

PLANNING COMMITTEE

AGENDA

Tuesday 7th July 2020 at 7.15pm

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, this meeting will be held via MS Teams and by the Council's YouTube channel – Braintree District Council Committees.

Members of the public will be able to view and listen to this meeting via YouTube.

To access the meeting please use the link below:

<http://www.braintree.gov.uk/youtube>

Members of the Planning Committee are requested to attend this meeting to transact the business set out in the Agenda.

Membership:-

Councillor J Abbott
Councillor K Bowers
Councillor T Cunningham
Councillor P Horner
Councillor H Johnson
Councillor D Mann
Councillor A Munday

Councillor Mrs I Parker (Vice Chairman)
Councillor F Ricci
Councillor Mrs W Scattergood (Chairman)
Councillor Mrs G Spray
Councillor N Unsworth
Councillor J Wrench

Members unable to attend the meeting are requested to forward their apologies to the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by 3pm on the day of the meeting.

A WRIGHT
Chief Executive

INFORMATION FOR MEMBERS - DECLARATIONS OF INTERESTS

Declarations of Disclosable Pecuniary Interest (DPI), Other Pecuniary Interest (OPI) or Non- Pecuniary Interest (NPI)

Any member with a DPI, OPI or NPI must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a DPI or OPI or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the Chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

Public Question Time Registration

In response to Coronavirus the Council has implemented new procedures for public question time.

Members of the public wishing to participate are requested to register by contacting the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by midday on the working day before the day of the Committee meeting. For example, if the Committee Meeting is due to be held on a Tuesday, the registration deadline is midday on Monday, (where there is a bank holiday Monday you will need to register by midday on the previous Friday).

The Council reserves the right to decline any requests to register if they are received after this time.

Registered participants must submit their written questions/statements no later than 9am on the day of the meeting by emailing them to governance@braintree.gov.uk

Participation will be via the submission of a written question or statement which will be read out by the Chairman or an Officer during the meeting. All written questions or statements should be concise and should be able to be read within the 3 minutes allotted for each question/statement. The question/statement will be published on the Council's website. The Council reserves the right to remove any defamatory comment in the submitted question/statement.

The order in which questions and statements will be read is members of the public, Parish Councils/County Councillors/District Councillors, Applicant/Agent.

The Chairman of the Planning Committee has discretion to extend the time allocated for public question time and to amend the order in which questions/statements are presented to the Committee.

Members of the public can view the meeting via the Council's YouTube Channel - Braintree District Council Committees.

Documents: All documents for this meeting are available on the Council's website. Agendas, Reports and Minutes can be accessed via www.braintree.gov.uk or www.braintree.gov.uk/info/200141/committee_timetable_committees_and_meetings

YouTube Broadcast: Please note that this meeting will be recorded and available on the Council's YouTube Channel - Braintree District Council Committees and will be available via: <http://braintree.public-i.tv/core/portal/home>

Data Processing: During the meeting the Council will be collecting performance data of participants' connectivity to the meeting. This will be used for reviewing the functionality of Ms Teams and YouTube as the Council's platform for virtual meetings and for monitoring compliance with the legal framework for Council meetings. Anonymised performance data may be shared with third parties.

For further information on how the Council processes data, please see the Council's Privacy Policy.

https://www.braintree.gov.uk/info/200136/access_to_information/376/privacy_policy

We welcome comments to make our services as efficient and effective as possible. If you have any suggestions regarding the meeting you have attended, you can send these to governance@braintree.gov.uk

PUBLIC SESSION	Page
1 Apologies for Absence	
2 Declarations of Interest To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.	
3 Minutes of the Previous Meeting To approve as a correct record the Minutes of the meetings of the Planning Committee held on 2nd and 9th June 2020.	
4 Public Question Time (See paragraph above)	
5 Planning Applications To consider the following planning applications and to agree whether the more minor applications listed under Part B should be determined “en bloc” without debate. Where it has been agreed that the applications listed under Part B will be taken “en bloc” without debate, these applications may be dealt with before those applications listed under Part A.	
PART A	
Planning Applications	
a Application No. 20 00146 FUL – Land rear of 59 Bridge, Street, WITHAM	6-25
b Application No. 20 00203 FUL – Unit F6, Briarsford Industrial Estate, Perry Road, WITHAM	26-37
c Application No. 20 00281 FUL – Discovery Centre, Great Notley Garden Village, London Road, GREAT NOTLEY (Deferred from a previous meeting)	38-56
d Application No. 20 00341 FUL – Hunts Hall, Colne Road, PEBMARSH	57-66
PART B	
Minor Planning Applications (There are no applications in Part B)	
6 Feering Conservation Area Character Appraisal and Management Plan.	67-109

