

Appendix 3
Responses to Consultation on the Draft Batchworth Heath Conservation Area Appraisal
January 2013

Response	Comment	Officers Response	Changes to Document
001	<p>Para 2.15 Was the right hand side of the Prince of Wales destroyed by the land mine that also destroyed adjoining cottages, which I remember. Yes, I also remember the pump.</p> <p>Para 2.12 Rough grazing- why has the HEATH been allowed to become a wood? Not one tree or bush was on the heath when we moved to Park Close. In fact, when the film "Genevieve" was filmed a bush had to be placed for the female star to change behind.</p>	<p>Further clarification of the location of the pump and bomb damage has been sought and a paragraph has been included to reflect this.</p> <p>The consultation has revealed concerns for the nature heath and the trees that have become established. The Countryside Management Service, contacted as consultees, have a current management plan which seeks to reduce tree cover. The paragraph has been amended.</p>	<p>Paragraph included at 3.15.</p> <p>The amended paragraph now reads; 18th Century maps show Batchworth Heath as an area of rough grazing and the pond can clearly be identified on maps produced since this time. 1850 Estate maps show the Heath as well-established grassland and an 1870 Ordnance Survey map shows the area as open grassland. The Common Land was registered in 1967 and the present size of the Heath is much smaller than in the 18th Century. The consultation exercise highlighted local concern for the loss of the ancient heath and that trees had become established on the heath. The Countryside Management Service has since confirmed that the current management plan (2008-2013) seeks a reduction in tree cover on the heath. The four aims of the plan are to:</p> <ol style="list-style-type: none"> 1. Maintain and if possible increase the area of open heathland 2. Continue to stop the encroachment of scrub and secondary woodland 3. Prevent further planting of non – native tree and scrub species 4. Maintain the pond and monitor water levels.

	<p>Para 3.6 1&2 Chestnut cottages are residential not offices. Para 5.8 "Maintain key views and vistas into and out of Conservation area" These are totally lost by scrub and self seeded trees.</p>	<p>Description amended.</p>	<p>The following sentence at paragraph 3.6 has been removed:</p> <p>These buildings are now used as offices and immediate views can only be gained directly opposite the front elevation.</p>
002	<ol style="list-style-type: none"> 1. Please note that Batch worth Cottage and Ebury were converted into one dwelling approx 12 years ago. Full planning and listed building consent was given. Ebury Cottage (number 5) does not exist now. 2. Heath Cottage – the plan is not clear if it is listed or not. It sort of says it is in 3.5 but it is not listed, nor is there a picture of it in section 4. Could you clarify please. If it isn't listed then I think it should be – it has a very unusual and interesting roof both inside and out. Is the weatherboard barn mentioned in 2.18 the same building – if it isn't then I don't know what that barn is? 3. You mention the car parks. I would like to see a commitment to ensuring that the car parks don't get any bigger by gradual encroachment. TRDC – Robin Barber who is terrific and is very cooperative and helpful – have recently placed some new bollards around the Green Man car park but even so there are regularly cars parked on the verges and so on. The increased capacity in the pub has increased the number of cars that try and get in the car park. A statement that the 	<p>Paragraph 2.18 amended to describe as one dwelling.</p> <p>Heath Cottage is not a Listed Building. It is not considered to merit a proposal for National Listing but will be considered for Local Listing. The description at paragraph 2.18 has been amended to remove the description of Heath Cottage for purposes of clarity and to avoid repetition.</p> <p>It is inappropriate to include such a statement. However, the large, bare car parks have been recognised as negative features of an otherwise rural Conservation Area at paragraph 4.6.</p>	<p>Paragraph 2.18 now reads Batchworth Heath Cottages are a pair of 17th Century dwellings, also listed. Originally a four-bay house with a central stack and entrance to the left, it was divided into two parts (Batchworth and Ebury Cottages) however now exists again as a sole dwelling.</p> <p>Paragraph 2.18 now reads Batchworth Heath Cottages are a pair of 17th Century dwellings, also listed. Originally a four-bay house with a central stack and entrance to the left, it was divided into two parts (Batchworth and Ebury Cottages) however now exists again as a sole dwelling.</p> <p>No change.</p>

