

**APPENDIX 1**  
**Beoley CAAMP Consultation Comments**

Refer ence No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
1	Aisling Nash Historic Environment Planning Officer Worcestershire Archive & Archaeology Service				1		Three historic routeways lie in the conservation area of Holt End. One of these is a Saltway, the route of which is followed by Beoley Lane and Holt Hill, the other two are holloways. These roads frequently date to earlier periods such as the Iron Age or the Roman period and may be an indication of the survival of sub-surface archaeological remains dating to these periods. Extant earthworks of a moated site lie outside the conservation area at Moss Lane Close and whilst not a Scheduled Monument, is a site of archaeological significance and should be recognised in the Local List and the conservation area as such. The boundary of the medieval deer park at Beoley Manor is recognisable as a Holloway which is situated to the south of Holt End Farmhouse. Both of these heritage assets attest to the medieval landscape at Holt End and beyond.	Noted. This is interesting background information which should be included in the historical section of the appraisal.	Appraisal updated accordingly
2	Brian Becker Old Holt Cottage Beoley						<p>Thank you for your detailed conservation report on my house in Beoley.</p> <p>I am the current owner of the listed property and I'm intrigued to find out that my grade 2 listed building has UPVC windows and an attic.</p> <p>I've lived in the property for over 10 years and am fairly certain that the property has hardwood windows throughout. According to my neighbours, the property also had wooden windows during the ownership of at least two previous owners.</p> <p>I've been looking for my attic but this really eludes me. It is a conventional house with an upstairs and downstairs.</p>	It is acknowledge that the windows at this property are modern timber rather than uPVC. The cottage is two storey, however the upper floor is located partly in the roof space, evidenced by the mansarded windows. The English Heritage list description uses the term attic in reference to the upper floor.	The appraisal has been re-worded in respect of the windows.

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3							I suspect the assessor who made this assumption (see Point 2 above) was also responsible for the choice of which buildings to classify as grade 2 Listed. Old Holt Cottage may have 16 <sup>th</sup> Century architectural detail but a number of unflattering 20 <sup>th</sup> Century additions to the property, before it was classified, make it a very odd house to be awarded this distinction. There are a plethora of houses in Beoley / Holt End with much more historical detail and "wholesome character" than my house...I really can't understand why there are only three listed houses!	In respect of the description of the windows, see Point 2 above. English Heritage is responsible for listing buildings, and rather than go into detail here about how buildings are selected for listing I would suggest the consultee looks at the English Heritage Website.	
4							One of the views documented in the report as worth preserving, overlooks the property known as Hillside. If this is really a view worthy of preservation, perhaps the council should consider extending the north east area of the conservation area to include the land between Old Holt Cottage [Listed] and Perry Mill Farm [listed]. It seems an oversight that this area of land should be excluded from the conservation area. Including this area would in effect make the conservation footprint a more wholesome and robust area to conserve the historical legacy of the village. It may also help to preserve the house currently on the site, which although not one of the world's finest examples of architecture, has much more character than many other houses in the village.	The comments in respect of the inclusion of this site within the Conservation Area have been noted.	A further review of the boundary of the Beoley Conservation Area will take place, and a further consultation will take place, if it is considered that the boundary should be further extended.
5	Beoley parish Council						The Parish Council have reviewed your proposals and can confirm we are totally in favour of them.	Noted	

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6							The area immediately to the south of the Village Hall is known as the Parish Field. This is in the ownership of the Parish Council and was willed to us as a space to be reserved for the use of the people of Beoley. It is managed and maintained by the Parish Council for just that purpose. Whilst we are pleased to note that the Village Hall and School are to be included we feel that consideration must be given to also encompassing this area of local space as it is part of "the village" and must be maintained intact for the use of the village in perpetuity.	Noted – see response to comment 4	See response to comment 4
7							With regard to the land surrounding "The Elms", there is a significant view from the land (indicated on attached plan - looking north from Uplow Cottages) and I feel this must be preserved. We totally agree to the suggestion is to encompass this parcel of land.	Noted and welcomed	

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8							<p>The parcel of land, to the north of Beoley Lane, is currently a derelict property known as "Hillside" and, bearing in mind the local community currently consider this site to be at risk in terms of potential speculative development, would it be feasible to take the Conservation boundary more along the new line shown in red on the attached plan? This would enhance the Conservation Area by making it more of a corridor through the village street scene, connecting the existing to the Listed Buildings around Perry Mill Farm, and thus protect the frontage of the "Hillside" land to Beoley Lane and the significant view across the valley from the land opposite. After all, a Conservation Area seeks to protect the street scene and this includes the hedges, trees and other natural boundaries within it and fronting onto it. As I have said, it is my belief (and the Parish Council) that such a modification would enhance the setting of the Conservation Area and illustrate a more logical approach as it would follow the very street scene and ribbon of significant buildings it seeks to protect.</p>	Noted – see response to comment 4	See response to comment 4

