

## CHAPTER EIGHT - HISTORIC ENVIRONMENT

Each chapter in the draft Neighbourhood Development Plan is under constant review and refinement. Not all of the Appendices are yet available but they will be posted on the website as and when they are ready. The text in the chapters should be sufficient, however, to enable you to respond to the questions which are in the leaflet and repeated at the end of the section for your convenience.

### Objectives

- To conserve and enhance the historic environment, built character and setting of the Parish. Any development should only be permitted if sympathetic to these factors including the transition into the countryside.
- To safeguard historic features including early settlement patterns, field boundaries, Protected Lanes and Scheduled ancient monuments.
- To consider preservation of modern buildings for tomorrow

### Historic Environment – The current position

*Three conservation areas are important and highly valued: (see Appendix X for map)*

- **From Lower Street to Silver Street** it covers the centre of the village and includes 52 listed buildings, the eleventh century Mountfitchet Castle, a Scheduled Monument, as well as boundary rails, historic walls and a large number of historic trees.
- **Bentfield Green**, highly valued by residents for its tranquillity, has a dense townscape character in the east and a more rural feel in the west. There are 13 grade II listed buildings which are predominantly timber-frame and plastered dating from the 16<sup>th</sup> to 18<sup>th</sup> century. Features include colour-washed plaster, thatched or tile roofs and black weather boarding.
- **Bentfield Causeway** consists of 49 19<sup>th</sup> and 20<sup>th</sup> century houses with peg and tile slate roofs. The buildings are of mixed character some constructed of mellow red brick or occasionally Cambridge Gault brick.

*The Parish Council has proposed the following addition to the Lower Street Conservation Area*

- *Brewery Lane, St John's Road, St John's Crescent and St John's Lane – to try to maintain the rural and more natural aspect of these unadopted roads/lanes.*

**The Parish contains 140 listed buildings.** There are two Scheduled Monuments, Mountfitchet Castle and Stansted Windmill (Grade II) as well as other significant listed assets, St John's Church and War Memorial Gardens (Grade II) and Stansted Park, a formally designed parkland landscape (proposed for local listing) laid out in 1791 by Humphrey Repton. The views of the Park, especially looking down Chapel Hill, are much valued.

### ADD PHOTOS

**Selected modern architecture should be considered for listing** as it should be seen as forming part of the community's heritage.

The following buildings are worth an evaluation:

St Teresa of Lisieux – A new building at home with the local Essex agricultural countryside

Mountfitchet Exchange – A striking design for a community hub building

## Sworders Auction Rooms – How to achieve insulation with straw-impacted walls

Those specific sites, which have considered future environmental standards, sit well with the neighbouring property, provide maximum accommodation and are environmentally sensitive.

**There are three designated Protected Lanes** within the Plan Area which are of historic and landscape value and which make an important contribution to the rural character and the transition into the countryside. Pennington Lane to the northwest of the village with Limekiln Lane and Watermill Lane in the south.

Essex County Council's Historic Environment Branch was commissioned by Uttlesford District Council in 2012 to undertake an assessment of the Districts existing Protected Lanes using the new Protected Lanes criteria developed for the County (ECC 2009).

Proposed closure of Pennington Lane to traffic (apart from access for one resident, landowners, service and emergency vehicles). The closure would extend between the junction with Rainsford Road and the B1383 with access permitted using movable bollards. This would eliminate rat runs which are selfish and unnecessary, would encourage even more recreational use in safety, would prevent fly-tipping and would safeguard a Protected Lane.

