

**APPENDIX 4**  
**Dodford CAAMP Consultation Comments**

Refer ence No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
1	Lily-Rose Faulkner						I have been a Dodford Conservation Area resident for the past 12 years. The majority of the cottages in Dodford are small bungalows and as a result we have an increasingly ageing population here. The problem is younger families need to be encouraged into Dodford in order to preserve both the church and school where numbers are dwindling. We have already lost a post office and shop. Whilst I am not in favour of losing any of the beautiful green fields & vistas that are characteristic to Dodford, residents do need to be allowed to extend their existing properties, sympathetically to the Chartist movement, in order to allow for families.	The Conservation Area status does not prevent householders from extending their homes. As with any other residential property householders have permitted development rights to construct small extensions. Householders would need to apply for planning permission to construct larger extensions. All applications are considered in light of national legislation, local plan policies and national guidance. This is clarified in Section 4.4.2 of the Management Plan on page 24.	

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2	Jenni Schuett 1 Whinfield Road						I believe that greenbelt and Conservation land should be preserved. Existing dwellings should be improved in keeping with the Chartist characteristics of Dodford, however extensions should be permissible to allow for families and extended families to live together and not just a large population of elderly people in bungalows who struggle to maintain large plots of land, as it is currently, as this is detrimental to the school, church, sociology and ultimately the livelihood of our village.	See comments in respect of Response 1	

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3	Mr Jan Schuett 1 Whinfield Road						<p>Coming from a different cultural background and having lived in Dodford for over a decade I have a slightly different thought of approaching the issue of conservation. Conservation is another word for halting, stalling progress. If, and this happens around here a lot, people are forced to obey very rigid regulations – most will look to bend or indeed break them. Conservation shouldn't be enforced this way, like a blanket ban, over a whole area like it has been in Dodford. Especially after a number of houses were built with absolutely no regard to any sense of heritage at all. It is not right in my opinion, to punish the few remaining owners of original Chartist character dwellings for the dismal atrocities committed by modern architecture built in the very heart of this conservation area.</p> <p>Conservation therefore should allow people the freedom to achieve modern day living with all the advances in building and environmental technology, which itself would have been welcomed by the progressive Chartist movement, combined with an architectural style that enhances this special area.</p>	<p>Conservation is about managing change, rather than preventing change. There is not a list of rigid rules to be obeyed, and there is no Article 4 Direction withdrawing permitted development rights.</p> <p>All applications are assessed in terms of the impact they are likely to have on the character and appearance of the conservation area.</p> <p>The Appraisal identifies on page 6, section 3 the special interest that the designation is attempting to protect. Most of the modern buildings within the conservation area pre-date the designation. The conservation area was designated to protect the special interest of the area, and to prevent the loss of the remaining cottages. The designation does not prevent them from being thoughtfully altered or extended.</p>	

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4	Jennie McGregor-Smith Victorian Society Caseworker for Bromsgrove						<p>I was sorry to see that Dodford school, the old school house and Dodford Lodge have been left off the Conservation Area, and hope that this can be reconsidered.</p> <p>All three are interesting pieces of late Victorian architecture, which are part of the history of the village as much as the later church.</p> <p>The school was the design of Bromsgrove architect F.J. Yates, in 1877. The school house of 1882, now a children's nursery, is the design of Bromsgrove architect John Cotton, as is Dodford Lodge of 1881, now representing the rapidly dwindling numbers of his work. All three were built by Brazier &amp; Weaver, using bricks made at their brickworks which was on the site of the bungalow between the old school house and Dodford Lodge.</p> <p>For full information about his buildings please see pp.199 and 139 of <i>John Cotton, The Life of a Midlands Architect</i>.</p>	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 Dodford Conservation Area will take place, and a further consultation will take place, if it is considered that the boundary should be further extended.

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5	Philip and Judy Richardson Fern House Priory Road Dodford						We fully support the proposal to extend the Conservation area in the region of Woodland Road. However, we suggest that it would also be appropriate to include all the properties at the end of Priory Road to include Little Dodford Farm, Dodford Lodge, Dodford Nursery and Dodford First School, as the latter was built to serve the needs of children from the Chartist community.	Noted – see response to comment 4	See response to comment 4
6	Aisling Nash Historic Environment Planning Officer  Worcestershire Archive & Archaeology Service						The Scheduled Monument at Dodford Priory includes extant earthwork remains of the moat in which it is situated. In addition to this, there are the possible remains of fishponds and building platforms to the south west of Waterfalls Farm. These are likely to be associated with the medieval priory and while not included in the Scheduled Monument area, should be recognised as a heritage asset within the conservation plan. Faint traces of ridge and furrow survive within the conservation area attesting to the agricultural nature of the landscape within the medieval and post medieval periods.	Comments noted	Text updated to include this information

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7	Alwyn Rea						<p>Following your two consultation events last month I have spoken to a number of local residents regarding the draft Appraisal and Management Plan for the Conservation Area. Your proposal to incorporate the whole of the original Chartist Settlement estate within the Area clearly meets with general approval being seen as a sensible and appropriate 'tidying up' move.</p> <p>However a number of people have asked why the proposals have not pursued an earlier suggestion that the Area should be extended to cover the whole of Priory Road. This would then incorporate the School and School House (both of interest as important Victorian buildings and retaining their original features) together with the large Victorian farmhouse and also Little Yarnold Farm – the black and white house on the corner. You mentioned that this is something that you had considered and it seems it would be welcomed as something that would complete the incorporation of just about all of the buildings of historic importance in Dodford.</p> <p>Although I am Chairman of the Parish Council I am writing this as a resident of the village and of the Conservation Area. The Council's official response will no doubt be forwarded to you by our Clerk, Kay Stone.</p>	Noted – see response to comment 4	See response to comment 4

