

# *Eight Ash Green*



## VILLAGE DESIGN STATEMENT



# Village Design Statement



Which way should we go?  
(Modified Signpost)

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## 1. Introduction

Welcome to the Eight Ash Green (EAG) Village Design Statement (VDS) which covers the Civil Parish of EAG and includes Fordham Heath, Daisy Green, Lexden Heath and Seven Star Green.

The VDS Group would like to say “Thank you” for your support and help in producing this Statement which we hope accurately reflects the views and opinions as expressed *by you* both in the questionnaires you completed and in the attendance at the various village meetings and exhibitions.

The VDS also includes a note setting out the Character of the Village (Section 9) as well as a diagram of the village, maps and photographs so that the reader gets a clear idea of what EAG feels and looks like.

During the whole time members of the VDS Group have been working on the Statement on your behalf, they have had three key thoughts or questions in their mind:-

- How can the essential character of the village be preserved in any future developments that are acceptable to the community?
- How can the VDS support the overwhelming desire as expressed in the Parish Plan, to maintain the tranquil, rural feel of the village?
- What *practical* and *helpful* guidance can be given to those who intend to build or extend their properties that help to care for and enhance the appearance of the village?

We hope that you find this document helpful, both at an individual level and collectively as a community, and that it is something you will refer to as and when necessary. If you have any comments or suggestions, please send an email to [www.eightashgreen.com](http://www.eightashgreen.com)

John Allcock

Derek Franklin

Chair of the Eight Ash Green  
Village Design Statement Group  
July 2013

Chair of the Eight Ash Green  
Parish Council  
July 2013

# Village Design Statement



## 2. Executive Summary

At the annual village festival in July 2011, we launched the EAG Parish Plan which included an Action Plan that set out a number of issues that the people living in EAG thought should be tackled, such as improving the broadband speed in the village.

The Parish Plan also made it quite clear that we enjoy living in a lovely rural setting in a beautiful part of the country which we want to see protected, preserved and improved for the future, both for ourselves and for our children. We do not want to see our village become an urban sprawl - we really value our village way of life which is relatively crime free, a safe place to live and has the Jewel in the Crown that is the Heath. Section 10 describes the protection afforded to both Fordham Heath (VG187) and Seven Star/Daisy Green (VG188). This position has been definitively reinforced by the responses to the VDS questionnaire distributed in July 2012 as set out in the VDS Technical Report which can be found on the village website.

Whilst a Parish Plan identifies a number of *actions* that need to be achieved, the purpose of a VDS is to *describe the character* of a village, (see Section 9) supported by a number of Design Guidelines that aim to help to care for and enhance the appearance of a locality. It should be borne in mind that despite having thirteen listed buildings (see the map on page 30 and Annex C), ours is a relatively new village.

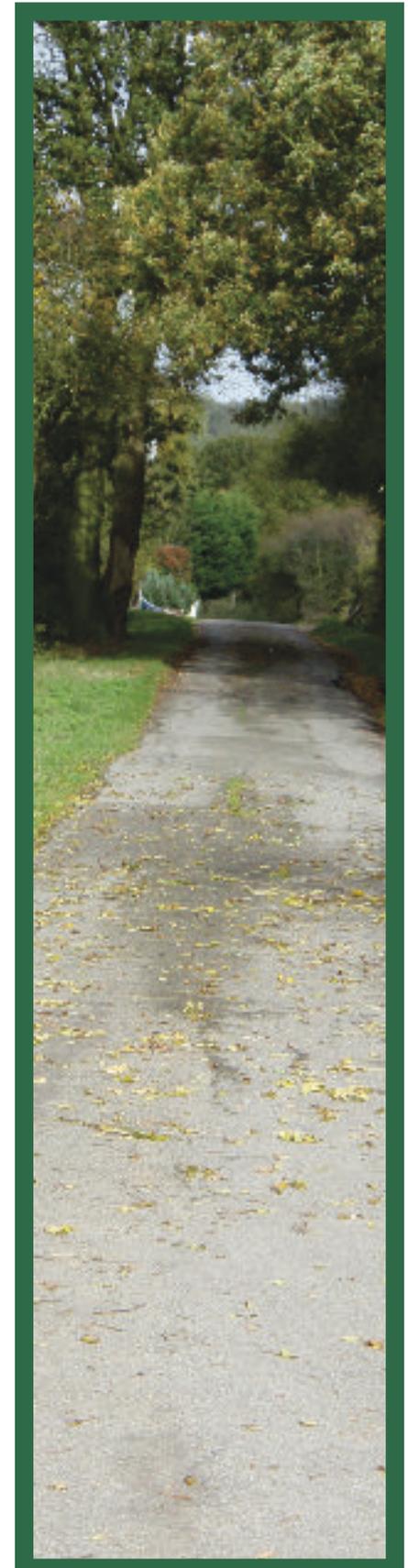
What you will find as you read the VDS, is that 33 of the Design Guidelines are what might be called “generic” ie. ones that are applicable to the whole of EAG. Within the village, we have fourteen distinct Defined Settlement Areas (see Section 11), that describe what may be found in each area in terms of housing and infrastructure and 35 of the Design Guidelines lend themselves to being applicable only to a particular Defined Settlement Area. eg the Design Guideline, “The Heath and associated wild meadow areas should be protected against any inappropriate development either on or adjacent to the Heath” is clearly, only relevant to Area 2 – “The Heath”.

What lies behind the Design Guidelines set out in this VDS is that both the feel and look of EAG are very important to the people who live in the village – they do not want to live in an urban area - they value its current rural aspect and outlook. The various Design Guidelines provide a clear set of statements that give a clear expression to their wishes about the future of the village of EAG.

The significance of the VDS is set out in Section 3 (What is a VDS?), paragraph 2 in particular, Section 4 (The VDS and its Planning Status), and how it is linked to the national perspective - Annex B.

Because the VDS is a very important document, we are distributing a hard copy to every household in the village as well as placing it on the village website. At some stage, it will probably affect most people who live here, whether you intend to extend your house, the type of hedging/screening you may wish to plant or if you intend to replace or widen the material covering your front drive for example. Planners and developers will also be able to see what developments you want to see happening in the village in the years to come, or not as the case may be.

**We commend this VDS to you.**



Cooks Mill Lane and the Heath

# Village Design Statement



## 3. What is a Village Design Statement?



Eight Ash Green is a beautiful, sought after area, for all of the right reasons. Long may it last. \*



30 mph speed repeaters throughout the village are needed.\*



Preservation of greenfield areas and wildlife habitat is essential.\*

A VDS is a publicly available guide that identifies the characteristics of a village, which are valued by the people who live there. It provides guidelines on how the characteristics should be respected in any future building work, as well as practical ways to care for and enhance the appearance of a locality. The aim is to focus on best practice both in terms of design and quality which are acceptable to the community, so that any new development is in keeping with the existing character of the village. A VDS does not address the principle of *whether* any development should take place, but rather *what it should look like*, if it does. The aim is to help promote sustainable development by way of sympathetic designs and use of the appropriate materials.

A VDS can be a positive influence on future development by having a real impact on the design of any new buildings and other infrastructure such as extensions, new porches, changes to windows etc to help ensure they are in harmony with their setting thus making a positive contribution to the immediate environment. Planning applications stand a greater chance of success if they adhere to the guidelines set out in this document. The Parish Council would encourage people/developers to discuss their proposals before submitting a planning application, although the Parish Council is able to give advice at any stage of the process.

There are three key points to bear in mind. First, a VDS is about managing change in a way that reflects the views and wishes of those living in a village – not preventing it. Second, the clue is in the title – it is a **Statement** about what we, the villagers would like to see happening should any building work occur where we are living. Third, a VDS gives local people a recognised voice in the planning system rather than having to rely on protest to make their views heard.

\* Comments from the VDS questionnaire

# Village Design Statement

## 4. The Village Design Statement and its Planning Status



All significant development requires planning permission and each application is considered against the Colchester Borough Council's (CBC) main statutory planning document, the Local Plan. The Local Plan provides strategy and policies to guide development in Colchester to 2021 (2023 for housing).

The Local Plan comprises a number of inter-related documents. In Colchester's case the Local Plan is made up from the Core Strategy (adopted December 2008), which sets out the long-term vision for the Borough and the objectives and strategic policies to deliver that vision, the Development Policies Development Plan Document (adopted October 2010), the Site Allocations Development Plan Document (adopted October 2010) and the Proposals Map. Together these documents set out the policy framework to guide future development across the Borough. It is against this framework that the VDS has been prepared.

The development decision making process is informed by all the documents that contribute to the Local Development Framework (LDF) as well as by national policies. This includes, for example:-

- The Core Strategy adopted by CBC in 2008.
- The relevant Development Policies set out by CBC as part of their LDF (see Annex A) which the EAG VDS Group has considered in putting this Village Design Statement together.
- Any Neighbourhood Plans drawn up by communities that set out a development vision about how local communities want their local area to develop in the future.
- A National Planning Policy Framework was published by the Government in 2012 and Annex B sets out the key points that are relevant to the production of our VDS.

Although a VDS is not a statutory planning tool, it does have a formal status in the planning system administered by both the Parish and Borough Councils. If approved for use as a material consideration, a VDS can:-

- Give designers and developers positive guidance on acceptable design from the community's point of view which can help avoid conflict later on.
- Improve design in rural areas by being applied consistently in the development control process. It becomes part of the planning process for planning applications and therefore could help local planning authorities accept/reject planning applications on the grounds of design.
- Help protect visually important buildings and open spaces.

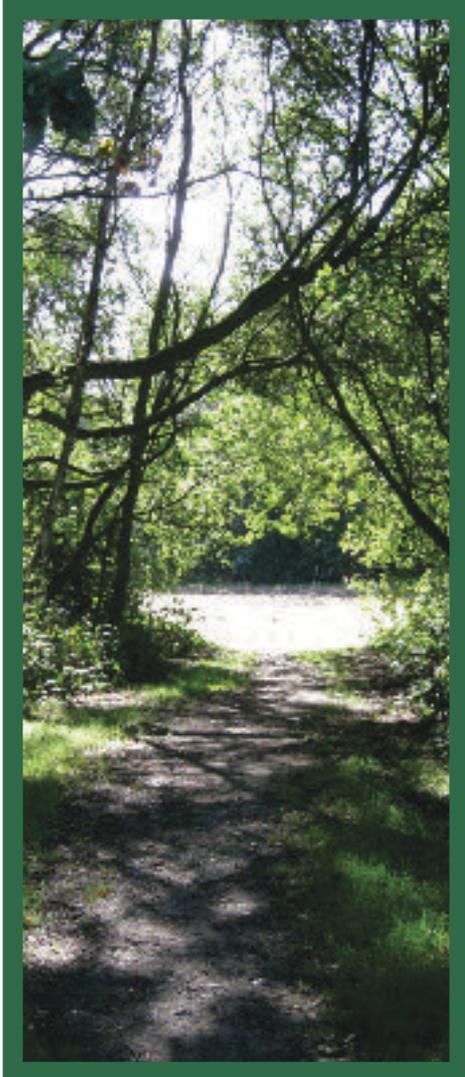


The Heath

# Village Design Statement



## 5. Development and preparation of the VDS



The Heath

The VDS was developed by a small team that first produced the Parish Plan for the village which was published on the EAG website in 2011.