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9							<p>Moss Lane Close (to the south east), although not necessarily a cluster of Listed Buildings, is a community in itself. It is a significant part of our village and I feel for this reason consideration may be given, at some time in the future, to its inclusion. I appreciate that the properties on the Close are a lot more recent, some indeed very new, but nevertheless they constitute a community within a community centred around a Village Green and I feel their inclusion could enhance the overall impact of the whole Conservation Area.</p>	Noted – see response to comment 4	See response to comment 4
10							<p>Similarly, The Glebe. This is a cluster of original Council Houses, somewhat spoilt now by the addition of a block of totally out of keeping flats erected by BDC some years ago. Once upon a time these properties would have been in Local Authority ownership and would have been built to "style". Many of these clusters of properties get ruined when sold off, by their new owners trying to "personalise" them with unnecessary render, mock rock, plastic porches and the like. Luckily in The Glebe this has not been too bad and I feel now may be the time to protect it. These areas would then include the existing trees secured by Preservation Orders. Clearly, it is appreciated that this suggestion may not be to the approval of everyone living in these roads and, I therefore stress, we have not yet had the opportunity to solicit local opinion, which is something we would need to do.</p>	Noted – see response to comment 4	See response to comment 4

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11							In conclusion may I say that we have already seen the street scene ruined through the western end of the "Village Street" by a recent Planning Approval given for totally out of keeping, overdeveloped and over fenestrated extension, together with the removal of the original mature 2.4 Metre high Beech hedge surrounding it, which now has a dominant impact on what was a visually pleasant approach to the village (as identified in your Report) It is the wish of this Parish Council to attempt to protect our village against such tragic errors	Comments noted	
12	Paul Wright, Sarah Reynia The Gables Holt Hill Beoley						In general we very much support the proposals in the document including the extensions to the conservation area and feel that the character of the village should be maintained. In particular the current levels of signage and street furniture (including street lighting) and the trees and green spaces should be maintained.	Comments noted and welcomed	
13							We would be interested to understand how the character of the village can be maintained when there are gaps in the conservation area. For example the area east of the primary school is currently outside of the conservation area but could have a significant negative impact on the character of the village if unsympathetic development is allowed. The same could be relevant to other areas around the edges of the conservation area.	Areas surrounding a conservation area are within the setting of a conservation area. If a planning application is made in respect of land or buildings within the setting of a conservation area, the impact of the proposal on the character and appearance of the conservation are considered when assessing the proposal. It is possible that that an application could be refused if significant harm was caused to the setting of the conservation area. Each case is judged on its merits.	

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14	Kevin Joynes Lappin Bungalow Beoley Lane Beoley						No comments, other than to say that I did not receive written notification of the proposed appraisal, management plan and the two public consultation dates held at Beoley Village Hall. My property (Lappin Bungalow) is situated on the boundary of the existing conservation area and, as such, I feel that I should have been notified.	Comments noted. Consideration will be given to consulting occupiers in properties neighbouring the Conservation area in future	
15	Dr Thomas Pinkney Overdale Bleachfield Lane Beoley						We agree with the ethos of your document, and wholeheartedly support the proposed extensions of the conservation area to include more areas of the village to enhance and protect the character and appearance of this special village.	Comments noted and welcomed	
16							We are very keen that the fields belonging to 'The Elms' are incorporated into the conservation area as per your current proposals. This will protect this central and original part of the village, and benefit residents who overlook these areas from all sides	Comments noted and welcomed	

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17							<p>A more important point centres on the current non-inclusion of the areas around 'Hillside' in either the pre-existing conservation area, or the currently proposed extensions to it. There are several reasons why we feel that this area should be included in the conservation area:</p> <ol style="list-style-type: none"> <li>1. The important views across the lower field of 'The Elms' identified in your consultation document from our house (Overdale) and the adjacent parts of Bleachfield Lane extend out to this area, which makes up a large part of the more distant views. Having it not included would afford no protection to this view for the future.</li> <li>2. The corresponding views across this same field from the houses on Holt End also extend out across to the same area and the same argument can be applied.</li> <li>3. The land rises slightly on the north side of Beoley Lane.</li> <li>4. Two of the four important listed buildings in the village sit at either end of this area, namely Old Holt Cottage and Perry Mill Farm. To have them isolated from each other and the rest of the conservation area with a zone of unprotected land seems illogical.</li> <li>5. The conservation area would be far more symmetrical and predictable with inclusion of the area around 'Hillside'.</li> <li>6. Similar to the views travelling from west into the village from beside the school and village hall (identified in the document as 'important views') there are also very pleasant and characterful views on entry to the main village area from the east, which again incorporate this area around 'Hillside'.</li> </ol>	Noted – see response to comment 4	See response to comment 4



