 - Hornhead Wooded Plateau	Support	RE: 'maintain and develop the traditional pattern of roadside verges as a local feature'. There are sections where the width of the road, the density and type of traffic are incompatible. The road north of Clay Chimneys leading to the cross roads to Manuden, Stocking Pelham and Furneux Pelham is in a serious state of disrepair and needs to be widened with distinct kerbing on both sides. Passing bays would be a cheaper but less effective alternative.	The pressure from traffic is noted, however, landscape objections favour that the roadside landscape is improved and conserved.
SPD/LC/4337/007 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Objection	Landscape Related Designations - Hazel End Wood is also Ancient Woodland. There is also a relict Ancient Woodland called Ash Grove behind White Hall College, evidenced by Wood Anemones.	Noted - strictly speaking, ancient woodland is not a designation and inclusion of sites here is only illustrative.
SPD/LC/4337/005 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Objection	Visual Impact - Your comments are totally negative and are at odds with my comments above. Equally, the views from above Farnham Road are very valuable as no settlement can be seen and there is a strong sense of rural isolation.	Noted - insert 'the views from above Farnham Road are very valuable as no settlement can be seen and there is a strong sense of rural isolation' (Respondent 4337, SPD Consultation 2006)' to Community Views paragraph.
SPD/LC/4337/003 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Objection	Distinctive Features - The works yard and disused quarry are rather overemphasised. The quarry needs rescuing. It has - or used to have - unusual chalk plants and was a breeding site for Sand Martins. It could form a site of equal importance to the disused allotments. The works yard is well hidden in the valley. You fail to show that what you describe as urban fringe is in fact wholly recreational and is a green fringe easily accessible from the Town.	The text of the assessment is weighted towards that part of the area within Hertfordshire, as opposed to Essex. Regarding access, the Council considers the accessibility paragraph to be clear and concise.

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SPD/LC/4337/004 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Objection	Visual & Sensory Perception - I do not agree that the area feels neglected and poorly maintained. What you describe as limited and filtered views are in fact very varied views, especially from Dane O Coys Road, and are highly regarded locally. This bit of the area is certainly not urban fringe and one can walk it without being aware of the Town at all.	The reference to limited and filtered was principally in connection with the bypass. The regard for this area locally is acknowledged in the Community Views section.
SPD/LC/4337/008 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Objection	Condition - Management of semi-natural habitat: The old allotments need management to prevent scrub invasion and the loss of rare plants. Otherwise, apart from the Lime Pit, I would not have thought it poor.	Noted - there are various examples of the need for better landscape management, including eroded verges and hedgerows with hung-up trees needing clearance.
SPD/LC/4337/011 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Objection	Condition - Omissions: Apart from those I have mentioned, there is a rare fern (<i>Polystichium Acauleatum</i>) in the northern part of Hoggates Wood.	A consultation process was undertaken, based on national guidance and experience gained in previous exercises, including the Stort valley project in 1997. This included invitations to the Herts & Middx Wildlife Trust, English Nature, Herts Biological Records Centre etc. The consultation on the draft SPD has extended this. In these consultations, historical and ecological interests have been taken into account. Where fauna and flora forms a characteristic feature of the landscape experience of each area, this will have been noted. It may also have been noted where distinctive. However, the Landscape Assessment is not necessarily the best location for comprehensive details of rare species.
SPD/LC/4337/009 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Objection	Condition - Impact of Built Development: As you say there is, thank goodness, very little. It should remain that way.	Noted - although the purpose of the landscape character assessment is not to prevent development.