The main activities included:

- Speaking to both Stella Meesters and Jan Cole at the Rural Community Council of Essex (RCCE) as well as Beverley McClean at (CBC), all of whom provided some excellent advice and guidance.
- Making use of the RCCE VDS Guidance Pack.
- Looking at the VDS produced by other villages.
- Making contact with Heather Hann at the EAG Village school to obtain her help and support - see Section 12.
- Preparation - distribution - analysis of the village questionnaire.
- Hosting a number of village meetings/exhibitions.
- Keeping the village informed of progress by way of the Village Newsletter.
- Obtaining agreement of both the Parish Council and CBC to publish the VDS.

This has been a lengthy process taking just over two years to come to fruition.

## 6. Relevant findings from the EAG Parish Plan

Although increased levels of housing are not proposed on a significant scale for EAG, residents were able to express their views in the Parish Plan questionnaire about the nature and type of housing which may be permitted in future. At present the village has a variety of housing types as set out in Section 11 below ranging from distinctive and individualistic housing stock to newer estates of the 1960s and 1970s for example, which have significantly changed the scale of the settlement.

The Planning section of the Parish Plan questionnaire was answered by a large number of the respondents indicating its importance to people within the village. The majority of respondents, to the question about the location of any new housing development, suggested that no additional sites should be allocated. Of those who did accept that some development might have to take place, the centre of the village was favoured. When questioned about the type of housing that should be permitted, if at all, favour was expressed for smaller starter homes and 2-4 bed family housing.

The results are available on the EAG parish website.

# Village Design Statement

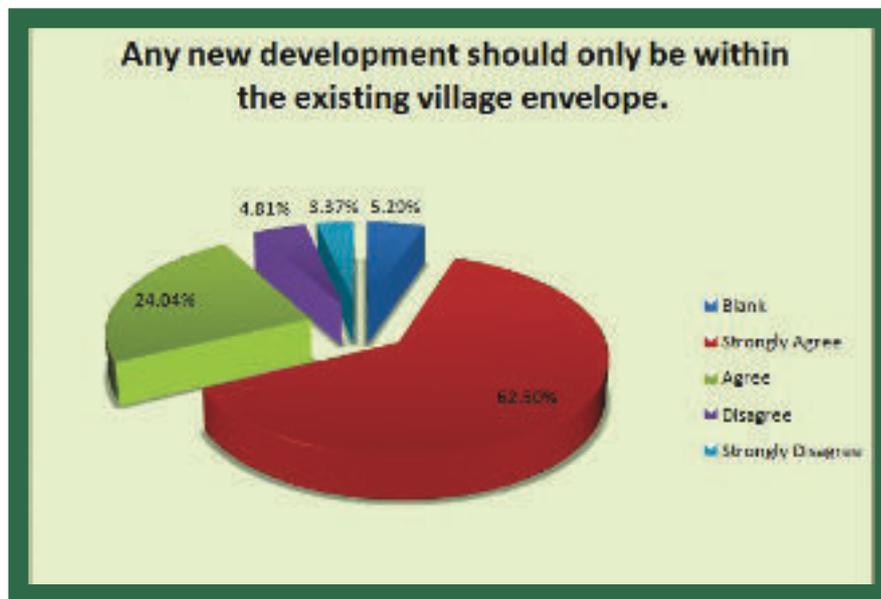
## 7. Consultation



Following on from the Parish Plan, which included the results from a detailed questionnaire, a further questionnaire was distributed which was firmly focused on the design issues that were not covered in the previous one. A full Technical Report was made from the results from this latest survey and it was published on the village website in November 2012. These results are used in this document to provide the Design Guidelines, reflecting the wishes of the inhabitants of the village. This VDS will provide advice for Local and County planners and of course the residents, regarding how we would like the village to look now and in the future.

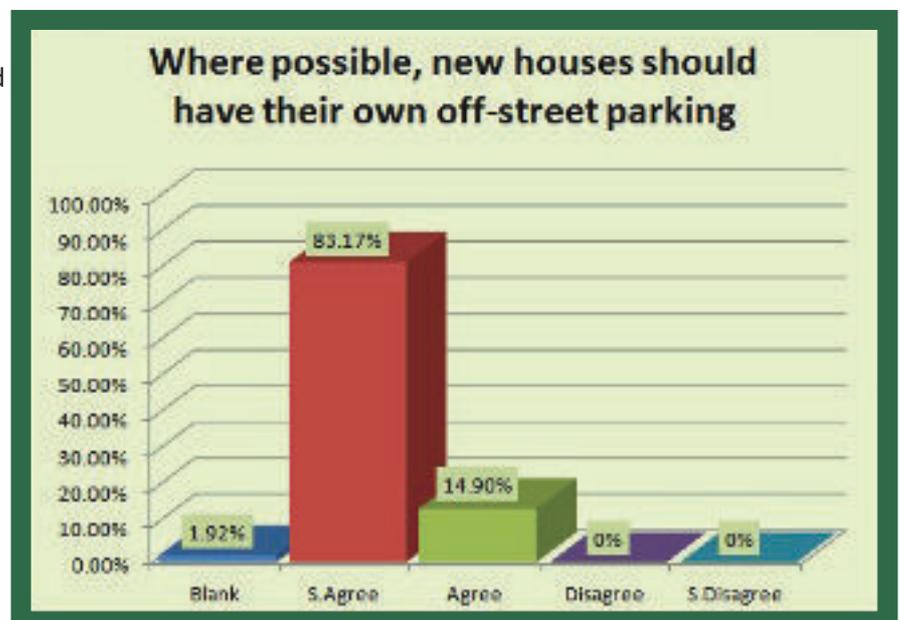
The most important points made are included in this Section. However the full analysis may be seen on the village website ([www.eightashgreen.com](http://www.eightashgreen.com)) following the links to the Village Design Statement.

The questionnaire was divided into eight Sections, seven dealing with separate groupings of questions and an eighth for comments not covered in the other sections:-



**Section 1 - Housing (General)** - A majority (86%) would like to see any development limited to within the village envelope, a map of which can be found in the Parish Plan. Most thought that a very small addition to the village would be acceptable if planned as infill, individual plots, or a small development of 2-5 houses, where appropriate.

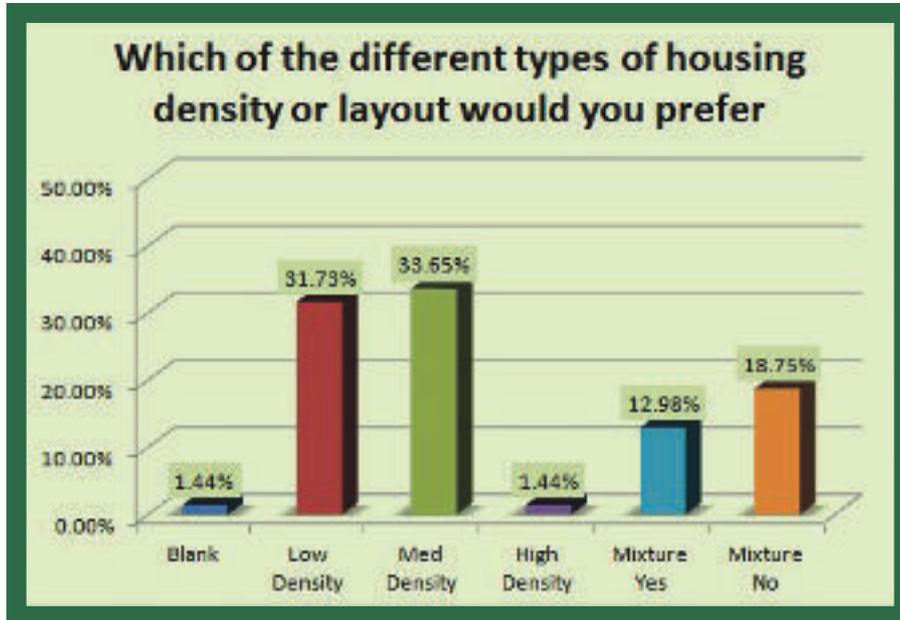
**Section 2 - Infill of one or two houses and or extensions** - The majority would like new development or extensions to be sympathetic to nearby buildings, following the skyline, not blocking out neighbours light, and with private parking on the property.



# Village Design Statement



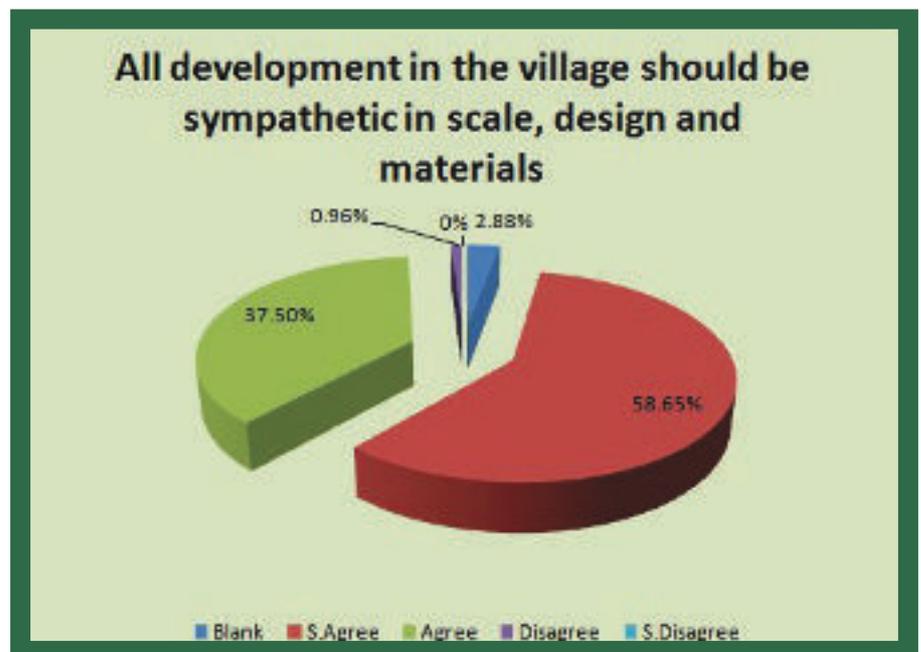
## 7. Consultation



**Section 3 - Estates and Developments** - Low or medium density developments would be acceptable providing garden sizes were considered to be in proportion with the proposed housing.

**Section 4 - Sustainability and external features** - The majority are in favour of sustainable developments and solar panels but not wind power in any of its forms.

**Section 5 - Design and materials** - A very high proportion of those filling in the questionnaire would like the style of new development to fit in with surrounding properties.



# Village Design Statement

## 7. Consultation



**Section 6 - Environment and open spaces** - A high majority would like to see the village remain as it is with regard to the open spaces and environment. The gaps between the village and adjacent villages should be maintained with the Heath, and our open spaces protected.

**Section 7 - Business and employment** - More research on local business may be needed to establish whether land/premises are required and where the village might want them.

**Section 8** - Most of the comments made in the questionnaire, which are relevant to the planning process, and thus the VDS, are covered by the answers to the relevant questions. Other comments which refer to the beauty, situation and general look of the village are either set out below or are used as quotes throughout this document.

I think there should be affordable housing built for local people who cannot afford to buy in the village.

Keep the Heath free of any type of building or development  
Keep the green wedge around the village

It is VERY important to retain the "Rural" feel.

I think it is key to maintain the village feel and atmosphere whilst allowing some modest development over the 15 year period  
I think it is essential to keep the green wedge between us and Stanway on both sides of the dual carriageway

Some types of contemporary design can compliment traditional design and can add interest to the village scape. Eight Ash Green is not a village that expresses a 'heritage style' that justifies the degree of protection as say, Finchingfield, and disparate architecture would therefore not necessarily offend.