	<p>council will not allow any further encroachment (they were smaller some years ago) would be very helpful The same goes for the Prince of Wales since sooner or later that pub will undergo some refurbishment</p> <p>4. Could we also get a commitment to maintain the coal marker – painted regularly and the grass cut around it?</p> <p>5. In 2.17 Batchworth Heath House is no longer used as offices. You correctly describe it in 3.4</p> <p>6. Section 4 suggests there are 6 Listed buildings on the Heath but 5.2 says there are 7 – with point 2 above in mind can you clarify please</p>	<p>This is not the responsibility of the Council, however these comments will be recommended to the relevant organisation.</p> <p>Description has been altered, with the final sentence removed.</p> <p>There are technically 7 Listed Buildings. The Entrance Gates to Moor Park Mansion (2), Ebury & Batchworth (2), Ye Olde Greene Manne, Batchworth Heath House and Coal Duty Marker. However, in the listings, the Entrance Gates are listed as one entry, as are Ebury & Batchworth Cottages.</p>	<p>No change to document.</p> <p>Paragraph 2.17 now reads 'The Grade II listed Batchworth Heath House is a sizeable red brick house, built in the late 18th Century, with three bays, a double depth plan and two storeys with an attic'.</p>
<p>003</p>	<p>Thank you for your letter of the 16th October 2012, and for sending me a copy of the Batchworth Heath Conservation Area Appraisal draft. I have read it through thoroughly and feel that every effort must be made to preserve the integrity of the environment of the Batchworth Heath Conservation Area, and to keep any future development to a minimum. The fact that the Heath is part of the last 2% of the remaining original Heathland of Hertfordshire should be of</p>	<p>Support welcomed.</p> <p>Encroachment onto the heath is noted – the amended document already accounts for the Countryside Management Plan and the aims for protecting the nature of the heath.</p> <p>Support for the local listing proposals is noted.</p>	<p>No further changes necessary</p>

	<p>prime concern and no further encroachment should be allowed.</p> <p>I would agree that the Prince of Wales and the Bacher and Worth Cottages should be included in the list of Locally Important Buildings. I fear that nothing can be done about the pylons – I look at mine daily. For my own benefit I am going to plant some more trees along my boundary with Middlesex, in the hope of screening it, but it will take some time.</p> <p>I hope my comments are of some use to you.</p>	<p>Support is noted. The proposals for Locally Listing have been approved by the Director of Community and Environmental Services.</p>	
<p>004</p>	<p>With regard to the draft I would like to add my comments prior to the completion of this document and will quote the relevant text from this for clarity.</p> <p><u>Please Note: The Conservation Area Appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.</u></p> <p>I note the above however the Heath is not of a size that there are too many properties to list and therefore the document would not be complete and a fair representation of the area if certain buildings are not recorded, giving a biased view to the unfamiliar who may use it as reference. I therefore suggest including the properties missing from the draft are included for a true picture.</p> <p><u>The Grade II Listed Batchworth Heath House is a sizeable red brick house, built in the late 18th Century, with three bays, a double depth plan and two storeys with an attic. At present the house is used as offices.</u></p> <p>The above Grade II Listed building is a residential property as far as I am aware and has not been</p>	<p>It is not necessary to record every feature, building or space within the Conservation Area, and the document does not demonstrate bias for some properties over others.</p> <p>Noted. Document changed.</p>	<p>No change.</p>