7	Great Bardfield Conservation Area Character Appraisal and Management Plan.	110-172
8	Kelvedon Conservation Area Character Appraisal and Management Plan.	173-244

PRIVATE SESSION

Page

9 Urgent Business - Private Session

To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

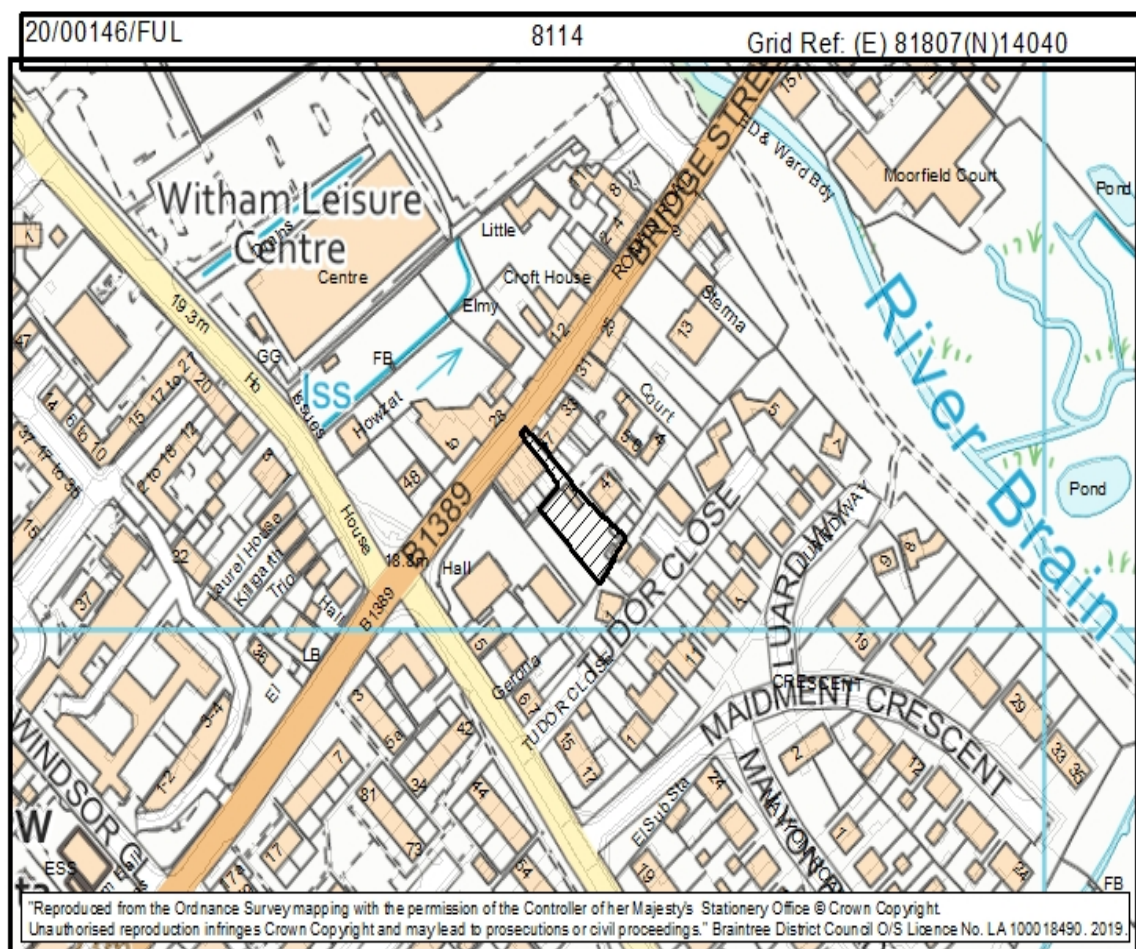
There are no items for Private Session for this meeting