A delightful village - let's keep it that way - resident of 72 years.

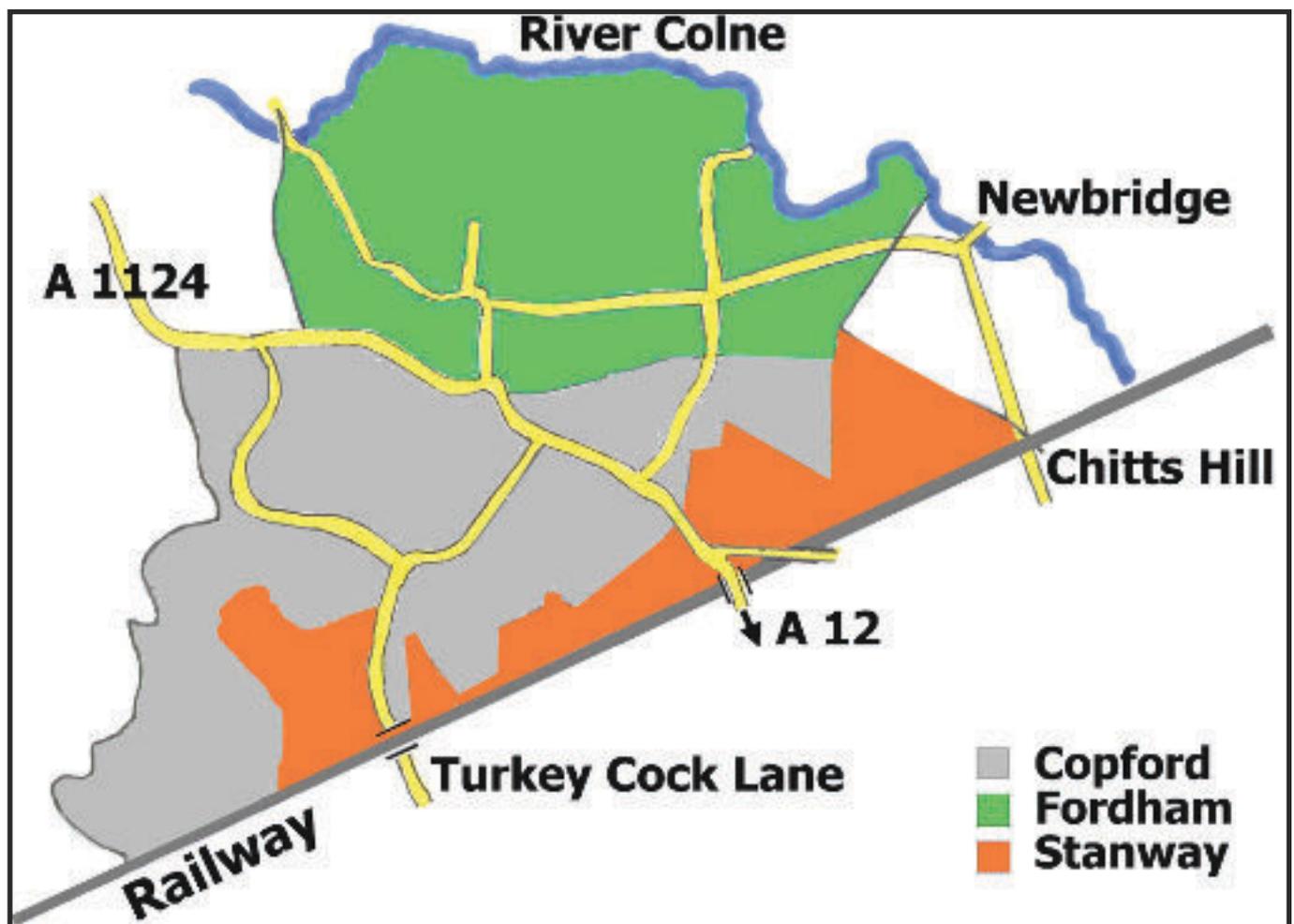
# Village Design Statement



## 8. History of our Village

In 1467 there was evidence of woodland clearance for the development of small hamlets in this part of North Essex with names such as Copford Green, Daisy Green, Gallows Green and Alevenasshes appearing. Alevenasshes means 11 ashes and is thought to be the first mention of EAG. The hamlet of EAG was centred around a small green and pond opposite the site of the then Brick and Tile which itself was in existence by 1754 but closed in 2011. Very little evidence of the pond and green still remains and today the village is without a natural centre, unlike so many older villages. EAG has long been a settlement area with prime agricultural land. A fine example of a Neolithic polished flint axe was found in a field behind the Cricketers (on edge of Fordham Heath) in 1968 together with other flints of a similar honey colour.

The parish of EAG came into existence in 1947 taking land from the surrounding parishes - from Fordham 641 acres, Copford 844 acres, Stanway 125 acres and Aldham 4 acres. At this time the population was 660 and people were mainly involved in agriculture or local trades. There were scattered farms and cottages with two main dwelling areas around Fordham Heath and at the crossroads by the Brick and Tile where an ancient road (Blind Lane) from Copford to West Bergholt crossed the Halstead Road. There were also a few cottages by Seven Star Green and Daisy Green had one 18th century farmhouse (Willow Farm) and cottages built to accommodate workers on the new railway line. Sally's Cottage was once the home of the local hare catcher ('sally' being the name for 'hare'). Seven Star Green and Daisy Green were given to EAG Parish Council in 1973 by deed of gift from the lord of the manor of Copford.



# Village Design Statement

## 8. History of our Village



The 36 acre Fordham Heath was first recorded in 1391 as 'le hathe' and was granted by an Act of Parliament to the parish of EAG in 1965. The Heath was well grazed by cattle, horses, donkeys, sheep and goats. During the First World War it was given over to a camp for the Somerset Yeomanry and in the Second World War it was ploughed up to help food production. The Chapman and Andre map of 1777 shows the outline of the Heath much as it is today. In days gone by, an old well at the top of the northern slope provided a constant supply of pure water for villagers living around the Heath. Water was also collected from small wells in private gardens and there was a well in the Choats Wood area. Various farmhouses were built around the heath (Crook's Farm, Gatehouse Farm, Heathside Farm, Burnthouse Farm and White House Farm) and gradually private dwellings were built along Spring Lane, Huxtables Lane and at the top of Cooks Mill Lane. There has been a public house on the east side of the heath for many years, originally The Star but now The Cricketers. There was also a small beer house on the edge of the heath at the junction of Huxtables Lane and Spring Lane called The Half Moon. This is now a private house.

Agriculture has always been the main means of employment in EAG and the surrounding area. Most farms concentrated on arable farming with some livestock but with the agricultural depression in the late 19th and early 20th centuries farmers diversified into seed and fruit growing and poultry farming. 75% of men in the area were directly employed in agriculture or closely related trades in 1851. Some men would have been employed in the two watermills on the edge of the village area - Cooks Mill and Argents Mill and local women would have been able to boost their family income by spinning for the cloth weavers in Colchester town until this trade disappeared around the middle to the end of the nineteenth century. There was a windmill in Huxtables Lane on the south side of Fordham Heath until the end of the nineteenth century. This produced flour and would have given employment to one or two people.

Today the village consists of an ancient Heath surrounded by residential development and a few retail outlets. It is separated from nearby villages by farmland and near to the A12 in Turkey Cock Lane there are a total of 12 commercial enterprises, with about 6 commercial units at Fiddlers Farm.

EAG is sited close to the modern A12 dual carriageway that runs from London to Great Yarmouth in Norfolk. The Romans built a paved road from London to Colchester, later known as the Great Essex Road and the current A12 route closely follows this Roman highway. The village is also intersected by the A1124, the old Colchester to Cambridge Turnpike road. Both the A12 and A1124 are busy roads and traffic flows impact on the village, but it is still possible to enjoy peace and quiet in the side roads.

Over the years a ribbon development has appeared alongside the A1124 divided in the middle of the village by arable fields and Seven Star Green. Housing has also been built along the road to Fordham and around the access road to Fordham Heath (Spring Lane). There was major development in the 1970s with Fiddlers Folly and the new school building to the west of the village and Heathfields and The Walk developments off Spring Lane to the south. Since then there has been very little new build apart from a small development on the A1124 near the church in 2010 and 3 infills of approximately 5 dwellings each, off Wood Lane. The population in 2013 is 1,800 with some 750 dwellings. Many residents work in the surrounding large towns of Colchester, Chelmsford and Ipswich, and still more travel to London for work.

There are thirteen Grade 2 listed buildings in the parish of EAG – listed in Annex C. Most of these buildings are on the outskirts of the parish and were originally in Copford, Stanway or Fordham. The oldest surviving house is Abbots Hall circa 1500. It was a huge manor described as having land in Stanway, Fordham, Copford and Lexden, so must have spread over most of Eight Ash Green at one time. It is now a special school with an intake of 44 pupils. Bulbanks Farm on the Halstead Road to the east of the village was associated with the Bolebek family in the 13th and 14th century and was part of Little Fordham Manor held by St John's Abbey in Colchester.

The church of All Saints on the Halstead Road (A1124) was built of locally made brick in 1866 to serve the then northern part of the parish of Copford. It is now jointly administered with the church in Fordham. A 1879 map of Fordham shows a 'primitive Methodists Church' in Huxtables Lane on the corner of Fordham Heath. The Methodist Church is now in a more modern building on the Halstead Road, built in 1932 with extensions in 1975 and 1986. In 1875 a school opened on the corner of Halstead Road and Spring Lane. This moved to land by the church in 1926 and to its present building in Fiddlers Folly in 1976.

# Village Design Statement



## 9. The Character of our Village

As can be seen from the History of the Village, EAG is a relatively young village in its own right, having only been established since the 1940s. Nevertheless, it does have its own character of a small rural village, mostly modern but with some much older housing, with a population of about 1,800 people living in some 750 houses. EAG stretches just over 3 kilometres from east to west and just over two kilometres maximum from north to south. It rises some 40 metres above sea level, occupying the high ground to the south of the beautiful Colne Valley which contains the ancient Essex Way National Trail. At its heart, EAG boasts one of the best preserved pieces of ancient heathland in the County.

Whilst the village as a separate entity does not have a long pedigree, it does contain thirteen Grade 2 Listed Buildings that are spread out across the village, five of which can be found in Turkey Cock Lane on the south side of EAG. The earliest of the Listed Buildings dates from around 1500. Further details can be found in Annex C. However, Eight Ash Green is not a village that expresses a clear and distinct “heritage style” that justifies the degree of protection as say Finchingfield in Essex does.

Like a number of villages in East Anglia, EAG sits astride a busy main road or thoroughfare – the A1124 – which is based on the old Colchester to Cambridge Turnpike. It is located close to the A12 – the main route from London to East Anglia and about three miles to the West from the garrison town of Colchester which has a population of some 180,000 people. Despite its close proximity to what is a major town, EAG remains in a rural setting that combines agricultural land and buildings, housing of various types and ages, open fields and heath, woods and hedgerows. It is not therefore a suburb of Colchester being clearly separated both in geographical terms (much to the satisfaction of residents) and by the attitude of the villagers – “I moved to Eight Ash Green because I wanted to live in a village and not an urban sprawl”.