	<p>offices for many years.</p> <p>Page 8 refers to the west of the Heath and mentions the Gate House and a picture should be included as has been done for other properties.</p> <p>Again page 9 refers to 6 residential dwellings with pictures but does not include a picture of no.8 which should also be included.</p> <p>Thank you for compiling this important document and I look forward to your reply.</p>	<p>It is not necessary to record every element of the Conservation Area and therefore including photographs of every property is not necessary.</p> <p>It is not necessary to record every element of the Conservation Area and therefore including photographs of every property is not necessary.</p> <p>Support welcomed.</p>	<p>No change.</p> <p>No change.</p>
<p>005</p>	<p>I set out below my comments as part of the consultation process of the draft document you kindly sent me covered by your letter dated 21 November.</p> <p>I write as a resident and owner of property directly abutting Batchworth Heath and as a member of the Batchworth Heath Residents' Association.</p> <p>The draft appraisal is a commendable report which reflects a great deal of research effort encompassing a wide range of aspects affecting the heath. My comments below seek to add to the historical perspective and re-order the priorities for management of this unique piece of local landscape.</p> <p>Historic Aspects</p> <p>The whole area of Moor Park, the former Moor Park Farm (now Batchworth Park Golf Club) and Batchworth Heath itself as well as our farm once formed parts of Cardinal Wolsey's hunting estate centred on the Manor of the Moor. This could be worth stating.</p> <p>It may be worth noting that, within my own living memory, the Robert Adam Doric Arch used to have heavy and impressively ornate wrought iron</p>	<p>The historical comments are welcomed and some of this additional information is included in the final document.</p>	<p>Included at paragraph 2.4 which reads;</p> <p>'The Heath is of considerable ecological interest and was consequently declared a Hertfordshire County Wildlife Site in February 1997. Although photographic evidence shows that the pond appears to have decreased in size today, it has been in existence for hundreds of years. The whole</p>