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<p>SPD/LC/4337/010 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley</p>	<p>Objection</p> <p>Condition - Matrix: Although there is nothing unique or of SSSI character, the social value of this area to the inhabitants of Bishop's Stortford is great. Analogies would be The Backs in Cambridge and St James' Park in London. I would suggest that the matrix square should be 'Conserve and Restore'.</p>	<p>Disagree - whilst the value to local residents is acknowledged in the community views section, the matrix considers landscape condition and strength of character.</p>
<p>SPD/LC/4338/008 Bishop's Stortford Natural History Society 149 - Bourne Brook Valley</p>	<p>Objection</p> <p>Foxdells - This redundant farm complex forms an attractive group of purpose built rural buildings nesting in a tiny, hilly micro-landscape of beech and pasture. Because of its unique character, it is surprising that it does not merit attention. Likewise, the old lime quarry is criticised for its untidy state where, over many years, it suffers from illegal dumping. Because this site once supported a colony of breeding Sand Martins, it would require little cost to restore it to its former appearance, though it would of course need managing (RSPB?).</p>	<p>Noted - insert "an attractive group of...buildings nesting in a tiny, hilly microlandscape of beech and pasture" (Respondent 4338, SPD Consultation 2006); and" after "Of Foxdells Farm in particular."</p>
<p>SPD/LC/3809/003 Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd 149 - Bourne Brook Valley</p>	<p>Objection</p> <p>The general text of the analysis of Area 149 refers to the landscape and other differences between the land north and south of the A120.</p> <p>Consideration should be given to the sub-division of Area 149 into two separate parcels of land to reflect the different characteristics.</p>	<p>Noted - Landscape Character Assessment can be undertaken at different scales of resolution. The point made is valid, however, it is considered that the resolution of this assessment does not lead to subdivision in this way, since the A120 bypass is a relatively recent addition.</p>
<p>SPD/LC/3809/005 Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd 149 - Bourne Brook Valley</p>	<p>Objection</p> <p>The allotments referred to under 'land cover and land use' are not actively used.</p>	<p>Agreed - insert "former" before "allotments".</p>

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<p>SPD/LC/3809/011 Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd 149 - Bourne Brook Valley</p>	<p>Objection</p> <p>It is understood that a moderation process sought to ensure consistency across the study area. However, this appears not to be the case when comparing Areas 149 and 150 in terms of the views towards the edge of Bishop's Stortford.</p> <p>This comment is particularly pertinent because of the Community View describing the (Silver Leys) water tower as a 'bit of an eyecore' suggesting it must also be a feature in the landscape to be so noticable.</p> <p>It is understood that a moderation process sought to ensure consistency across the study area. However, this appears not to be the case when comparing Areas 149 and 150.</p> <p>The A120 is considered to be a 'Distinct Feature' within Area 149 but is omitted from Area 150. The road is a dominant feature in the landscape of both areas.</p> <p>The strategy ignores the long-standing identification of the land south of the A120 (in the extant and emerging Local Plan) for potential long-term development purposes.</p>	<p>Agreed - the water tower is in Area 86. Insert "(in Area 86)" after 'water tower' in Community Views section of Area 150.</p> <p>Disagree - the study was undertaken across Hertfordshire and the proportion of Area 149 (lying within Hertfordshire) that is affected by the A120 is much longer than for Area 150. In addition, within Area 149 it is frequently associated with significant artificial landforms.</p> <p>Acknowledged - the landscape character assessment (LCA) does not refer to any Local Plan land allocation as the LCA is a landscape strategy that looks at existing landscape condition and strength of character. However, as the respondent correctly identifies, the land to the south of the A120 (designated as Areas of Special Restraint and Special Countryside Area) are long-standing designations and are unique in East Herts. Thus, reference should be made to their designation for potential future development, although this should not detract from the fact that until such time as they are required for development, the landscape should continue to be improved and conserved.</p>
<p>SPD/LC/3809/010 Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd 149 - Bourne Brook Valley</p>	<p>Objection</p> <p>It is understood that a moderation process sought to ensure consistency across the study area. However, this appears not to be the case when comparing Areas 149 and 150.</p> <p>The A120 is considered to be a 'Distinct Feature' within Area 149 but is omitted from Area 150. The road is a dominant feature in the landscape of both areas.</p> <p>The strategy ignores the long-standing identification of the land south of the A120 (in the extant and emerging Local Plan) for potential long-term development purposes.</p>	<p>Disagree - the study was undertaken across Hertfordshire and the proportion of Area 149 (lying within Hertfordshire) that is affected by the A120 is much longer than for Area 150. In addition, within Area 149 it is frequently associated with significant artificial landforms.</p> <p>Acknowledged - the landscape character assessment (LCA) does not refer to any Local Plan land allocation as the LCA is a landscape strategy that looks at existing landscape condition and strength of character. However, as the respondent correctly identifies, the land to the south of the A120 (designated as Areas of Special Restraint and Special Countryside Area) are long-standing designations and are unique in East Herts. Thus, reference should be made to their designation for potential future development, although this should not detract from the fact that until such time as they are required for development, the landscape should continue to be improved and conserved.</p>
<p>SPD/LC/3809/009 Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd 149 - Bourne Brook Valley</p>	<p>Objection</p> <p>It is understood that a moderation process sought to ensure consistency across the study area. However, this appears not to be the case when comparing Areas 149 and 150.</p> <p>The A120 is considered to be a 'Distinct Feature' within Area 149 but is omitted from Area 150. The road is a dominant feature in the landscape of both areas.</p> <p>The strategy ignores the long-standing identification of the land south of the A120 (in the extant and emerging Local Plan) for potential long-term development purposes.</p>	<p>Disagree - the study was undertaken across Hertfordshire and the proportion of Area 149 (lying within Hertfordshire) that is affected by the A120 is much longer than for Area 150. In addition, within Area 149 it is frequently associated with significant artificial landforms.</p> <p>Acknowledged - the landscape character assessment (LCA) does not refer to any Local Plan land allocation as the LCA is a landscape strategy that looks at existing landscape condition and strength of character. However, as the respondent correctly identifies, the land to the south of the A120 (designated as Areas of Special Restraint and Special Countryside Area) are long-standing designations and are unique in East Herts. Thus, reference should be made to their designation for potential future development, although this should not detract from the fact that until such time as they are required for development, the landscape should continue to be improved and conserved.</p>