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18	Helen Barker Longfield, Bleachfield Lane, Beoley						I would like to point out that the name of my property is Longfield, not Lingfield, as it appears towards the bottom of page 15 of the Draft Plan.	Noted	The document will be amended accordingly
19							I am in agreement with the proposal to incorporate The Elms and its surrounding fields, bordered by Beoley Lane, Holt Hill and Bleachfield Lane, into the Conservation Area.	Noted and welcomed	
							It seems to be a significant omission that the land on the other side of Beoley Lane, between Old Holt Cottage and Perry Mill Farm, has not been included in the proposed new boundary. I would like to propose that this land and Hillside be incorporated into the Conservation Area for the following reasons: Firstly, it would then include the key green space between two Grade II listed buildings, providing a complete link on that side of the road. Secondly, it is directly opposite the land around The Elms, which has been highlighted as a key factor in the significant visual appearance and views of the Conservation Area. As the same viewpoints would also have views over Hillside and the land surrounding it, the same argument should apply. There would be little point in protecting the views of, and across, one piece of land unless the extension of such views is also protected. I strongly feel that such inclusion would preserve important views into, out of and within the Conservation Area and would enhance its character and appearance.	Noted – see response to comment 4	See response to comment 4

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20							I would also like to suggest that the Parish Field behind the Village Hall and its car park also be included in the Conservation Area. It would also make sense to include the land behind Holt End Barns, adjacent to the Parish Field. The views into, out of and within these additions would then be protected.	Noted – see response to comment 4	See response to comment 4
21	Paul Leyser Westside Cottage, Beoley Lane, Holt End, Beoley						In respect of our property, Westside Cottage, we have established that the pebble dash treatment to the front and side walls was already in place before 1955 and is not a recent addition. The cottage was, we understand, owned by the Police in the early 1900's and the cellar was reputed to have been used as a cell. I would stress that this latter reference is currently unsubstantiated, but there may be some record of it at Worcester in the archives. The cottage was built in 1834 as a detached property. The adjoining Clifford Cottage was added on some 30 to 40 years later. It would appear that both of these properties merited inclusion in the Conservation Area when it was established in the 1980's. Whilst there has been a more recent extension to Clifford Cottage, our property (Westside Cottage) has not been changed since that inclusion. It therefore begs the question as to why it is now referred to as having a negative impact on the Conservation Area, when other nearby properties have had substantial extensions that are either out of character or also use modern materials – and they are referred to as having a positive impact. It would appear that there may be a little inconsistency here.	The relatively modern pebble dashed finish to this cottage and the block work finish to the neighbouring cottage, detract from the appearance of both cottages and hence the decision to describe them as having a negative impact. This does not mean that they should be excluded from the Conservation Area. All conservation areas are likely to have buildings that make a positive, neutral or negative contribution to the character or appearance of the conservation area.	

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22							I believe that the Parish Field behind the Village Hall and its car park should also be included in the Conservation Area. It would also be sensible to include the land behind Holt End Barns, adjacent to the Parish Field. The views into, out of and within these additions would then be protected.	Noted – see response to comment 4	See response to comment 4
23							Whilst I believe that the proposal to incorporate The Elms and its surrounding fields, bordered by Beoley Lane, Holt Hill and Bleachfield Lane, into the Conservation Area is sensible and advantageous, it seems illogical that the land between Perry Mill Farm and Old Holt Cottage on the other side of Beoley Lane has not been included in the proposed new boundary. I suggest that if this land and Hillside be included in the Conservation Area, it would then include the key green space linking two Grade II listed buildings. Being directly opposite the land around The Elms, highlighted in the Draft report as a key factor in the significant visual appearance and views of the Conservation Area, the same viewpoints also have views over Hillside and the land surrounding it, so surely the same argument should apply? To protect the views of, and across, one piece of land would be pointless if the extension of such views is not so protected. Such inclusion would preserve important views into, out of and within the Conservation Area, enhancing its character and appearance	Noted – see response to comment 4	See response to comment 4
24	Tim Bridges The Victorian Society Conservation Adviser for Birmingham & the West Midlands,						We would simply wish to register our support for this excellent document. We are pleased to note that the conservation area is to be extended to include John Cotton's school of 1876, particularly as this is not listed.	Comments noted and welcomed	