PART A

AGENDA ITEM NUMBER 5a

APPLICATION NO: 20/00146/FUL
DATE: 31.01.20
VALID:
APPLICANT: Mr Rob Bishop
See Agent Details
AGENT: Refine And Resolve Architects Ltd
Mr Russell Barnes, The West Wing Studio, 15 Rosemary Avenue, Steyning, BN44 3YS, United Kingdom
DESCRIPTION: Redevelopment of site to provide 1 x three bed detached single-storey dwelling.
LOCATION: Land Rear Of, 59 Bridge Street, Witham, Essex

For more information about this Application please contact:
Mathew Wilde on:- 01376 551414 Ext. 2512
or by e-mail to: mathew.wilde@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4K17UBFK1400>

SITE HISTORY

N/A

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan. Following consultation in the summer of 2016 this Publication Draft Local Plan was submitted to the Secretary of State on 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The examination into the Section 1 Local Plan continued in January 2020. Hearing sessions have now been completed, and the North Essex Authorities have now received an initial letter from the Inspector outlining his findings on the Section 1 Local Plan.

In his interim judgement the Inspector has considered that the Section 1 Local Plan cannot be found sound unless the Garden Communities at Colchester Braintree Borders and West of Braintree are removed from the Local Plan. The Inspector does agree with the housing target for Braintree, which equals a minimum of 716 dwellings per year.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can continue to afford some weight to the emerging Publication Draft Local Plan 2017.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP3	Development within Town Development Boundaries and Village Envelopes
RLP10	Residential Density
RLP49	Pedestrian Networks
RLP50	Cycleways
RLP51	Cycle Parking
RLP56	Vehicle Parking
RLP64	Contaminated Land
RLP69	Sustainable Urban Drainage
RLP70	Water Efficiency
RLP74	Provision of Space for Recycling
RLP90	Layout and Design of Development
RLP92	Accessibility
RLP95	Preservation and Enhancement of Conservation Areas
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings

Braintree District Local Development Framework Core Strategy 2011

CS7	Promoting Accessibility for All
CS9	Built and Historic Environment
CS10	Provision for Open Space, Sport and Recreation

Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP3	Meeting Housing Needs
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP37	Housing Type and Density
LPP44	Sustainable Transport
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP55	Layout and Design of Development
LPP56	Conservation Areas
LPP60	Heritage Assets and their Settings
LPP63	Archaeological Evaluation, Excavation and Recording
LPP73	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Other Material Considerations

Essex Design Guide

- Page 76 & 77 – Amenity Space
- Page 89 - 45° Rule & Overlooking
- Page 81 – 109 – Design

Essex Parking Standards/Urban Space Supplement
Open Space SPD

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as Witham Town Council has objected to the proposal contrary to Officer recommendation.

SITE DESCRIPTION

The site is located at the rear of a number of properties which front onto Bridge Street in Witham. It comprises a parcel of land which is accessed from an existing driveway which runs alongside No.59 and No.47. It measures approx. 690m in size. The land is understood to have formerly been used as allotments, but now comprises ancillary land.

The site is surrounded by residential development on all sides apart from the west where there is a small strip of land that would remain. The site is located within the Conservation Area, and there are listed Buildings near the site, notably 28 Bridge Street, a Grade II Listed Building.

PROPOSAL

The application proposes to demolish the existing domestic garage at the site, and erect a three bedroom single storey bungalow. The application previously sought to erect 2 two bedroom bungalows at the site, but this was revised to one bungalow.

The access from Bridge Street would be improved with block paving, and a turning area created along with two parking spaces for the bungalow. The site would comprise an area of amenity space at the rear.

CONSULTATIONS

Highways England

No objection.

BDC Environmental Health

No comments received.

BDC Ecology Officer

No objection subject to biodiversity enhancement condition.

ECC Highways

Initially objected to the application for two dwellings due to the lack of turning space and the intensification of the access. Following the reduction to 1 dwelling, Essex Highways had no objection subject to a condition regarding the provision of travel information packs.

ECC Archaeology

No objection subject to archaeological conditions.