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<p>SPD/LC/3809/008</p> <p>Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd</p> <p>149 - Bourne Brook Valley</p>	<p>Objection</p> <p>The community view expressed by Mr Aldman reflect his position as a Committee Member of CAUSE (the Campaign Against Unsustainable Stortford Expansion) opposed to any development to the north of the town. Similarly, other comments may be influenced by membership of CAUSE rather than comprise objective comments about the landscape merits of the area.</p> <p>The potential bias of the Community Views should be recognised.</p>	<p>The methodology for selecting quotations for use in the Community Views Section is described in the Consultation Section of Chapter 5 (paragraphs 5.18-5.24) of the SPD. It is acknowledged that such quotations are subjective, but in accordance with national guidance, they give a flavour (although not necessarily a representation) of the regard that local people have for the local landscape. For this reason, such quotations are considered to be of immense value.</p>
<p>SPD/LC/3809/006</p> <p>Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd</p> <p>149 - Bourne Brook Valley</p>	<p>Objection</p> <p>The ecological value of the former allotments has been downgraded by Hertfordshire County Council (no longer a designated County Wildlife Site) and this should be recognised in the 'vegetation and wildlife' section.</p>	<p>Agreed - delete "of local value".</p>
<p>SPD/LC/3809/007</p> <p>Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd</p> <p>149 - Bourne Brook Valley</p>	<p>Objection</p> <p>Based on an archaeological assessment undertaken on behalf of Bovis/Wimpey, there are no records or other evidence that Foxdells Farm has any medieval origins. The existing farmhouse and barns were erected in the 19th century.</p>	<p>Agreed - appropriate amendments will be made.</p>
<p>SPD/LC/3809/012</p> <p>Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd</p> <p>149 - Bourne Brook Valley</p>	<p>Objection</p> <p>The strategy ignores the long standing identification of the land south of the A120 for potential development purposes. The SPD ought to acknowledge that the land has been identified in the extant and emerging Local Plan for long-term development purposes.</p>	<p>Acknowledged - the landscape character assessment (LCA) does not refer to any Local Plan land allocation as the LCA is a landscape strategy that looks at existing landscape condition and strength of character. However, as the respondent correctly identifies, the land to the south of the A120 (designated as Areas of Special Restraint and Special Countryside Area) are long-standing designations and are unique in East Herts. Thus, reference should be made to their designation for potential future development, although this should not detract from the fact that until such time as they are required for development, the landscape should continue to be improved and conserved.</p>