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8	Kay Stone Clerk to Dodford with Grafton Parish Council						The Parish Council would like to propose that the Conservation Area should be extended along Priory Road to include the School and Nursery. This extension would include and protect some interesting local buildings.	Noted – see response to comment 4	See response to comment 4
9	Tim Bridges The Victorian Society Conservation Adviser for Birmingham & the West Midlands,						We would simply wish to register our support for this excellent document.	Comments noted and welcomed	
10							We are disappointed that the conservation area is not to be extended to include the school of 1876, which according to Alan Brooks (2007) is by F.J. Yates. I think it is referred to as being by John Cotton in the document, but it is Dodford Lodge next door that Brooks says is by Cotton of 1881.	Noted – see response to comment 4	See response to comment 4
11							We are also surprised that the Tower House is not a listed building & would welcome your thoughts on this.	The Tower House is an interesting Arts and Crafts composition, by the same architect as the Grade II* listed neighbouring Church, Arthur Bartlett. It has been sympathetically extended in recent time, but may still be worthy of listing. It would definitely be a candidate for the forthcoming Local List.	

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12	Mr A G Grove & Mrs J V Grove						My wife and I wish to thank you for your detailed report.	Comments noted and welcomed	
13							<p>We agree as stated by you in your report that the extension of the Conservation Area to include Priory Road to the School House is NOT appropriate. It has no special character of the conservation area.</p> <p>The School House was built as a result of the Education Act like many other Victorian village schools in Bromsgrove. It has no special reason to be connected to the Dodford Conservation Area.</p> <p>A number of other local people hold your view that the extension of the area should not include Priory Road housing and School House which are protected already by regulations. The extension would demean and degrade the Dodford Conservation Area.</p> <p>Any extension by the Dodford Parish Council without consultation would appear to be inappropriate.</p>	Noted – see response to comment 4	See response to comment 4
14	Gordon Long Great Meadow Dodford				4	2.3	Incorrect see p.16 para 4.3.6	The contradiction regarding the number of TPOs has been rectified.	



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15					6	3.2 Line 6	Query on this date. The land was bought by O'Connor May 1848 (see the Rosedene Guide)	Noted and text amended	Text amended
16					6	3.2 Penultimate line	'Chartism was a basic building block of the Labour Party' – Michael Foot during a tour of Rosedene in 2001.	Noted	This interested fact has been included in the appraisal
17					7	4.1	It would underline the history of the area if road names could revert to original. Electricity authority still uses Middle Road for letters!	This is an interesting thought, but the District Council is not in a position to change road names.	
18					9	4.2	Date? Building was started in 1848 and the Settlement day was 2 <sup>nd</sup> July 1849	Noted	This clarification has been inserted on page 10, second paragraph
19					10	4.2	Great Meadow was actually built before the land purchase so was bought by O'Connor with the land and immediately re-sold	Noted	Text re-worded accordingly
20					11		See note on p.6 penultimate line	See response to comment 16 above.	

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21					11		Village Hall was first used in 1979 after an extensive building programme	On the basis that Mr Long helped construct the Village Hall this revised date is assumed to be correct	Text amended on this basis
22					12		View from Church Road/woodland Road includes Tardebigge Church	Noted and agreed	Text has been re-worded accordingly
23					13	4.3.3	Cottages ancillary rooms were originally utility and not residential	Noted	Text has been reworded accordingly
24					14		Non Chartist Buildings. Great Meadow was actually later than 1830 evidenced by the wood work (doors and windows) being identical to the Chartist Items.	On the basis that Great Meadow was constructed prior to the land purchase, a secondary source stated it was constructed in 1830, it is likely that it was updated by the Chartist's builder and hence some of the joinery is the same as that found in the Chartist cottages.	
25					14		Ecclesiastical Buildings. The Priory it is claimed was O'Connor's home in summer 1848 (Ref 'The Chartist' Peter Searby 1967). This is disputed	This is an interesting fact and links O'Connor to one of the buildings in Dodford which pre-dates the Chartist Movement. Although the uncertainty of this fact is noted.	The text has been updated to reflect these comments

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26					15		Village Hall date see note on page 11	See response to point 21	The text has been re-worded accordingly
27					15	4.3.4	See note on page 13 4.3.3	Noted	This point has been added to page 13, it is not felt necessary to add it to page 15.
28					15		Rainwater goods. Originally cast iron which remains in a number of places	Toted and agreed	Text re-worded accordingly
29					19		Dodford Primary School (now Dodford First School). Architect was FJ Yates	Noted and agreed	Text re-worded accordingly
30					22		Date 1847/48 should be 1848/49	Noted and agreed	Text re-worded accordingly

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31							<p>Boundary changes The proposed changes are highly desirable but should be extended to include the area to the east of the proposed extension. The school, the nursery school, Little Dodford Farm and Dodford Lodge should all be included in the Conservation Area. Is it possible that those buildings could be a separate conservation for Little Dodford? That would fit with the original areas of Little and Great Dodford</p>	Noted – see response to comment 4	See response to comment 4