ECC Historic Buildings Consultant

No objection to the principle of development, but initially raised some concerns with the detailing proposed. The detailing was subsequently amended in consultation with the Historic Buildings consultant to lose the crown roof and instead have a more traditional ridge, which led to an 800mm increase in height, as well as things such as stone cills etc. A condition has been attached for samples of materials, as well as schedules for all other materials/detailing to ensure an appropriate choice of items in the Conservation Area. The Historic Buildings Consultant had no objections to the amendments subject to the imposition of a materials condition.

BDC Landscape Services

Initially required further information to be submitted to ascertain what trees were on the site. Following receipt of the tree plan, the Landscape Officer had no objection to the development and all tree removal, subject to a suitable landscaping scheme being secured via condition. Officers have also recommended a tree protection plan condition, as with the reduction to one dwelling, the garden area is sufficiently large enough to retain the one higher category tree at the site.

TOWN / PARISH COUNCIL

Witham Town Council

Objected to the initial application for 2 dwellings on the 27th of February 2020 for the following summarised reasons:

- More appropriate for a single dwelling – better design and parking

- Over massing, poor access and insufficient parking

Continued to object to the application for 1 dwelling on the 8th of June 2020 for the following summarised reasons:

- Does not resolve issues in relation to the over massing of the site and poor access
- Replacement trees should be secured if the application is granted

REPRESENTATIONS

Three objections have been received from 43 and 45 Bridge Street, as well as two partitions of 5 signatures from 59, 61, 63, 65 and 67 Bridge Street objecting to the development.

Witham and Countryside Society have also raised some concerns in respect to the access and sustainability credentials of the application.

All objections are summarised below:

- Access is insufficient and not used on a daily basis as existing
- The front door of No.59 opens up onto the access – unsafe
- Adverse effect on living conditions from additional house at the rear of the properties in close proximity
- Removal of trees could affect drainage, soil suitability and wildlife habitat
- Loss of privacy – overlooking due to close proximity and orientation of the dwelling fronting onto the backs of properties
- Loss of natural light due to proximity of quarter houses adjacent to the site and some overlooking
- No consultation undertaken by developer
- Changes proposed do not overcome concerns

REPORT

Principle of Development

National Planning Policy Framework (NPPF) 2019

As set out in Paragraph 7 of the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has three overarching objectives: economic; social; and environmental; which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Paragraph 9 of the NPPF outlines that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character,

needs and opportunities of each area. In addition, paragraph 38 of the NPPF prescribes that local planning authorities should approach decisions on proposed development in a positive and creative way and that decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 12 of the NPPF sets out that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. In addition, paragraph 47 of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The NPPF underlines the Government's objective of significantly boosting the supply of homes. In this regard, paragraph 59 of the NPPF highlights the importance of ensuring that there is a sufficient amount and variety of land that can come forward where it is needed, that specific housing requirements are met, and that land with permission is developed without unnecessary delay. Paragraph 73 of the NPPF outlines that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against (in the case of Braintree District) our 'local housing need' plus the relevant buffer.

In this regard, and in considering the overall planning balance as to whether the proposed development subject to this application constitutes sustainable development, an important material consideration in this case is whether the Council can robustly demonstrate a 5 Year Housing Land Supply. This will affect whether Paragraph 11 of the NPPF is engaged and consequently the weight that can be attributed to the Development Plan.

The Development Plan

Currently the Council's statutory Development Plan consists of the Braintree District Local Plan Review (2005) and the Braintree District Core Strategy (2011).

Policy RLP3 of the Adopted Local Plan and Policy LPP1 of the Draft Local Plan however state that development within Town Boundaries will only be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material detriment to the existing character of the settlement. In order for any proposal to be considered acceptable it must therefore provide an acceptable level of amenity for future occupiers and existing adjacent neighbours, be of a high standard of design, make acceptable parking and access arrangements and not have an unacceptably detrimental impact in terms of neighbours, landscape and protected trees.

Within the supporting documentation, it suggests that this land historically had been used as allotments, but now serves as ancillary land. The land however has no formal designation within the Draft Local Plan or Adopted Local Plan.

As such, as the land is within the development boundary of Witham, it is considered that the principle of developing the site for residential is acceptable.