It could be said that EAG is not a real village as it simply consists of a number of separate settlements with no central “heart” that have only been combined together for administrative convenience. This argument is perhaps supported by the fact that the two main areas of housing in the East and West of the village are separated by a large open space of fields used for agriculture. However, the other side of the argument is that the “gaps” that exist actually enhance the rural feel typical of a village with plenty of light, open spaces, combined with agricultural aspects and spectacular views of the countryside. It is a village in the true sense of the word – not everywhere is or looks the same.

At first sight, EAG may appear to be disjointed with a number of different parts, but a clear example of people identifying themselves as “EAG villagers” came in 2006/2007 when a proposal to build a Park and Ride scheme in the village brought a huge response to the plans, not just from those immediately affected in Areas 1 and 3 (see Section 11 below) but also from those in the more “remote” parts such as the Defined Settlement Areas 11 and 12 for example. The whole village came together as one to protest and make their feelings known.

EAG has a number of localities which clearly have their own identity and these are set out below as “Defined Settlement Areas”.



The Brick and Tile, Spring Lane as it used to be

# Village Design Statement

## 10. The Village Greens



Eight Ash Green is very fortunate in having two areas of registered Village Green, Fordham Heath (VG 187) and Seven Star/Daisy Green (VG 188), which are both an important medieval legacy. VG 187 and 188 are registered under the same Act of Parliament, the Commons Registration Act 1965. VG188 was sold for £1 to the Parish Council in 1973 by the Lord of the Manor of Copford and was registered in 1981. In the case of Fordham Heath, the Commons Commissioner directed the Registration Authority to register the Parish Council as owner and registration was confirmed for the various parts of the Heath between 1973 and 1979.

Both areas are covered by the same 1947 Scheme of Management under the Commons Act 1899 and by the same 1948 Bye laws made pursuant to the Scheme of Management which are currently displayed on the Heath and Seven Star Green. The Scheme of Management requires that the natural aspects or features of the common must be preserved, free access to all parts be maintained and prohibits any kind of building without specific Secretary of State consent.

Both of the registered Village Greens are therefore owned and managed by the Parish Council. The original maps, *at the time of registration*, of the Registered Village Greens (VG 187 and VG 188) can be found in this section. In the case of VG 188, the map shows that all the verges along both Seven Star Green and Daisy Green to the junction with Foxes Lane Corner are included within VG188 and are therefore covered by legislation relating to Town and Village Greens referred to above.

Village Greens are also protected by Planning Policy – Development Policy DP15 ‘Retention of Open Space and Indoor Sports Facilities’ (see Annex A), states that ... “development that would result in the loss of any small incidental areas of open space, not specifically identified on the Proposals Map but which contribute to the character of existing residential neighbourhoods, and any registered common, heathland or village green or which contribute to green infrastructure will not be permitted”.

In addition a good part of the Daisy Green highway is designated as Protected Lane. This designation originated in the 1970s under a County Council programme to identify highways needing protection but has since been included in the adopted proposals map and in LDF Development Policy 21 ‘Nature Conservation and Protected Lanes, (see Annex A) which says ‘*Protected Lanes of historic and/or landscape value shown on the Proposals Map will be protected from development that would adversely affect their physical appearance or would give rise to a material increase in the amount of traffic*’. Supporting paragraph 9.21 which follows Policy DP15 explains that:

*“The County Council has identified certain lanes that have historic, landscape and biodiversity value which need to be retained and enhanced through appropriate and sensitive management measures”.*



View from the Heath over the Colne Valley

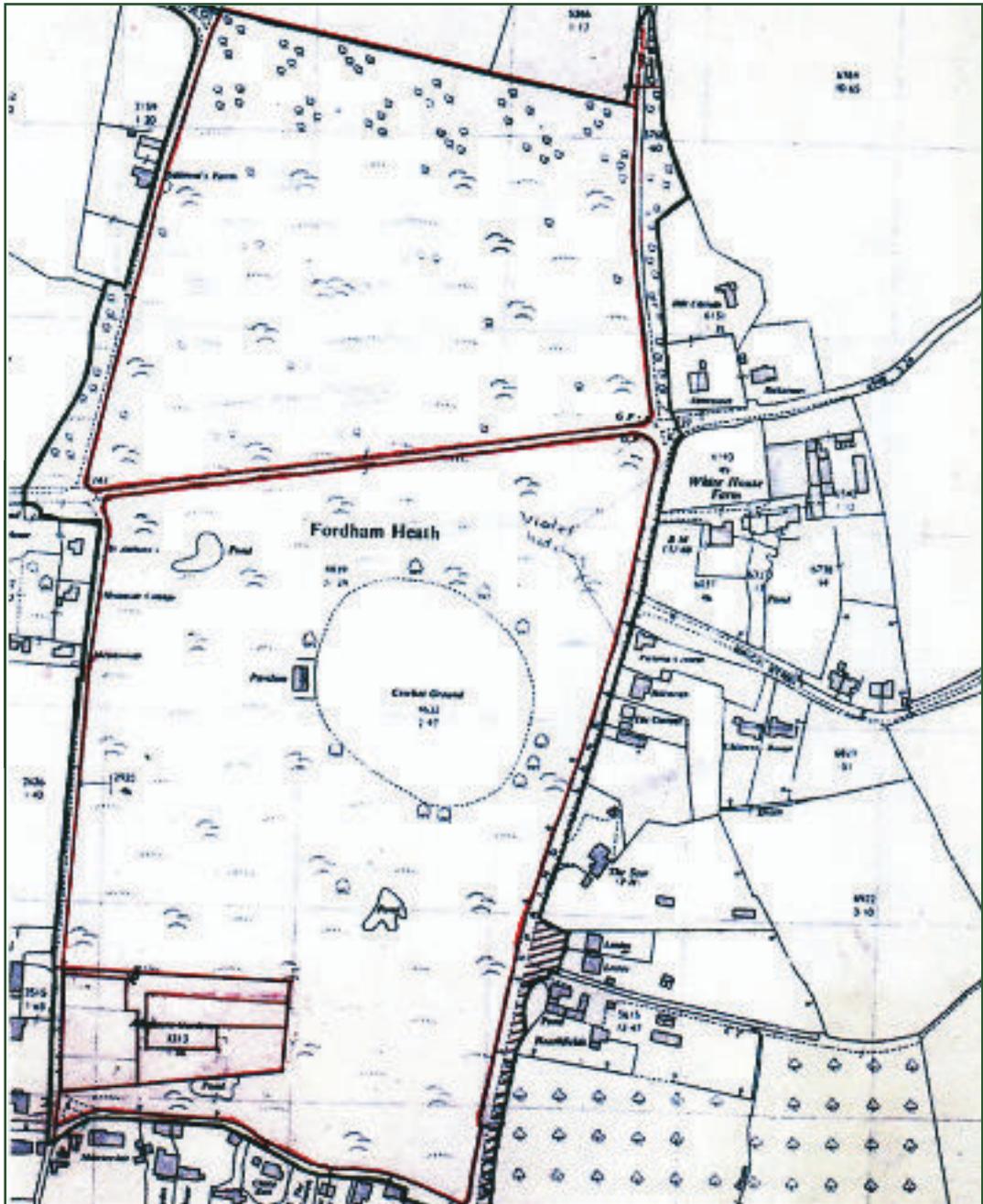
# Village Design Statement



## 10. The Village Greens

**VG  
187**

THE HEATH  
(Enclosed in Red)



**VG  
188**

SEVEN STAR  
GREEN AND DAISY  
GREEN  
(Enclosed in Black)



# Village Design Statement

## 11. Defined Settlement Areas of our Village

Please refer to the Map in Annex E for the boundaries of the Defined Settlement Areas



### Area 1



### Area 1 - Searle Way, Heathfields, The Rise, The Walk, Spring Lane.

This part of EAG containing Searle Way, Heathfields, the Rise, and the Walk consists mainly of two storey houses built in the 1970s with some bungalows, all of which have open fronted gardens and either single or double garages. They are of brick construction and tiled roofs with some houses having different types of cladding such as black painted wood, tiles, UPVC or slates. Windows are either of wood or UPVC construction. Drives are a mixture of concrete or block paving. The tarmac or concrete roads are wide enough for cars to be parked along at least one side so that traffic can pass and there are pavements on both sides of the road. All three parts contain street lighting. There is no “through route” via Heathfields/Searle Way and The Walk/The Rise – they all end in cul de sacs. This Area represents part of the planned development of housing stock in the village and is one of the four main residential areas – the others being in Areas 7, 8, and 9. Area 1 also includes the southern end of Spring Lane where the housing stock consists of both houses and bungalows of both modern and older designs. The village hall, which was formerly an army hut at Matching Green, is located in Spring Lane and was moved to its present site in 1948. Pavements can be found on both sides of the tarmac road for the majority of its length and it has street lights as well. Spring Lane has a 30mph speed limit which is often ignored and it forms part of the “rush hour” rat run from people living in West Bergholt who wish to gain access to the A12 without going through Colchester.

### Area 2



### Area 2 - The Heath and Brick Street

The Parish Plan described the Heath (VG187), which is owned and managed by the Parish Council, as the “Jewel in the Crown” of the village which is in that part of the village known as Fordham Heath. It consists of an ancient common, bordered by houses or bungalows on three sides and a wood to the North. The Heath also contains allotments, a small wood, sports pitches and a cricket pavilion. The Heath is very popular with dog walkers. Accommodation is a mixture of older and newer houses and bungalows with either tiled or slate roofs. The boundary is marked by a tarmac road to the north and east which has one bus stop by the village pub “The Cricketers” and by a bridle path to the west and an old tarmac road to the south, both of which are marked as having “restricted access”. There are no pavements surrounding the Heath, and only limited street lighting. A variety of footpaths lead off the Heath.

The northern end of Spring Lane is included in Area 2 with the housing on the eastern side of the Heath enjoying large front gardens, often with a view of the Heath. Construction of the houses is brick although a number have been rendered. On the eastern edge of Area 2 Brick Street is a short cul de sac with a narrow tarmac road bounded on both sides by a mixture of large, individually built houses, semi-detached properties and much older cottages. The footpath at the end of the street leads downhill into open country at first and then into a wooded area near Stanway.

# Village Design Statement



## *11. Defined Settlement Areas of our Village*

*Please refer to the Map in Annex E for the boundaries of the Defined Settlement Areas*

### **Area 3 - Halstead Road Central**

The main part of this Area consists of a ribbon development along the A1124 Colchester to Halstead road which is the main arterial tarmac route through the village. It contains the village sign for drivers coming from the south/A12 and is a very busy road with a 30 mph speed limit and street lighting. It has a pavement on both sides. Housing is of varying dates and styles with a mix of slate roofs or tiles and either brick, rendered, or UPVC facias. Most of the front gardens have either a hedge or a low wall, ie they are not “open plan”. The area contains a car sales showroom, the village church, a Methodist chapel, a scout hut, a care home, a post box, and two bus stops as well as the only pedestrian crossing in the village. Parking is dangerous given both the narrowness of the road at this point and the fact that it comprises a very busy main road, often frequented by heavy lorries. Area 3 contains one Listed Building - Bakery Cottage.

### **Area 3**



### **Area 4 - Old Halstead Road**

This consists of a ribbon development from EAG leading towards Stanway and Colchester, and alongside the A1124, now split by the new Halstead Road (A1124). Houses and bungalows of varying dates and styles mainly have slate roofs and the gardens have hedges, fencing, or walls at the front, ie they are not “open plan”. The tarmac road has a 30mph speed limit and there is no street lighting. However the dual carriageway which bisects this settlement area has street lighting. Parking occurs in the old road that forms a lay-by in front of the bungalows, in front of the Holiday Inn and near to the exit on to the A1124. There is a private dental practice and a beauticians in this area. Area 4 contains one Listed Building - Brick Stables House.