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SPD/LC/3809/004 Star Planning and Development on behalf of Bovis Homes Ltd & Wimpey Homes UK Ltd 149 - Bourne Brook Valley	Objection There are incorrect spellings of 'Bishop's Stortford' and 'Hoggates Wood' throughout the text.	Agreed - appropriate amendments to be made.
SPD/LC/4337/006 Bishop's Stortford Civic Federation 149 - Bourne Brook Valley	Support Community Views - Your report here is accurate. The many people using this area, especially Dane O Coys Road, do it not just for walking but also for cycling and riding. Because there is almost no car traffic, children can cycle safely.	Support noted and welcomed.
SPD/LC/4337/012 Bishop's Stortford Civic Federation 150 - Hadham Plateau	Objection Wickham Hall is the site of a Romano-British settlement. This is evidenced in Dr Gelling's book 'Sign Posts to the Past'. This area contains much Ancient Woodland. It is being contaminated by invasive Sycamore (Aver Pseudo Platanus) which should be removed. This could be done by felling during coppicing. The northern edge of Bloodhounds Woods has Nettle leafed Bell flower.	Noted - however, whilst there is some evidence, it is insufficient for this being a Romano-British Settlement.
SPD/LC/4338/009 Bishop's Stortford Natural History Society 150 - Hadham Plateau	Objection Bloodhounds Wood - This wood surely deserves closer attention. It possesses a diverse flora where, in addition to wild daffodils, bluebells and primroses, a colony of early purple orchid exists and up to twenty nettle-leaved bellflowers occur on its northern boundary. The Woodcock winters here and the Buzzard makes increasing appearances. Some fifteen years ago, an area of this wood was very effectively coppiced but cost appears to be a deterrent to this practice today. The assessment summary needs to demonstrate how this could be explored.	Implementation is beyond the scope of the assessment; the Countryside Management Service has however been advised on the respondent's interest and concerns. The point about closer attention is implicit in the guideline 'promote the appropriate management of coppice woodland...'

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SPD/LC/4338/010 Bishop's Stortford Natural History Society 150 - Hadham Plateau	Objection Wickham Hall - Reference is made to the farm but there are no observations on the deplorable condition of the medieval (?) barns. One has been allowed to crumble away and others are looking equally fragile. It is vital that this report faces up to this issue and produces a strategy that will prevent further losses of our landscape heritage.	Agreed - since 'large isolated halls and farms' are identified on a key characteristic, insert guideline: 'promote the retention of conservation of large isolated halls or farms'.
SPD/LC/4348/026 English Heritage 150 - Hadham Plateau	Support Poor quality photo.	Noted.
SPD/LC/4337/013 Bishop's Stortford Civic Federation 151 - Stort Meads	Objection As valuable to Bishop's Stortford as are the meadows in Cambridge opposite the Botanic Gardens. The great danger to them is from excessive park keeping and tidiness.	Noted - insert "particularly to local residents" after "This is a valued landscape".
SPD/LC/1635/009 British Waterways 151 - Stort Meads	Objection "Develop a strategy of planting species that marks the transition from town to country along the valley"- British Waterways would welcome this approach and suggest that the river corridor was recognised as having a significant landscape character in its own right with its own landscape distinctiveness.	Noted - however, consistent identification of all river corridor segments as their own landscape character areas would only occur at a finer resolution of assessment.
SPD/LC/1635/010 British Waterways 151 - Stort Meads	Objection "Protect river corridors and water meadows from development that would alter its character visually or environmentally, such as culverting, impact on a floodplain, loss of water meadows or storage ponds"- Suggest this issue is under threat due to the significant amount of development currently proposed through Bishop's Stortford.	Indeed - the purpose of the landscape character assessment is to guide development rather than prevent it and to ensure that it preserves and enhances the unique character of each area.
SPD/LC/1635/011 British Waterways 151 - Stort Meads	Support "Enhance and create wetland landscape features such as reedbeds, ponds, scrapes and pollarded willows"- Agree with these aspirations.	Noted and welcomed.

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Appendix A Bibliography

SPD/LC/1665/010	Objection	Summary of Representations	Council Response
Hertford Civic Society Non Paragraph Specific		The bibliography is very short and omits key recent local reports such as Hertford Civic Society's 'Hertford's Green Fingers'.	Noted - Unfortunately Hertford's Green Fingers were not referred to during the study. They remain however, valued environmental assets of the town.
SPD/LC/1573/003		Sources for documents do not appear to have referred to local sources such as Tony Rook which would have given information on the Iron Age and Roman history in this and adjacent areas.	T. Rook's book is a valuable source and is referred to in the bibliography. The information on Iron Age and Roman History here, however, has been sourced from HCC's Historic Environment Record, a database and archive of archaeological information derived from local and national sources, including T.Rook and covering the entire county.

Datchworth Parish Council
37 - Datchworth Settled Slopes

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Appendix D Landscape Character Area Map

	<u>Summary of Representations</u>	<u>Council Response</u>
SPD/LC/4348/028 English Heritage Non Paragraph Specific	Support Landscape Character Map - This image needs to be in colour for quick reference by users.	Agreed - it was not considered cost-effective to produce the draft SPD in colour, however the final SPD will be printed in colour and a 1:50,000 scale black & white Ordnance Survey extract will be included within Appendix D of the final SPD to further assist in identifying and locating the character areas.