5 Year Housing Land Supply

A material consideration in this case, is the Council's current housing land supply position. In July 2018 the Government published the new National Planning Policy Framework 2018 (NPPF2) which was subsequently revised in February 2019 (NPPF3). These revisions to national policy changed the basis of how the 5 year housing land supply is calculated. The Council is bound to take into account this revised version of national policy by s.70(2)(C) Town and Country Planning Act 1990.

For decision making purposes, as Braintree District Council does not have an up to date Local Plan, the Council is currently required to calculate the housing target using the Government's Standard Methodology, until such time as the new Local Plan is adopted.

Following the publication by Government of the 2019 Housing Delivery Test results on 13th February 2020, Braintree District is now required to apply a 20% buffer to its five year supply target.

The Council's latest Five year supply position 2020-2025 shows a supply of 4.52 years.

The Council considers that the supply indicated above represents a robust assessment of the Council's Housing Land Supply position.

The Council is continuing to gather evidence on the updated deliverable supply in the District, taking into account progress on identified sites, the addition of deliverable new sites, and updated information from developers.

However, the lack of a 5 year housing land supply is therefore a material consideration which weighs in favour of the proposed application.

SITE ASSESSMENT

Location and Access to Services and Facilities

The strategy set out in the Draft Local Plan is to concentrate growth in the most sustainable locations – that is, by adopting a spatial strategy that promotes development in the most sustainable locations, where there are opportunities for walking, cycling and public transport links to nearby shops, services and employment opportunities. This means for the new Local Plan: "That the broad spatial strategy for the District should concentrate development in Braintree, planned new garden communities, Witham and the A12 corridor, and Halstead".

Policy CS7 of the Adopted Core Strategy states that future development will be provided in accessible locations to reduce the need to travel.

In this case, the application site is located within the Town Development Boundary of Witham, and is therefore located in a highly sustainable location with good access to services and facilities as well as a range of public transport. The location of the application weighs in favour of the proposal in the overall planning balance.

Heritage

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 200 of the NPPF states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Policy RLP100 of the Adopted Local Plan supported by Policy CS9 of the Adopted Core Strategy and Policy LPP60 of the Draft Local Plan states inter alia that works will be permitted where they do not harm the setting, character, structural stability and fabric of the building (or structure); and will not result in the loss of, or significant damage to the building or structure's historic and architectural elements of special importance, and include the use of appropriate materials and finishes.

Policy RLP95 of the Adopted Local Plan and Policy LLP56 of the of the Draft Local Plan states that the Council will preserve, and encourage the enhancement of, the character and appearance of the designated Conservation Areas and their settings, including inter alia the buildings and historic features and views into and within the constituent parts of designated areas. Proposals within/adjoining Conservation Areas will only be permitted where the proposal does not detract from the character, appearance and essential features of the Conservation Area.

Despite its backland location, the site is located within the Witham Conservation Area. The area is defined by its frontage development, with odd clusters of back land development accessed either from Bridge Street or

Tudor Close. The proposed application for further back land development in this area is therefore not objected to 'in principle' in heritage terms by the Historic Buildings Consultant. The Historic Buildings Consultant did however raise some initial concerns with the detailing proposed, stating that it was not sympathetic to the Conservation Area. Subsequent discussions were had with the developer to improve the overall quality of the detailing, while simplifying it to be more appropriate in the Conservation Area. As such, weatherboarding has been removed and replaced by render, while stone headers have been introduced above the front and side windows and doors. These materials and finishes would be much more in keeping with the Conservation Area. A further change was to lose more of the crown roof to have a more traditional pitch, thus making the building approx. 800mm higher.

The Historic Buildings Consultant raised no objection to the materials changed proposed, and asked for a condition for material samples. Officers also consider a condition would also be appropriate to provide a schedule of the type and colour windows, doors etc to be used on the development. This is to ensure that if development goes ahead, that suitable details can be agreed.

Overall, it is considered that the proposal would not harm the Conservation Area. This is a neutral factor in the planning balance.

Design, Appearance and Layout

Paragraph 124 of the National Planning Policy Framework (NPPF) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It also states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 of the NPPF states, amongst other things, that developments should function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

In addition to this, Policy RLP90 of the Adopted Local Plan requires designs to recognise and reflect local distinctiveness in terms of scale, density, height and massing of buildings, and be sensitive to the need to conserve local features of architectural and historic importance, and also to ensure development affecting the public realm shall be of a high standard of design and materials, and use appropriate landscaping. Policy LPP55 of the Draft Local Plan seeks to secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment.