### **Area 4**



### **Area 5 - Abbots Lane**

This is a small cul de sac with a narrow tarmac road that does not cater for parking. It does not have any street lighting, nor are there any pavements. It contains low density 1950s housing of brick construction, some of which have been rendered, mainly with slate roofs, and front gardens have hedges, fencing, or walls, ie they are not “open plan”. At the beginning of the lane there is the Holiday Inn Hotel with its leisure club. Part way along the left hand side of the lane, it has a duck pond, a footpath running off and at the bottom end, there is both the “Doucecroft” Autism Anglia special school sited in Abbots Hall and the cattery, “Little Maltings Feline Lodge”. Area 5 contains one Listed Building - Abbots Hall.

### **Area 5**



# Village Design Statement

## 11. Defined Settlement Areas of our Village



Please refer to the Map in Annex E for the boundaries of the Defined Settlement Areas

### Area 6



### Area 6 - Seven Star Green and Turkey Cock Lane

Directly opposite the agricultural fields that physically separate or divide the eastern and western parts of the village, first Seven Star Green (VG188) and then Turkey Cock Lane can be found to the south of the A1124. They lie along a rather narrow tarmac road with a 30 mph speed limit where unwary drivers encounter a number of blind bends along the route that ends at Copford. In Seven Star Green, there is a small number of low density 1960s-1980s housing including bungalows with a mixture of either brick or coloured rendering sitting on good size plots. These are mainly to be found on the western side of the road opposite ancient common land containing hedges and trees which has grassland that has remained uncultivated for hundreds of years and is home to some 125 different species of wildflowers. This area also has quite a substantial pond given to the EAG Parish Council in 1947 by the Lord of the Manor of Copford and is home to dragonflies and moorhens which nest on its edge. The EAG Village Sign is located in Seven Star Green sitting alongside the A1124. No pavements are to be found here, rather grass verges hold sway. There is only one street lamp and one listed building – Malting House. Further along the road, Turkey Cock Lane contains a number of substantial properties sitting on large individual plots. Grass verges run along the whole length with no street lights in place. Towards the end, there is a garden centre “Barnplants” as well as a craft and gift centre “Black Barn”.

### Area 7



### Area 7 - Wood Lane and roads off

Wood Lane is a wide tarmac road mainly consisting of 1950s ribbon, low density housing and bungalows, some of which have solar panels on what are mainly slate roofs. There are three private roads running off Wood Lane and these contain modern 1990s housing, often of considerable size on individual plots. Pavements can be found partly on the eastern side and all along the western side. There are double yellow lines to the southern end of Wood Lane adjacent to the main A1124. Wood Lane, which has street lighting, is a busy feeder road through to Fordham and other locations north of EAG. It has a 30mph speed limit.

### Area 8



### Area 8 - Porters Lane and Porters Close

Originally, this contained 1950s brick built municipal housing with a few two storey flats which have slate roofs, with open gardens to the front and large gardens to the rear but much is now in private ownership. They all have UPVC windows. There is no “through route” via either of these roads. Pavements can be found along both sides of what are either a tarmac (PL) or concrete road (PC). Double yellow lines can be found at the entrance of Porters Lane. Street lighting is limited. Area 8 contains one Listed Building - Little Porters.

### Area 9



### Area 9 - Fiddlers Folly

This development is made up of 1970s high density municipal housing, laid out in accordance with the Essex Design Guide which does not provide for any garages on the individual or joint plots. It is a cul de sac. The houses, a few of which have satellite dishes, have slate roofs and most of them have black painted wood cladding. They all have UPVC windows. It has a good network of pavements on both sides of the tarmac road with street lighting and the village school is located at the entrance to the Folly. There is a 30mph speed limit. There is much more of an “urban” or enclosed feel to this development than the other built up areas in the village.

# Village Design Statement



## 11. Defined Settlement Areas of our Village

Please refer to the Map in Annex E for the boundaries of the Defined Settlement Areas

### Area 10 - Halstead Road West

This area is represented by spacious ribbon developments from the 1930s to the 1970s with some infill, sitting mainly alongside the northern side of the A1124. Street lighting can be found along the whole route from the centre of the village up until the 30mph speed limit sign and the village sign for drivers coming from the west from Halstead. The houses have a mixture of slate and tiled roofs and the front gardens have hedges, fencing, or walls, ie they are not “open plan”. Houses are either of brick or rendering. Bulbanks Farm, a general store, a fish and chip shop, a hairdresser, a post box, and a garage can be found in this area. Pavements exist on the northern side of the road. Parking is possible but very difficult given it is along a very busy main road, often frequented by heavy lorries.

### Area 10



### Area 11 - Foxes Lane

There is a small group of large 1970s houses plus some much older properties, all with tiled roofs and some weatherboarding, located right on the border of the Parish of Aldham. Foxes Corner sits on the southern side of the A1124. The tarmac road is very narrow making parking impossible. There is no street lighting but there is a pavement on the northern side of the A1124. Foxes Corner feels quite isolated from the rest of the village being at the very far western edge of EAG. Area 11 contains two listed buildings - Green Acres and Mantills Farmhouse.

### Area 11



### Area 12 - Daisy Green

Daisy Green (VG188) is possibly the most rural location in the village with a small ribbon development of mixed date Victorian cottages, with slate roofs on one side of a parish green along a narrow, bumpy tarmac road. There are no pavements or street lighting. Daisy Green contains three ponds. Area 12 contains one Listed Building - Chippetts Farmhouse.

### Area 12



### Area 13 - Moat Farm Commercial

This is a group of commercial units located on Kemps Farm and Moat Farm. Area 13 contains four Listed Buildings - Coach House, Kemps Farmhouse, Lampitts Farmhouse, and Moat Farmhouse.

**More detailed descriptions of the Businesses in the village are to be found in Section 15.**

### Area 13



### Area 14 - Fiddlers Farm Commercial

This is a group of commercial units on Fiddlers Farm. Area 14 contains one Listed building - Fiddlers Farmhouse.

**More detailed descriptions of the Businesses in the village are to be found in Section 15.**

### Area 14



# Village Design Statement

## 12. Environment



EAG sits 40 metres above sea level in the gently rolling countryside of North Essex some three miles west of the ancient town of Colchester on the gravel and boulder clay slopes to the south of the wide valley of the River Colne. About 50 million years ago London clay was deposited over the area by rivers flowing to the sea. It is thought that the River Thames originally flowed through North Essex just south of Colchester leaving deposits of gravel and stones. The surface geology of the area consists mostly of a thin layer of sands, gravels and clays left by glaciers and rivers during the Ice Age.

The EAG village site is reasonably flat apart from the gentle slope down to the Colne Valley in the north. It is bounded by the main London to Norwich railway line and the A12 London to Yarmouth road to the south and the busy A1124 road to Halstead runs through the village. Fordham Heath, one of the few pieces of preserved ancient heath land in Essex, sits at the heart of the village and consists of an upper and lower heath extending to some 36 acres. The upper heath has two ponds and is surrounded on three sides by houses and bungalows with the village public house, The Cricketers, nestling attractively on one side. Heath Road runs along the fourth side and divides the upper heath from the lower area further down the slope. The lower heath consists of managed scrubland and footpaths with fields leased to a local farmer. A footpath alongside the fields leads to a small pond.



As well as Fordham Heath there are other open areas in the village. There are two major housing areas and these are divided by farmed fields. There are also two large greens to the west, Seven Star Green (which has its own pond) and Daisy Green (which has three ponds).



EAG has three small wooded areas – Fiddlers Wood and Choats Wood to the northwest and a small wooded area behind the church. In addition the whole of Daisy Green from Foxes Corner to Turkey Cock Lane and much of the Seven Star Green is heavily treed on the area of the registered village green. There is a more substantial wooded area to the east. This is Iron Latch Wood which is ancient woodland containing the Iron Latch Nature Reserve. This is a 10.5 acre reserve consisting of a flower-rich meadow and four acres of woodland. It is quite wet in parts with a good selection of trees, especially ash. Nightingales nest in the coppiced woodland and hedgerows and also in the trees on the old gravel workings.

The open spaces mentioned are all designated Local Wildlife Sites (LWS) too which gives them some protection under the current Colchester Local Plan documents. The following are LWS Fordham Heath (CO60), Fiddlers Wood (CO 43), Seven Star Green (CO 55), and Iron Latch (CO68) and finally Daisy Green Grove which is LWS (CO 47).

# Village Design Statement



## *EAG primary school wildlife project*

To a large extent, a VDS is all about what people believe their village should look like in terms of building design and infrastructure. However, to place that in its proper perspective it needs to be considered in the wider context of the village and its surroundings. With that in mind, the VDS Group approached Heather Hann, Head of the village primary school and invited the pupils to undertake a wildlife project that would be featured in the VDS. A number of meetings were held with both the Head and the School Council and the results below reflect what the school undertook to do as part of a “Wildlife Project”. The school decided to adopt the theme of “mini-beasts” as the focus for their work and all the material is contained in the school website.

Their project took place over the summer of 2012 and involved the children producing:-

- Pencil drawings [Abbie, Katie, and Michael].
- Paintings.
- Some excellent fact files on a number of species such as ladybirds [by Victoria] – wasps [by Asher] – centipedes [by Nathan] for example. These cover a physical description, habitat, diet, predators, and lifespan or lifecycle.
- Tally charts with and bar graphs [Emily, Grace, and Ryan].
- This was supplemented by a number of photographs, some of which are featured in this VDS.

When we did the drawings it was difficult to keep the mini-beasts still. That was quite a hard thing to do.



Examples of what the pupils found include:-

- On 2<sup>nd</sup> July 2012, Grace found 2 ladybird larvae, 5 spiders, 12 woodlice (“I didn’t think I would find 12 woodlice” she noted down), 4 slugs, 1 earwig, and 2 greenfly.
- On 10<sup>th</sup> July 2012, Emily found 9 ants, 3 slugs/snails, 2 spiders, 1 worm, 3 earwigs, and 2 woodlice.
- On 10<sup>th</sup> July 2012, Ryan found 2 ladybird larvae, 5 spiders, 12 woodlice, 4 slugs, 2 earwigs, and 1 ant.

All this indicates a healthy habitat for the smaller species we share the village with and it demonstrates that we are not alone in this part of the world. Congratulations to all those who took part.

The children clearly enjoyed taking part as is shown by the quotes set out below:-

“I looked under lots of things to find my minbeasts. I think they love the dark under stones and leaves.”

“I found lots in our bug hotel. The spiders loved it and the woodlice, although the ants preferred other areas of the school grounds.”

“I really enjoyed finding out about their habitats, diets and what liked to eat them!”

“I loved being able to choose the art materials we could use. Some of us chose chalk or crayon. I chose charcoal because I wanted to show movement in my drawing.”



# Village Design Statement

## 13. Access to, through and within EAG



The village road system is still much as it was 200 years ago, comprising a junction of the Colchester to Cambridge Turnpike with the Copford to Fordham and West Bergholt roads. These days long distance traffic has been discouraged from using what was designated as the A604 Halstead Road by its downgrading to the A1124. However, the road is still busy and speeding can be a problem on this and several other roads around the village. The only regular traffic congestion is during the morning and evening rush hours at the southern ends of Spring Lane and Wood Lane. The village is largely untroubled by parking problems. However, the loss of parking at the old Brick and Tile has caused some problems and inconsiderate parking of commuters travelling to Chelmsford and London who leave their cars and vans in the lay-by near to the Holiday Inn, is an on-going concern for the immediate residents.