### ***What policies are needed over the next fifteen years***

- To continue vigilance in maintaining the Conservation Areas and the historic buildings and landmarks. (but support householders who wish by sympathetic proposals, to improve energy conservation).
- To broaden the list of protected assets by adding to Uttlesford Local List (Oct 2018) of non-designated heritage assets. Currently 78 assets have been included in UDC's list with a further 31 proposed for listing (see Appendices XX & XX for a full list). These buildings, structures and open spaces have a distinct and valued local character but not sufficient to warrant full designation or have not yet been fully assessed and require further investigation. (see Appendix XX)
- To safeguard the three Protected Lanes by ensuring that development proposals, if any, conserve the traditional landscape character and appearance in terms of trees, hedgerows, ditches, banks and verges which contribute to the character of the lanes. This will require the inclusion of a landscape buffer appropriate to the setting.

### **Policies**

- SMHE 1 -** The Parish Council will pursue the protection, and where appropriate enhancement, of heritage assets, whether fully listed or non-designated, in the Plan Area including archaeological sites, listed buildings, historic landscapes, Protected Lanes and designated Conservation Areas.
- SMHE 2 -** Development proposals must have no detrimental impact on the character, appearance, setting, structural stability or historic features of the heritage asset or Conservation Area. For any infringement of this policy to be permitted only if the benefits of any such development outweigh any harm to the heritage asset.
- SMHE 3 -** Any proposals for development which could impact upon a heritage asset will be required to submit a Heritage Statement detailing design, mass, use and materials or

if there is any issue of important archaeological remains then an archaeological evaluation must be submitted.

SMHE 4 - Development proposals in the vicinity of the Protected Lane (Pennington Lane, Limekiln Lane and Watermill Lane) must demonstrate that they will not have an adverse impact on the physical appearance of these Lanes or generate traffic of a type or amount which disturbs the traditional landscape and character of the Protected Lane.

SMHE5 - Pennington Lane should be closed to traffic (see Appendix \*\*) other than for access which will not only preserve the Lane from damage and misuse but will create a better environment for recreation in a well-used route.

## CONSULTATION QUESTIONS

- 1 Do you support extending one Conservation Area to include St John's Road, Crescent and Lane and Brewery Lane?
- 2 Are there any other local assets or buildings which you consider should be listed? (See Appendix xx for plan showing Listed Buildings in Stansted)
- 3 Would you agree that exceptional modern buildings, such as St Teresa's Church, should be protected? If so, which buildings would you propose?
- 4 Pennington Lane is a Protected Lane and a popular leisure route. However, the threat from developers and fly-tippers and its use as a rat-run are damaging. Would you support closing the Lane to traffic from Rainsford Road going north to the B1383 (access would be maintained for residents/landowners etc)?

### Relevant policies in the ULP and UDLP

- ULP Policy ENV1 Design of Development within Conservation Areas
- ULP Policy ENV2 Development affecting Listed Buildings
- ULP Policy ENV4 Ancient Monuments and Sites of Archaeological Importance
- ULP Policy ENV9 Historic Landscape
- UDLP Policy EN1 Protecting the Historic Environment
- UDLP Policy EN2 Design of Development within Conservation Areas
- UDLP Policy EN3 Protecting the Significance of Conservation Areas
- UDLP Policy EN4 Development affecting Listed Buildings
- UDLP Policy EN51 Scheduled Monuments and Sites of Archaeological Importance
- UDLP Policy EN5 Historic Parks and Gardens
- UDLP Policy EN6 Non-Designated Heritage Assets of Local Importance
- UDLP Policy D5 Shopfronts

### Relevant Evidence Base Documents

- Bentfield Green Conservation Area Appraisal and Management Proposals, UDC, 2014
- Historic Settlement Character Assessment, UDC, 2007
- Stansted Mountfitchet Conservation Area Appraisal and Management Proposals, UDC, 2007
- Uttlesford District Historic Environment Characterisation Project, ECC, 2009
- Uttlesford Local Heritage List, UDC, October 2018
- On the Beaten Track; A History of Stansted Mountfitchet, Peter Sanders, 2016
- The Buildings of England: Essex (Pevsner Architectural Guides) Bettley, J Pevsner, N Yale University Press, New Haven and London 2007

- Uttlesford Protected Lanes Assessment, ECC, 2012 [see comment above and accompanying document]