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25	P T Mohan The Elms Bleachfield Lane Holt End Beoley						Have no objection to the proposal to bring my property, The elms, and my fields into the Conservation Area. One field is already in the Conservation area and putting all of the land in makes sense in order to preserve the visual appearance and views of the Conservation area.	Noted and welcomed	
26							Would query why the land surrounding Hillside on the other side of Beoley Lane and directly opposite my land has not been included in the proposed new boundary. Land lies between Old Holt Cottage and Perry Mill Farm, which are both listed. Appraisal highlights views across the fields adjacent to The Elms are significant, and land around Hillside is visible from similar viewpoints. Would therefore be appropriate to include this land as well.	Noted – see response to comment 4	See response to comment 4
27	J Murray Perry Mill Farm Beoley Lane Holt End Beoley						Considers that Hillside should also be included in the Conservation Area, especially as The Elms and adjacent fields have been included. .Appraisal highlights that the natural environment is a crucial part of the Conservation Area, providing a setting and a context. If views from the Elms are important, then as the same views include Hillside, this property should also be included in the Conservation area, in order to preserve and enhance its character.	Noted – see response to comment 4	See response to comment 4
28							Would seem sensible to also include the Parish Field behind the Village Hall and its car park, together with the land behind the Holt End Barn Conversion. These areas complement the setting of the buildings which are acknowledged focal points and historic buildings and would be a positive enhancement to the conservation area.	Noted – see response to comment 4	See response to comment 4

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29	John Neale Yew Tree Cottage, Beoley Lane Beoley						Annoyed and insulted that Yew Tree Cottage, one of the most attractive in the village had been totally excluded and ignore apart from a mere mention in a list of houses in Appendix 1 For the plan to indicate that the cottage has a neutral impact add s insult to injury	The photographs in the Conservation Appraisal and Management Plan have been included generally to illustrate points. It does not contain a full photographic record of the property. This property, although of some age, has been much altered, and for this reason it was judged as having a neutral impact on the character and appearance of the conservation area.	
30							Propose that the NW boundary of Old Holt Cottage be extended to include the land attached to Hillside and link up with the existing boundary on the SW corner. This will increase the conservation Area and make a continuous boundary	Noted – see response to comment 4	See response to comment 4
31	David and Julie Barry Uplow Cottage Holt Hill Beoley						Pleased that The Elms and neighbouring field on Bleachfield Lane are to be included in the Conservation Area. Views across these fields are very important.	Comments noted and welcomed	
32							Consider that Hillside, Beoley Lane should also be included in the Conservation Area. It is across the road from The Elms and the views and natural beauty across the area from both road level and from the hills around are quite exceptional. Would give balance to both sides of Beoley Lane. Would complete the link between Yew Tree Cottage and Old Holt Cottage and the listed property above, Perry Mill Farm.	Noted – see response to comment 4	See response to comment 4

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33							Support the inclusion of the school and village Hall	Comment noted and welcomed	
34							Consider that the following should also be included; The Parish Field next to the Village Hall The row of properties next to Beoley First School, opposite Holt End Barns The Glebe and Moss Lane Close	Noted – see response to comment 4	See response to comment 4
35	M. Squibb & V. Ferguson						Understood that the property and land known as Hillside has not been included within the conservation area. Believe this is an oversight, that should be addressed at this time. It is logical that this site should be included in the Conservation Area.	Noted – see response to comment 4	See response to comment 4
36							Welcome the inclusion of the field below The Elms into the Conservation Area.	Comment noted and welcomed	
37							Have read the draft appraisal with interest and commend the content which portrays an accurate and positive view of the Beoley Conservation Area as a whole. Mentions on several occasions the importance in conjunction with the dwellings of the vicinity, the panoramic views and scenery within the village. Would therefore appear to be logical and necessary for the two areas mentioned to be included if the actions of the 'Appraisal and Management plan are to be consistent with their objectives	Comments noted	

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38	Colin and Caron Turnbull Sunley Bleachfield Lane Beoley						Delighted with the plan. We have just read the draft Character Appraisal and Management Plan and Congratulations to the team who have developed the document.	Comments noted and welcomed	
39							Live at Sunley, Bleachfield Lane and overlook the field forming part of the proposed extension to the Conservation Area and agree wholeheartedly that this is a much needed development to protect the area. Bleachfield Lane is a quiet, tree lined, lane haven for wildlife. Extending the conservation area to include the field and The Elms ensures the continuation of this protected habitat.	Comments noted	
40							As a former headmaster applaud the proposal to extend the conservation area to include the village school and the village hall.	Comment noted and welcomed	