The Council has adopted the Essex Design Guide as a Supplementary Planning Document. This indicates that dwellings with two bedrooms should be provided with a private rear garden of 50sq.m or more, and three bedroom dwellings should be provided with 100sq.m or more. Furthermore, Policy

RLP56 of the Adopted Local Plan requires that sufficient vehicle parking should be provided for all new development in accordance with the Essex County Council Vehicle Parking Standards 2009.

The application initially proposed two bungalows at the site with only two parking spaces (one for each). Officers raised concerns with this layout owing to the lack of space to secure two parking spaces for the proposed bungalows. Essex Highways also had concerns about the intensification of the access (discussed more later). The developer therefore agreed to reduce the two bungalows into one single bungalow. The actual footprint of the built development has not changed (apart from the roof as discussed in the heritage section above), instead the proposal is now for one 3 bedroom bungalow, with two parking spaces and a turning area. The site can also provide 214sq.m of amenity space for future occupants to use, over double the required 100sq.m requirement in the Essex Design Guide. The accommodation would also be in excess of the Nationally Described Space Standards.

The dwelling would sit relatively close to the east and west boundaries, but would still retain a minimum of 1m to said boundaries to allow access either side. The relationship and size would be very similar to the adjacent quarter house which includes No.45 and No.43 Bridge Street. The design of the bungalow as previously discussed is also considered to be acceptable, and some solar panels are proposed on the western roofscape.

Concerns have been raised that the door of No.59 Bridge Street is on the side passage where the proposed dwelling would be located. These concerns are noted, however from Officers site visits the door appears to open inwards, and benefits from a projecting stone curb to step on to exit the building. As such, while it is acknowledged that this isn't an ideal existing situation, taking into account the above, as well as the low intensity of use which would arise from the access drive of one dwelling, it is considered that the proposal would not be detrimental to occupiers of No.59.

Overall, from a design, amenity and layout perspective, it is considered that the proposed bungalow is acceptable and would not harm the character and appearance of the area.

Impact on Neighbour Amenity

A core principle of the National Planning Policy Framework is that development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan states that development shall not cause undue or unacceptable impacts on the amenities of nearby residential properties.

As the site is in a backland location, it is surrounded by residential development on three sides; the front, the east side and the rear. The west side would be adjacent to a communal area of amenity that is understood to

be enjoyed by the residents of No.59, No.61, No.63, No.65 and No.67 Bridge Street.

To the front of the site is the rear of No.59, No.61, No.63, No.65 and No.67 Bridge Street. These properties are older and of their time, with narrow but semi-long back gardens. As existing, the boundary treatments are not overly high at the backs of these properties, some areas are however higher than others.

The average distance to their rear boundary at the closest point would be approx. 8m from the back of the houses, with a further 4m to the most sensitive areas. There would be a further 10m to the closest point of the front of the proposed bungalow. Therefore, there would be an average of 18m from the closest back of No.59, No.61, and No.63 Bridge Street to the front of the proposed dwelling. The bungalow by its very nature would also be single storey, which would considerably reduce any detrimental opportunities for overlooking comparatively to a 1 " storey or 2 storey dwelling.

Taking into account the separation distance, coupled by single storey nature of the development, as well as the smaller rear boundary treatments, it is considered that on balance the amenity of No.59, No.61, No.63, No.65 and No.67 Bridge Street would not be detrimentally affected by the proposed development.

To the east is the quarter house which contains No.39, No.41, No.43 and No.45 Bridge Street. The nature of a quarter house is that it is split into four sections; each with a small outlook to the side, and a main outlook to the front or rear depending on which side of the house you are. This application would site the dwelling immediately adjacent to No.43 and No.45 Bridge Street, with the smallest gap at 1.1m, and the largest at 2m. There would also be a further 1.5m average distance from the common boundary to the side of the quarter house. There would therefore be a minimum 2.6m gap between the properties. The proposed roof form of the bungalow would also slope away from the quarter house, thus it would not be faced with a blank imposing side gable.

Taking the above into account, the proposal would have some impact on No.43 and No.45 Bridge Street, however it would not be detrimental. In any case, the main outlook for both No.43 and No.45 would be unaffected by the development. As such, it is considered that the proposal would be acceptable in this case.