The condition of our roads seems dependent on our weather and the County Council finances of the day. Following two or three bad winters, roads are left with many potholes. Our pavements are generally of a good standard although the less frequently used tend to become overgrown. There have been calls for a new pavement to run along Heath Road which would overcome the problem of pedestrians having to walk in the road. In addition, concern has been expressed about the pavement that runs along the busy A1124 – see Action Plan No 5 of the Parish Plan.

The street furniture in EAG is, on the whole, well maintained by the various authorities and around the village the countryside rights of way are signposted and maintained to a high standard. Our bus service, whilst infrequent, is normally reliable. A special bus service has been introduced to take shoppers to the Sainsbury supermarket located a short distance across the A12 in Stanway, which has proved to be a great success.



Halstead Road West - Then and Now



## 14. Recreation, Social and Education

Our Village is privileged to have a wonderful heath where the majority of our outdoor social activities occur these include football, cricket with its pitch and pavilion, the annual Village Festival, walking and horse riding, and is extensively used by dog walkers. The upper heath is also home to the only allotment site in the village and this is in an area marked as 'for the poor of the parish' on the 1839 tithe map.

The village hall (right) provides a warm friendly indoor facility to host events as diverse as Voting to Line Dancing, Zumba, the Village Youth Club, Christadelphians Bible class, pilates, and the men's darts and snooker club.

The Methodist Chapel and Church on the A1124 provide for the religious needs of Eight Ash Green and Fordham Heath. Alongside the Church is the Scout Hut and it is hoped that this will be replaced in the near future with a modern building to cater for the needs of this successful group.

"The Cricketers", our one remaining pub, caters for all tastes and the warming fire is an added bonus in the colder months. It hosts regular events such as the VW Club, Harley Davidson Club, quiz nights and daisy beaders as well as the meetings of the Parish Plan and VDS Group.



# Village Design Statement



## 15. Business



**Moat Farm Industrial Units**

Being a relatively small village set in a rural area, it is not surprising that EAG does not have any large businesses located in the parish. It does, however, contain a number of small businesses which are scattered across the patch - the village quarterly newsletter reflects the wide range of businesses to be found in the village. These are in both commercial premises, farms or are based in people's houses. The village is not a significant centre of employment. The majority of people of working age have jobs outside the village, which is well connected to major employment centres of Colchester, Ipswich, and Chelmsford.

In the past, employment in farming and agricultural trades predominated but this has reduced significantly over the years as other forms of business in the Colchester area have developed coupled with the availability and growth of personal transport allowing people to travel more widely for employment other than just in EAG. However, as an employment activity, farming still contributes significantly to the appearance of our parish



**The Cricketers**

There are some 60 known enterprises operating in the village. Most are carried out in locations dotted around the village:-

- Holiday Inn hotel and sports centre in the east of the village.
- An informal cluster of shops and service station at Wood Corner.
- The Cricketers near to The Heath.
- Various farm shops.
- A Garden Centre.
- Businesses operating as ancillary activity at residential properties.
- Moat Farm Commercial Area – Defined Settlement Area 13 (see Annex E).
- Fiddlers Farm Commercial area – Defined Settlement Area 14 (see Annex E).

Area 13 includes some 12 businesses at Moat Farm, 2 businesses at Lampitts Farm, and 3 at Kemp's Farm: ranging from a seed company, specialist retail, engineering and metal fabrication & hydroponics. Only half the Moat Farm area is currently used for commercial purposes, thus there is ample room for expansion. Access is generally via London Road, Stanway rather than through the village. The type of buildings ranges from modern, purpose built brick built premises and driveway at Kemp's Farm to barns and other wooden buildings located in Moat Farm. The companies at Moat Farm share the land with some old, broken down Nissen huts, vegetation that has gone wild and sand, which is not very attractive and access at the site is via an old concrete road that is in a poor state of repair.



**The Black Barn**

# Village Design Statement

## 15. Business



Area 14 includes some 6 businesses at Fiddlers Farm: ranging from car body repairs and re-spraying, miscellaneous commercial, to equestrian activities. Again there is ample space for further expansion. Access is via Mill Lane to Fordham, or via Wood Lane to the A1124.

The other locality in the village that has a cluster of businesses is at the southern end of Wood Lane – Defined Settlement Area 10 (see Annex E) and Halstead Road West. Here one can find a hairdresser, a fish and chip shop, a petrol station and vehicle repair shop, a farm, and a general store. All of these are small businesses, in purpose built premises, where a small number of people work, either full or part time.

With regard to vehicular access for business, only the A1124 is large enough to provide safe, secure access for HGVs for example. Many of the other roads in the village are narrow and winding eg the road down Turkey Cock Lane leading to Moat Farm, and so do not provide the capacity to carry either a large or an increased number of vehicles or HGVs such as container lorries. This suggests EAG does not lend itself to having further light or even heavy industrial development apart from Areas 13 and 14 providing access is from outside of the village rather than through it. This is perhaps why a majority of residents who responded to the questionnaire felt there is an adequate amount of land available in the village for business premises.

Whilst a growth in business activity can be a force for good in the community by providing employment and prosperity, a balance needs to be struck with having additional traffic coming into the village with its attendant problems of volume, noise, smell/odours, air, available parking, and light pollution. Are the roads designed to cope with the needs of modern traffic with bigger and bigger vehicles and cars for example? Damage is already being caused to verges and hedges as well as the roads themselves eg the northern end of Wood Lane is suffering from HGVs taking a short cut through to Wormingford and other places, with the drains under the road, cracking up under the weight and volume of vehicles.



**The Bungalow Stores and Amour Boutique**



**The Esso Garage and Autoaid**



**The Holiday Inn**

# Village Design Statement



## 16. The Future

Having read through both the VDS and the Parish Plan, there can be no doubt about what the people who live in EAG want:-

- The village to remain as it is – a nice quiet and safe place to live in with its rural aspect and setting to be preserved
- IF any development is to take place (and there is far from universal acceptance that this should happen), then only a very limited number of houses should be built and they should be in keeping with the other types and sizes of nearby residences
- Any building should be within the village envelope, ie no expansion outside of that

The VDS is aimed primarily at a number of different groups, first and foremost, the residents of the village but also planners, developers, architects and builders. Naturally, the Parish Council, who owns the VDS, is a key constituent alongside CBC and at a macro level, Essex County Council.

For the residents, if you are considering alterations to the exterior of your property, you should take this VDS into account and consider how you can incorporate the various Design Guidelines into your plans. Whatever the changes, they will affect the building and its surroundings. They might well also affect the look of the Defined Settlement Area you live in. So please make your own assessment of the impact of the intended change and ask yourself the following:-

- What are the distinctive features of where I live and the immediate area?
- Are any of my proposals out of character with the property, the adjacent properties and the Design Guidelines in this Statement?
- Do the proposals complement or enhance the character of the immediate area?
- What might I need to discuss with the Parish Council on an informal basis before submitting a formal planning application? See Section 3 above.
- If you are in any doubt, consult an architect or obtain some other form of professional advice.

Given that new technologies or procedures seem to be introduced almost on an everyday basis, there will no doubt be some the VDS group may not have even thought about, asked your opinion about or addressed in this VDS. There are two points to bear in mind here. First, the introduction and perhaps adoption in the future of any new technologies should be in keeping with the **spirit** of this Statement and second, as we said in the Parish Plan, this VDS is intended to be a “living” document that will need revisiting on a regular basis, ie it is not cast in tablets of stone for ever.

# Village Design Statement

## *17. Acknowledgements and Contact Points*



- Stella Meesters and Jan Cole at the Rural Community Council of Essex
- Beverley McClean at Colchester Borough Council
- Heather Hann and pupils of the EAG Village school
- Members of the EAG VDS Group
- The villagers of EAG for their support, advice, and comments
- Peter Jones - Diagrams of the village
- Nicky Bailey - Town Planning Advisor

# Village Design Statement



## ANNEX A

### Colchester Borough Council Relevant Core Strategy and Development Policies

#### Core Strategy Policies

##### Sustainable Development

- SD1 Sustainable Development Locations
- SD2 Delivering Facilities and Infrastructure
- SD3 Community Facilities

##### Centres and Employment

- CE1 Centres and Employment Classification and Hierarchy
- CE3 Employment Zones

##### Housing

- H1 Housing Delivery
- H2 Housing Density
- H3 Housing Diversity
- H4 Affordable Housing
- UR2 Build Design and Character

##### Public Realm

- PR1 Open Space
- PR2 People Friendly Streets

##### Transport and Accessibility

- TA1 Accessibility and Changing Travel Behaviour
- TA2 Walking and Cycling
- TA3 Public Transport
- TA4 Roads and Traffic
- TA5 Parking

##### Environment and Rural Communities

- ENV1 Environment
- ENV2 Rural Communities

##### Energy, Resources, Waste, Water and Recycling

- ER1 Energy, Resource, Waste, Water and Recycling

#### Development Policies

##### Sustainable Development

- DP1 Design and Amenity
- DP2 Health Assessments
- DP4 Community Facilities

##### Centres and Employment

- DP5 Appropriate Employment Uses and Protection of Employment
- DP6 Land and Existing Businesses
- DP7 Local Centres and Individual Shops
- DP8 Agricultural Development and Diversification
- DP9 Employment Uses in the Countryside
- DP10 Tourism, Leisure and Culture

##### Housing

- DP11 Flat conversions
- DP12 Dwelling Standards
- DP13 Dwelling Alterations, Extensions and Replacement Dwellings

##### Public Realm

- DP15 Retention of Open Space and Indoor Sports Facilities
- DP16 Private Amenity Space and Open Space Provision for New Residential Development

##### Transport and Accessibility

- DP17 Accessibility and Access
- DP18 Transport Infrastructure Proposals
- DP19 Parking Standards

##### Environment and Rural Communities

- DP20 Flood Risk and Management of Surface Water Drainage
- DP21 Nature Conservation and Protected Lanes
- DP24 Equestrian Activities

##### Energy, Resources, Waste, Water and Recycling

- DP25 Renewable Energy

# Village Design Statement

## ANNEX B



### National Planning Policy Framework (NPPF) – points relevant to a Village Design Statement (VDS)

#### Purpose of this note

It is not the purpose of this note to summarise all of the issues set out in the full 59 page NPPF. Rather it extracts or quotes a number of points taken from the NPPF that seem to be relevant to our VDS.

#### Background

The NPPF, published in 2012 sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive plans which reflect the needs and priorities of their communities.