	<p>gates. Unfortunately, at the outbreak of war in 1939, these were commandeered by the Government to be melted down as part of the production of armaments. Decades later, it emerged that the vast majority of such 'scarp' had been found unsuitable for this purpose. Most had been placed in a massive heap and remained there unused. (I believe English Heritage holds records of this and it is not inconceivable that it may be able to trace the original gates. I wonder whether any local officials have ever investigated this?)</p> <p>The historic section of the draft seeks to provide a description of how the heath was and has changed, but there is a limit to what words alone can do. A few historic photos of the heath as it was would provide a clearer and factual statement against which the present could be compared. I have seen three in particular. I enclose a number of photos of Batchworth Heath and some of its buildings. (These have been copied from local publications). One showed the open heath devoid of trees and with a cow grazing on it. The second showed the Olde Greene Manne with the smithy building, the aged oak tree and the very modest parking area outside consisting mainly in the form of an in-and-out approach. The third showed one of the other six ponds then present. This was one at the T – Sir Robert Mourier deserves fuller treatment. When he was Queen Victoria's Ambassador at the Damstart, the Hessian Court he was accused by the Prussians of having revealed their military plan, the Von Siefen Plan for the invasion of France at the start of the Franco Prussian War to the French. He was forced to leave that Court under a cloud. Recent historical research, however, has entirely cleared his name. Subsequently, he became Ambassador to the St.Petersburg Court and was highly regarded and honoured by the Romanoff</p>	<p>Noted and historic image included at paragraph 3.25.</p>	<p>area of Moor Park, the former Moor Park Farm (now Batchworth Park Golf Club) and Batchworth heath itself as well as Batchworth Heath Farm, once formed parts of Cardinal Wolsey's hunting estate centred on the Manor of the Moor'.</p>
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	<p>Csar.</p> <p>Another item that might add to the picture is the fact that the flying bomb to which you refer, not only demolished the western side of the Prince of Wales pub, but also destroyed the Victorian cottages (see photo) which had been on the site of the conifers to which you allude. (I recall the damage before they had to be pulled down).</p> <p>Additionally, it could be worth recording that in mid-19th Century, prior to the Enclosure Act of 1984 (?), the heath was considerably larger. That Act enclosed Lockwell Woods (to the south) and distributed this land to owners of property around the Heath. Lord Ebury received most of the lion's share and the then owner of this farm also did well. At some stage, most of this enclosed land was then acquired by the Rickmansworth Rural District Council.</p> <p>Negative Features</p> <p>I do not regret the pylons as the 'main negative feature'. I would be amazed if other residents did. Although it certainly is an important negative feature, it is of less concern and less of a distraction than the A404 which slices through the heath, detracting from its appearance and its enjoyment by residents and ramblers alike. The impact of its heavy and sustained traffic on the free movement of so many residents is severe, particularly on the elderly and the very young. With no safe crossing place, it is a danger to all. (This is quite apart from the comparatively trivial nuisance of car driver residents having to wait many minutes to enter it). Some six of the residents on the western part of the Heath are pensioners; two of these rely on zimmer frames and have partners who can no longer drive. Several are partially sighted or deaf. The density</p>	<p>Noted and reflected at paragraphs 2.15 and 3.15.</p> <p>Comments regarding the A404 road pylons are noted. Paragraphs 4.4 and 4.6 are amended to reflect the relativity of these negative features and their impact on the Conservation Area.</p>	<p>Paragraph 3.15 now reads 'The Prince of Wales is a notable local building of brick and flint construction and half-hipped design. The attractive features of this Public House offer great value to the character and identity of the Conservation Area. The building, having stood here since the 19th Century, occupies a prominent location within the Conservation Area, adjacent to the Rickmansworth Road that exits the Conservation Area to the south towards the London Borough of Hillingdon. The western part of the building was destroyed by a flying bomb that also destroyed the nearby cottages that once stood there. A water pump was also present to the rear of these cottages, where nos. 15-18 are now sited. The Prince of Wales is also currently under consideration for inclusion on the List of Locally Important Buildings, of which further details are contained in Appendix 4'.</p> <p>Paragraph 4.4 now reads;</p> <p>Features that have a negative impact on the character of the Conservation Area are the electricity pylons which run across the Conservation Area from southwest to northeast. Despite the presence of mature trees at the Heath, particularly in southern locations, views of this detraction are quite prominent from some locations, particularly in the south and east sub-areas. The A404, as an urban intrusion in an otherwise rural setting, is another major detractor from the Conservation Area.</p>
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	<p>and speed of the traffic effectively means that currently their only means of escape from this western part of the heath is via the number 331 bus! They cannot cross the A404 and are effectively marooned. Also four young children live in this part of the heath. They have to depart and arrive back by school bus on the north side in the Old Greene Manne car park and hence have to cross this dangerous road often in twilight.</p> <p>Over the years your Council has received many suggestions as to how to improve the situation. These have included (a) a 30mph speed limit, (b) a zebra crossing at the western edge of the Heath, (c) a traffic island at some point, and, though having less benefit, (d) a gated approach effect on the side of the road to indicate it is a special area and that drivers should drive with added care. Despite all these suggestions nothing has been done. Residents' suggestions have fallen on deaf ears! This undoubtedly is the most negative feature but significant improvements can be made at only modest cost.</p> <p>Traffic surveys have revealed that some 20 per cent of the traffic using the A404 at Batchworth Heath comes from Hillingdon along the A404 and vice versa. This has happened because of the closing of Jackitts Lane at the southern end of White Hill. This road has enabled Harefield traffic to drive to Ducks Hill Road, Northwood. Hat closure caused this diversion into Hertfordshire.</p> <p>Yet, the London Borough of Hillingdon, when Mount Vernon Hospital land was re-developed and dedicated to large car parking and wasteful avenues, failed to do the obvious which was to have built an additional short feeder road across that land, thereby joining the A404 at Mount Vernon to White Hill. Only an additional 40 metres of tarmac would have been required. That</p>	<p>Comments noted, although these are not planning considerations for the purposes of this Conservation Area Appraisal.</p> <p>Not planning considerations for the purposes of this Conservation Area Appraisal.</p> <p>Not planning considerations for the purposes of this Conservation Area Appraisal.</p>	<p>Paragraph 4.6 now reads:</p> <p>The large, bare car parks of Ye Olde Greene Manne and Prince of Wales further detract from the grassland quality of the Conservation Area and are uncharacteristic to the natural charm of the Heath. The advert signage that is present further detracts from the character and quality of Batchworth Heath.</p> <p>No Change</p> <p>No Change</p> <p>No Change</p>
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opportunity may well have been passed but one is forced to ask what our Hertfordshire authorities were doing at that time. Did they have no prior knowledge of this development? Did they state a view? Why were the residents of the heath not consulted? This appears to be yet another case where residents living at the borders of council areas suffer in consequence. Is there no joined-up planning? I believe this transport option should now be addressed to improve the environment of this conservation area and reduce car mileages.

But, as compared with the impact of traffic on the A404, this not only detracts from the general visual enjoyment, but the continuing heavy traffic effectively divides the heath in half for many people.