To the rear is a single storey property with minimal windows which would have an opportunity to overlook into the proposed garden of the development. Similarly, due to the single storey nature of this development, it is considered that future occupiers of No.2 Tudor Close will not be detrimentally affected. As such, it is considered that this is also an acceptable relationship.

Highway Issues

Concerns have been raised by local residents with respect to the suitability of the access and the intensification of its use.

As alluded to in the design section, Essex Highways along with Officers raised concerns in respect to two dwellings utilising the existing access road. As such, in line with Officer suggestions, the scheme was reduced to one dwelling. As such, the only vehicular use of this access would be for future occupiers of the proposed bungalow. Pedestrian access will occur for No,59 still, however as discussed in the design section above this would not be detrimental. Overall, Essex Highways have withdrawn their initial objection to the application. As such, it is considered that the proposed access road and access in general is acceptable.

Furthermore, the development now provides parking in accordance with the parking standards, and has sufficient manoeuvring space to enable vehicles to leave in a forward gear. It is considered that the proposal is acceptable in this regard.

Ecology & Trees

Policy CS8 of the Adopted Core Strategy specifies that development must have regard to the character of the landscape and its sensitivity to change. Where development is permitted, it will need to enhance the locally distinctive character of the landscape in accordance with the Landscape Character Assessment.

Policy RLP84 of the Adopted Local Plan states that planning permission will not be granted for development which would have an adverse impact on badgers, or species protected under various UK and European legislation, or on the objectives and proposals in National or County Biodiversity Action Plans as amended. Where development is proposed that may have an impact on these species, the District Council will require the applicant to carry out a full ecological assessment. This is echoed by Policy LPP68 of the Draft Local Plan.

There are a fair number of trees on the site, however most of these trees have been classified as low quality and the Landscape Officer has no objection to their removal. Initially it was proposed that all trees were removed, however with the change to one dwelling, Officers have managed to secure the retention of the one better category tree at the site. In order to make sure the tree is protected, a Tree Protection Plan has been recommended, as well as a landscape plan to re-introduce appropriate trees and hedging at the site. It is considered that the proposal is acceptable in this regard.

Furthermore, the Ecological Officer had no objection to the development, subject to a biodiversity enhancement strategy condition. It is considered that these particulars are acceptable.

Habitat Regulations Assessment (HRA / RAMS)

The Ecology Officer identifies that the site is situated within the Zone of Influence (ZOI) for the Blackwater Estuary SPA/Ramsar site.

In this regard, Natural England have published revised interim guidance on 16th August 2018 in connection with the emerging strategic approach relating to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) to ensure new residential development and any associated recreational disturbance impacts on European designated sites are compliant with the Habitats Regulations.

In accordance with the revised interim guidance an appropriate assessment has been completed for this application, as it falls within the threshold of a scheme of 99 residential units or less and is located within the updated Zones of Influence. Where an appropriate assessment concludes that a likely significant effect would occur, the Local Planning Authority is required to secure a financial contribution towards off site mitigation at the identified natura 2000 sites to mitigate the impact of the development upon these sites.

However, whilst the appropriate assessment of the Local Plan has identified a likely significant effect for all residential development in-combination with other plans and projects, the amount of minor and major development proposals for 1-99 houses that is likely to be granted planning permission prior to the adoption of the RAMS, which will require financial contributions for all residential proposals, is considered to be de minimis considering that the RAMS will be dealing with the in-combination effects of housing growth across Essex over a 15 year period. As such, it is concluded that this proposal would not have a likely significant effect and therefore no financial contribution is requested in this case. Notwithstanding the above, at the present time, there are no specific costed projects identified and no clear evidence base to give the Local Planning Authority any ability to impose such a requirement for a proportionate, evidence based contribution.

Archaeology

Policy RLP105 of the Adopted Local Plan states that where important archaeological deposits are thought to be at risk from a proposed development the developer will be required to arrange for an archaeological evaluation to be undertaken prior to the planning decision being made. The evaluation will assess the character, importance and extent of the archaeological deposits and will allow an informed and reasonable decision to be made on the planning application.