#### Achieving sustainable development

- *"... creating a high quality built environment..."*
- *"... well designed buildings and places can improve the lives of people and communities..."*
- *"...replacing poor design with better design..."*
- *"...widening the choice of high quality homes..."*

#### Core planning principles

- *"...empowering local people to shape their surroundings with succinct plans setting out a positive vision for the future of the area..."*
- *"...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings..."*
- *"...recognising the intrinsic character and beauty of the countryside and supporting thriving local communities..."*
- *"...contribute to conserving and enhancing the natural environment..."*

#### Supporting a prosperous rural economy

- *"...support sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings..."*
- *"...promote the retention and development of local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship..."*

#### Supporting high quality communications infrastructure

- *"...existing masts, buildings and other structures should be used unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate..."*

# Village Design Statement



## ANNEX B

### Delivering a wide choice of high quality homes

- *“...plan for a mix of housing based on current and future demographic trends...”*
- *“...local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, eg where development would cause harm to the local area...”*
- *“...to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of local communities...”*

### Requiring good design

- *“...respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation...”*
- *“...are visually attractive as a result of good architecture and appropriate landscaping...”*
- *“design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally...”*
- *“planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative....It is, however, proper to seek or promote or reinforce local distinctiveness...”*
- *“...permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area...”*

### Promoting healthy communities

- *“...access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of local communities...”*
- *“...existing open space....including playing fields, should not be built on unless:*
  - *an assessment clearly shows the land to be surplus to requirements*
  - *the loss (of land) would be replaced by the equivalent or better provision ...in a suitable location...”*
- *“...planning policies should protect and enhance public rights of way and access...”*

### Conserving and enhancing the natural environment

- *“...the planning system should contribute to and enhance the natural and local environment by:*
  - *protecting and enhancing valued landscapes*
  - *Contributing to the Government’s commitment to halt overall decline in biodiversity”*

# Village Design Statement

## ANNEX C



### Listed Buildings in EAG

No	Name	Grade	Location	Age	Date Listed	English Heritage Building ID
1	Abbots Hall	2	Abbots Lane	Circa 1500	23/6/1952	417617
2	Bakery Cottage	2	A1124, EAG	17 <sup>th</sup> C	27/1/1982	417652
3	Brick Stables House	2	Halstead Road	16 <sup>th</sup> C	27/1/1982	417692
4	Chippetts Farmhouse	2	Chippetts Lane	Late 16 <sup>th</sup> C	27/1/1982	417644
5	Coach House	2	Turkey Cock Lane	18 <sup>th</sup> C	27/1/1982	417698
6	Fiddlers Farmhouse	2	Fiddlers Hill	Circa 1900	27/1/1982	417649
7	Green Acres	2	Foxes Lane	16 <sup>th</sup> C	27/1/1982	417650
8	Kemps Farmhouse	2	Turkey Cock Lane	17 <sup>th</sup> C	27/1/1982	417696
9	Lampitts Farmhouse	2	Turkey Cock Lane	Circa 1560 & 17 <sup>th</sup> C	27/1/1982	417697
10	Little Porters	2	Porters Lane	17 <sup>th</sup> C	27/1/1982	417693
11	Malting House	2	Turkey Cock Lane	18 <sup>th</sup> C	27/1/1982	417694
12	Mantills Farmhouse	2	Foxes Lane	17 <sup>th</sup> C	27/1/1982	417651
13	Moat Farmhouse	2	Turkey Cock Lane	Circa 1690	27/1/1982	417695

Further details can be found at

<http://www.britishlistedbuildings.co.uk/england/essex/eight+ash+green>

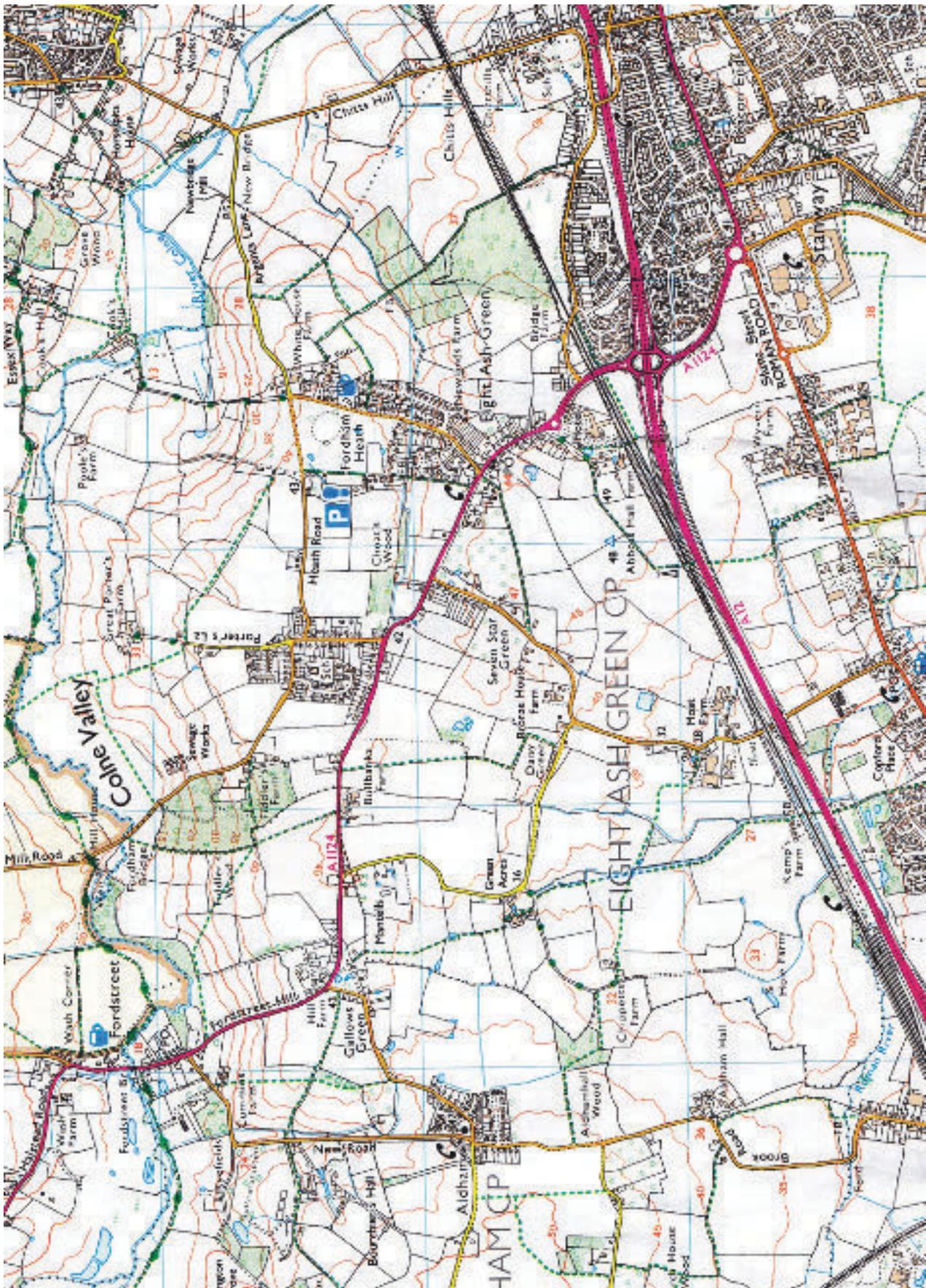
# Village Design Statement

## ANNEX D



# Village Design Statement

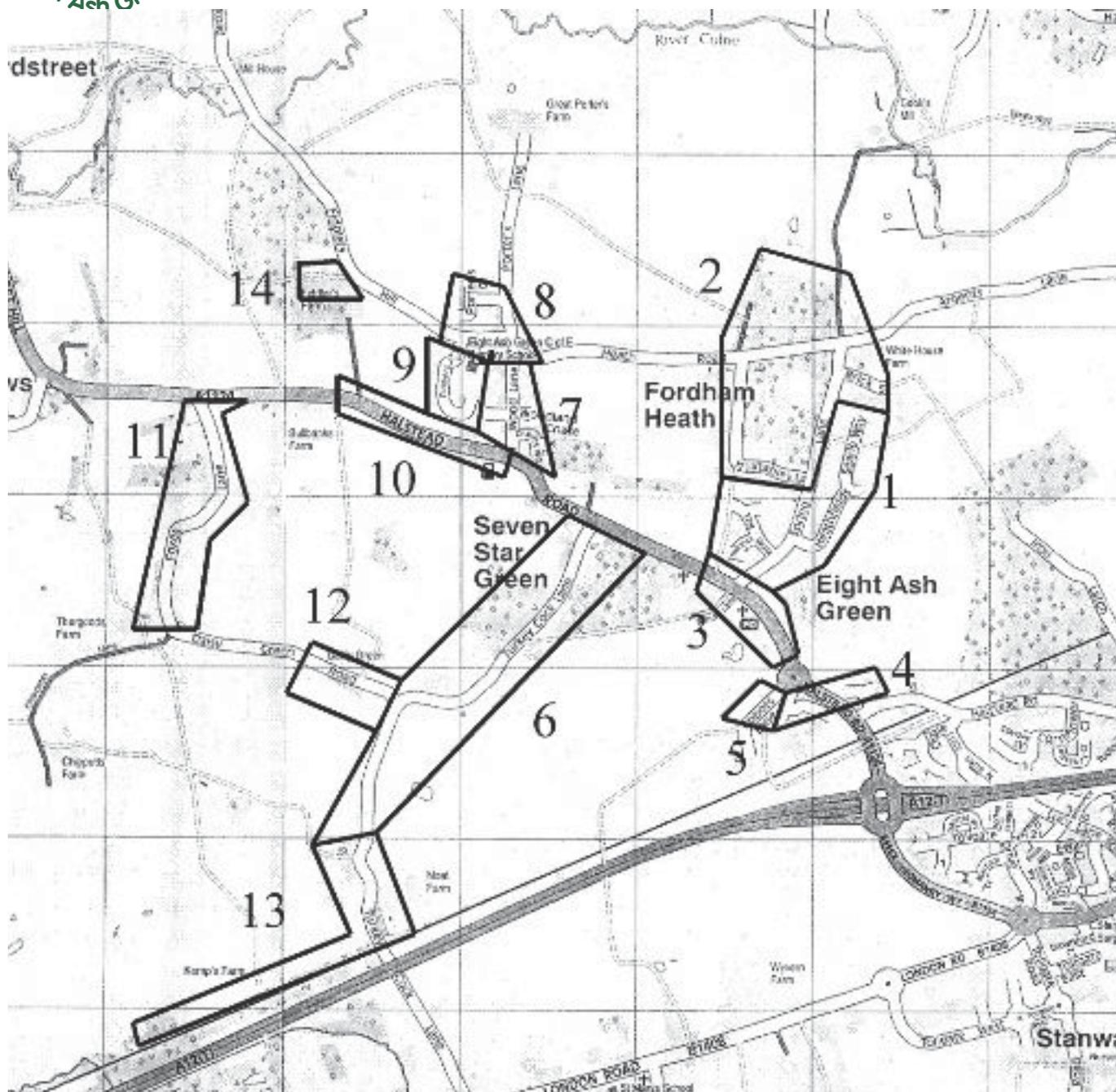
## ANNEX D



# Village Design Statement

## ANNEX E

Map of the Defined Settlement Areas



VDS Area Number	Area Covered	VDS Area Number	Area Covered
1	Searle Way, Heathfields, The Rise, The Walk, Spring Lane	8	Porters Lane and Porters Close
2	The Heath, Brick Street	9	Fiddlers Folly
3	Halstead Road (Central)	10	Halstead Road West
4	Old Halstead Road	11	Foxes Lane
5	Abbots Lane	12	Daisy Green
6	Seven Star Green, Turkey Cock Lane	13	Moat Farm (Commercial)
7	Wood Lane and roads off	14	Fiddlers Farm (Commercial)