Management of the Heath

For many years after the Council acquired the heath, management of the heath was noticeable by its absence. Very little was done and in the absence of grazing the heath has changed its character from a substantial open space to one with massive intrusions of 'alien' trees and shrubs, extensions to car parks and the disappearance of one of the two remaining ponds as the Council allowed an electricity cable to be placed within it. Car parking has also been allowed to take place on a regular daily basis on roads and pathways on the heath. The most noticeable and intrusive invasions of tree growth have been on the north side of the heath. I recall the days when the heath was open all the way up to the boundary with Moor Park Golf Club. Now the whole of this area and the north eastern corner is nothing more than a mass of poor woodland and shrub. There are also areas where there is laurel and rhododendron. The southern areas have also been invaded by tree growth but there has at least

The Council has liaised with the Countryside Management Service, who are responsible for the current management plan for the Heath, the main aims of which are now to:

1. Maintain and if possible increase the area of open heathland
2. Continue to stop the encroachment of scrub and secondary woodland
3. Prevent further planting of non-native tree and scrub species
4. Maintain the pond and monitor water levels

Paragraph 2.12 now read 18th Century maps show Batchworth Heath as an area of rough grazing and the pond can clearly be identified on maps produced since this time. 1850 Estate maps show the Heath as well-established grassland and an 1870 Ordnance Survey map shows the area as open grassland. The Common Land was registered in 1967 and the present size of the Heath is much smaller than in the 18th Century. The consultation exercise highlighted local concern for the loss of the ancient heath and that trees had become established on the heath. The Countryside Management Service has since confirmed that the current management plan (2008-2013) seeks a reduction in tree cover on the heath. The four aims of the plan are to;

1. Maintain and if possible increase the area of open heathland
2. Continue to stop the

	<p>been some attempt to manage these. At some point here it is unclear where the heath ends and private property begins.</p> <p>In this area also the bridle way and footpaths are in a deplorable condition and work is required to make them passable at many times of the year.</p> <p>On the opposite side of White Hill, trees have intruded to such an extent that pedestrians cannot walk along the verge without having to step into the road.</p> <p>The area around the London Coal Marker is also overgrown to such an extent that pedestrians cannot walk along the verge.</p> <p>In summary, if the heath is to be conserved, there will have to be an extensive and ruthless approach to eliminating the alien growth of trees and shrub. The heath should be managed as an environmentally-important open and spacious heath, not as yet another piece of shrubby woodland. If this were done, the 'scar' of the car parks would appear less significant.</p> <p>Conclusion</p> <p>Our main concerns are:-</p> <ol style="list-style-type: none"> 1) The difficulties in getting across the A404 given the heavy and continuous traffic, and 2) The way in which the heath has been allowed to change in character by unintended intrusions. Many would also like the old pond that used to be at the western junction with the A404 to be restored as depicted in old photos. <p>One has to conclude that, given the twin aims of</p>	<p>Comments noted and Paragraphs 4.4-4.6 reworded accordingly.</p>	<p>encroachment of scrub and secondary woodland</p> <ol style="list-style-type: none"> 3. Prevent further planting of non – native tree and scrub species 4. Maintain the pond and monitor water levels. <p>Paragraphs 4.4-4.6 amended to now read;</p> <p>4.4 Features that have a negative impact on the character of the Conservation Area are the electricity pylons which run across the Conservation Area from southwest to northeast. Despite the presence of mature trees at the Heath, particularly in southern locations, views of this detracting are quite prominent from some locations, particularly in the south and east sub-areas. The A404, as an urban</p>
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	<p>conserving the buildings, and conserving the heath, the residents have played their part in conserving the buildings but that the Council has failed woefully in conserving the heath as a heath.</p>		<p>intrusion in an otherwise rural setting, is another major detractor from the Conservation Area.</p> <p>4.5 Other notable detractors from the Conservation Area are the bank of overgrown leylandii conifers, sited in the east sub-area of the Conservation Area and separated from the Heath itself by Batchworth Lane and Rickmansworth Road.</p> <p>4.6 The large, bare car parks of Ye Olde Greene Manne and Prince of Wales further detract from the grassland quality of the Conservation Area and are uncharacteristic to the natural charm of the Heath. The advert signage that is present further detracts from the character and quality of Batchworth Heath.</p>
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