# Village Design Statement

## ANNEX F



### Design Guidance Statements

These lists of DGs should not be regarded as being in a priority order

DG N°	Generic Design Guideline
DG 1	Infills, renovations and extensions to houses in the village should be constructed using sympathetic designs and materials.
DG 2	The expectation is that any new building should take place within the existing village envelope, apart from rural exceptions sites for the delivery of affordable or local needs housing.
DG 3	The expectation is that any new developments be small (2-5 houses) and of low/medium density with sufficient land/gardens and their own, personal off street parking.
DG 4	New developments, infills, and extensions should not significantly alter the existing skyline of EAG.
DG 5	New developments, infills, and extensions should not overlook or block light from adjacent properties.
DG 6	Any new houses or flat developments should be limited to 2 storeys, in keeping with the existing character of EAG, with a 10m limit for industrial units.
DG 7	Solar panels should be supported on new developments and existing properties where installations comply with current regulations and do not detract from the street scene or local character.
DG 8	Wind farms, should be resisted in the countryside surrounding EAG.
DG 9	New building should be designed to be efficient in terms of materials used and to make full use of modern technologies and designs.
DG 10	The installation of air conditioning units, heat pumps and other such technology should be placed out of sight from the front of the properties/buildings away from public view where possible.
DG 11	Permanent roadside advertising should only be permitted where it is well designed and of a style appropriate for a rural location.
DG 12	Street signage should be kept to a minimum, however most of the village would like to see more speed limit repeaters.
DG 13	The existing, open green spaces that separate EAG from Stanway, Copford and Fordham should be preserved so as to protect the rural nature and feel of the village.
DG 14	The existing open spaces and trees throughout the whole village should be preserved so as to protect the rural nature and feel of the village.
DG 15	The Fordham Heath (VG187) and Seven Star/Daisy Green (VG188) Local Nature Reserves and associated wild meadow areas should be retained as valuable green spaces in the village.
DG 16	The Colne Valley to the north of the village should be preserved so as to protect the rural nature and feel of the village.
DG 17	The Iron Latch and other nature reserves should be preserved so as to protect the rural nature and feel of the village.
DG 18	The public Rights of Way network should be protected and where appropriate, enhanced.
DG 19	The village does not support developments such as a Park and Ride scheme within the Parish boundaries.

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DG N°	Generic Design Guideline
DG 20	Consideration should be given to increasing the number of allotment plots in the village, where a need can be demonstrated.
DG 21	Consideration should be given to increasing the sport and recreational areas, where it might be appropriate to do so but protecting the rural nature of the village and the Heath.
DG 22	Future commercial developments in the village should in the first instance, utilise existing buildings/brown field sites and be well screened to help protect the rural character. Where they have the potential to impact on residential amenities they should if possible be located away from residential areas.
DG 23	Small businesses that directly support the residents of the village such as a post office, newsagent, cafe should be located close to residential areas but the size, construction and materials should be in keeping with their surroundings.
DG 24	Ditches should be well maintained to encourage wildlife and minimise drainage and flooding problems in line with CBC policy.
DG 25	All future developments by utility companies should be sympathetically designed and camouflaged/hidden where appropriate. Utility companies should be encouraged to place all their future services/cabling underground.
DG 26	A 20mph neighbourhood area speed limit should be implemented throughout the village, with the exception of the A1124. Any development close to Spring Lane and Wood Lane junctions should include traffic calming measures.
DG 27	Native plant species should be used for all hedges; hawthorn, blackthorn, hazel, dog rose, holly and beech etc. Quick growing species such as macrocarpa or leylandii cyprus should be firmly restricted.
DG 28	All boundaries of fields and gardens should be carefully maintained, especially trees and hedges, with replanting with native species where areas have been removed
DG 29	Where appropriate, hedges and shrubberies should be encouraged to reduce the impact of new buildings and extensions.
DG 30	Wherever reasonable, the removal of boundaries to facilitate off-street parking should be discouraged.
DG 31	Old brick boundary walls should be retained. New ones should be built in traditional manner. Particular care should be taken over bonding, corners, joints and capping (no expansion joints).
DG 32	New development involving surfacing of drives should use permeable materials to help manage any potential flood risk in the village.
DG 33	Should any further housing be constructed in the village, it should be of similar size, type, layout and materials to those found in Heathfields, eg to include open front gardens, personal off road driveways for two cars per household and roads of similar width and construction.

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## ANNEX F



DG N°	Design Guidelines that only apply to Specific Defined Settlement Areas
	<b>DSA 1 – Searle Way, Heathfields, The Rise, The Walk and Spring Lane</b>
DG 34	Should any external changes be made to the Village Hall such as a complete rebuild, the outer fabric should be of an unpainted, natural brick construction, no more than 2 storeys high, with a slate roof and the car park resurfaced with a water permeable material.
	<b>DSA 2 – The Heath and Brick Street</b>
DG 35	The Heath and associated wild meadow areas should be protected against any inappropriate development either on or adjacent to the Heath.
DG 36	The bridleway on the west of the Heath should be maintained.
DG 37	Should a pavement be constructed along Heath Road (see Action Plan No 5 in the Parish Plan), the preference would be for it to be on the south side and to be in keeping with its surroundings and it should not have an urban feel or aspect.
	<b>DSA 3 – Halstead Road Central</b>
DG 38	The village would support the introduction of a sympathetically designed mini-roundabout at the junction of the A1124 and Spring Lane to ensure fair access for those drivers wishing to turn right at what is a very busy junction.
	<b>DSA 4 – Old Halstead Road</b>
DG 39	While the presumption is against development on the green wedges (Policy DG2 & DG13), should any future development be permitted on the field at Grid TL 945 253 (adjacent to the Holiday Inn) , the development should primarily be starter homes of not more than 2 storeys in height, with each dwelling benefiting from its own dedicated off-street parking
DG 40	Should any development take place in the field at GRID TL 945 253, in view of the potential increase in traffic, on-going access to the site should take account of a) the safety of residents and any children who either live in or visit the existing housing that runs along the road which is parallel to the A1124 and b) the ability of emergency vehicles to proceed safely taking account of any parked vehicles.
	<b>DSA 5 – Abbots Lane</b>
DG 41	So as to maintain a truly rural feel to Abbots Lane, the strong preference would be not to introduce any street lights, yellow lines, pavements or other form/type of “urban” infrastructure.
DG 42	The duck pond is a unique feature of the village and so no development shall be permitted to encroach onto, or otherwise reduce the location of, depth to or area of the pond.
DG 43	The village would like to see the grass verges along Abbots Lane being preserved and maintained.

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## ANNEX F

DG N°	Design Guidelines that only apply to Specific Defined Settlement Areas
	<b>DSA 6 – Seven Star Green and Turkey Cock Lane</b>
DG 44	The open nature of Seven Star Green which is a Registered Village Green (VG 188) should be protected against inappropriate development and vehicular traffic.
DG 45	So as to maintain a truly rural feel to Seven Star Green and Turkey Cock Lane, street lights, yellow lines, pavements or other form/type of “urban” infrastructure should not be introduced.
DG 46	The “open” nature of Seven Star Green particularly with its uninterrupted views across open fields to the North across the A1124 should be preserved and maintained.
DG 47	The village would like to see the grass verges along Seven Star Green (registered Village Green VG188) and Turkey Cock Lane being preserved and maintained.
	<b>DSA 7 – Wood Lane and roads off</b>
DG 48	The village would support the introduction of a sympathetically designed mini-roundabout at the junction of the A1124 and Wood Lane to ensure fair access for those drivers wishing to turn right at what is a very busy junction.
DG 49	The village would like to see the grass verges on the Heath side of Wood Lane being preserved and maintained.
DG 50	The open fields to the east of DSA 7 and to the west of DSA 1 and 2 should not be built on so as to preserve the open aspect of the village, much valued by the villagers.
	<b>DSA 8 – Porters Lane and Porters Close</b>
DG 51	Planting of deciduous trees along the pavements in both Porters Lane and Porters Close would help enhance the rural aspect of this part of the village.
	<b>DSA 9 – Fiddlers Folly</b>
DG 52	The footways throughout Fiddlers Folly shall be maintained and no developments may encroach thereupon.
DG 53	Car parking space is at a premium in Fiddlers Folly, therefore no development should be permitted to encroach onto, or otherwise reduce the area of car parking space currently provided within the development.
	<b>DSA 10 – Halstead Road West</b>
DG 54	The “open” nature of this DSA with its views across open fields both to the north and the south should be preserved and maintained.
	<b>DSA 11 – Foxes Lane</b>
DG 55	So as to maintain the truly rural feel to Foxes Lane, street lights, yellow lines, pavements or other form/type of “urban” infrastructure should not be introduced. Foxes lane is also a Designated Protected Lane as per DP policy 21. (See Annex A)
DG 56	In view of the very narrow road in Foxes Lane, any future housing development must make provision for its own dedicated off street parking in line with approved parking standards or at least two vehicles.
DG 57	The village would like to see the grass verges along Foxes Lane being preserved and maintained.
DG 58	Any future upgrading or improvement to the narrow road in Foxes Lane should be undertaken with a view to maintaining the rural aspect of this part of the village. Foxes Lane is also a Designated Protected Lane as per DP policy 21. (See Annex A)

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DG N°	Design Guidelines that only apply to Specific Defined Settlement Areas
	<b>DSA 12 – Daisy Green</b>
DG 59	So as to maintain the truly rural feel to Daisy Green, street lights, yellow lines, pavements or other form/type of “urban” infrastructure should not be introduced.
DG 60	The Village would like to see the grass verges along Daisy Green being preserved and maintained. Daisy Green Road is wholly within the Registered Village Green VG188 and so all verges, trees and green areas fall under the protection accorded to Registered Village Greens.
DG 61	Any future upgrading or improvement to the narrow, bumpy road in Daisy Green should be undertaken with a view to maintaining the most rural aspect of this part of the village.
	<b>DSA 13 – Moat Farm Commercial</b>
DG 62	Whilst recognising the welcome, commercial aspect this DSA contributes to the village, encouragement should be given to improve and support the provision of a rural setting to the commercial premises. Should any new development take place, planting of deciduous trees, laying down of grass areas, improving the quality of the access road surface and the provision of outdoor facilities for staff such as benches should be considered.
DG 63	Encouragement should be given to the provision of bird boxes on the sides of new commercial premises.
	<b>DSA 14 – Fiddlers Farm Commercial</b>
DG 64	The wooded area at Grid TL 931 265 should be preserved so as to protect the rural nature and feel of the village.
DG 65	Whilst recognising the welcome, commercial aspect this DSA contributes to the village, encouragement should be given to improve and support the provision of a rural setting to the commercial premises. Should any new development take place, planting of deciduous trees, laying down of grass areas, improving the quality of the access road surface and the provision of outdoor facilities for staff such as benches should be considered.
	<b>Additional Segmentation Area surrounding the schools (Holy Trinity and Doucecroft)</b>
DG 66	No further development shall be permitted at a school unless it has implemented a traffic plan to protect the safety of its children on the approach roads. Specifically, the Traffic Plan shall implement the County Council Parking Standards 2009 for user Class D1 (Education– primary/secondary): Vehicles 1 space per 15 pupils.)
DG 67	No further development should be permitted at Doucecroft school until traffic orders have been introduced to ensure that parking in Abbots Lane does not obstruct access to the school by the emergency services.
DG 68	Due to the substantial number of HGV vehicles using the unclassified local road between Fordham Heath and Fordham in the vicinity of Holy Trinity School, Fiddlers Folley, no further development shall be permitted at the school until traffic calming chicanes have been implement on both sides of the local road and its junction with Fiddlers Folly.

# Village Design Statement



## *ANNEX G*

### **Members of the EAG VDS Group**

John Allcock  
Steve Brown  
Jenny Jones  
Dennis Willetts  
Keith Winterbourne

Chairman  
Secretary  
Group Member  
Press Officer  
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Eight Ash Green