The site has the possibility of containing archaeological remains. As such, in accordance with the recommendations of the Archaeological Officer, conditions would be attached to secure appropriate investigation and mitigation where appropriate.

PLANNING BALANCE AND CONCLUSION

The presumption in favour of sustainable development sits at the heart of the NPPF. The Framework is clear in its instruction at Paragraph 11d, that for decision-taking this means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in Paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years), granting permission unless:

- (i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Such an assessment must take account of the economic, social and environmental impact of the proposed development and these matters must be considered in the overall planning balance.

As set out in Paragraph 8 of the NPPF, achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and needed to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective (to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure);
- a social objective (to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being); and
- an environmental objective (to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy).

In this case, the proposal would bring in a number of benefits to the economic and social objectives of sustainable development; including employment during construction, contribution to the vitality of the town and one additional dwelling towards the housing supply, although these benefits are limited given the scale of development proposed. There would also be an environmental benefit in that the site is in a reasonably accessible location.

In terms of environmental harms, the development would have some impacts on neighbouring properties, although these would not be so significant to be classified as detrimental.

When considering the planning balance and having regard to the above, the conflict with the development plan, and having regard to the requirements of the NPPF as a whole, Officers have concluded that the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Consequently it is recommended that planning permission is approved for the proposed development.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location / Block Plan	Plan Ref: 001-01	Version: B
Proposed Elevations	Plan Ref: 302-01	Version: B
Proposed Block Plan	Plan Ref: 003-01	Version: C
Proposed Floor Plan	Plan Ref: 301-01	Version: B

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 No above ground development shall commence unless and until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved

details.

Reason

To ensure that the development does not prejudice the appearance of the locality.

- 4 Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack, for sustainable transport (to include six one day travel vouchers for use with the relevant local public transport operator).

Reason

In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

- 5 A) No development or preliminary groundworks can commence until a programme of archaeological evaluation has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.
B) A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of this work.
C) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.
D) The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason

The site may be of archaeological interest.

- 6 Prior to first occupation of the development hereby approved a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

All areas of hardstanding shall be constructed using porous materials laid on a permeable base.

All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development.

All hard surface areas agreed as part of the scheme shall be carried out before the first occupation of the buildings or upon the completion of the development whichever is the earlier.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species.

Reason

Landscape planting will add character to the development and assist in screening it in wider views.

- 7 No development shall commence unless and until a dust and mud control management scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be adhered to throughout the construction process.

Reason

This condition is required prior to the commencement of development to protect the road network, the safety of residents and in the interests of reducing wider pollution associated with construction.

- 8 No site clearance, demolition or construction work shall take place on the site, including starting of machinery and delivery of materials, outside the following times:

Monday to Friday 0800 hours - 1800 hours

Saturday 0800 hours - 1300 hours

Bank Holidays & Sundays - no work

Reason

In the interests of residential amenity for residents of the locality.

- 9 Prior to first occupation of the development, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
 - a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans;
 - d) persons responsible for implementing the enhancement measures;
 - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason

To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 10 Prior to their instillation, a schedule of the exact type, colour and specification of proposed new windows, doors, eaves, verges and cills to be used shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently retained as such.

Reason

To ensure the use of appropriate materials having regard to the importance of this scheme in the Conservation Area and to ensure that the choice of materials will harmonise with the character of the surrounding development.

- 11 Development shall not be commenced until details of the means of protecting all of the existing trees, shrubs and hedges to be retained on the site from damage during the carrying out of the development have been submitted to the local planning authority for approval. The approved means of protection shall be installed prior to the commencement of any building, engineering works or other activities on the site and shall remain in place until after the completion of the development to the complete satisfaction of the local planning authority.

No materials, goods or articles of any description shall be stacked, stored or placed at any time within the limits of the spread of any of the existing trees, shrubs or hedges.

No works involving alterations in ground levels, or the digging of trenches, or excavations of any kind, (including the laying or installation of drains, pipes, cables or other services) shall be carried out within the extent of the spread of any existing trees, shrubs and hedges unless the express consent in writing of the local planning authority has previously been obtained. No machinery of any kind shall be used or operated within the extent of the spread of the existing trees, shrubs, hedges.

Reason

In the interests of visual amenity.

INFORMATION TO APPLICANT

1 -Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

-All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

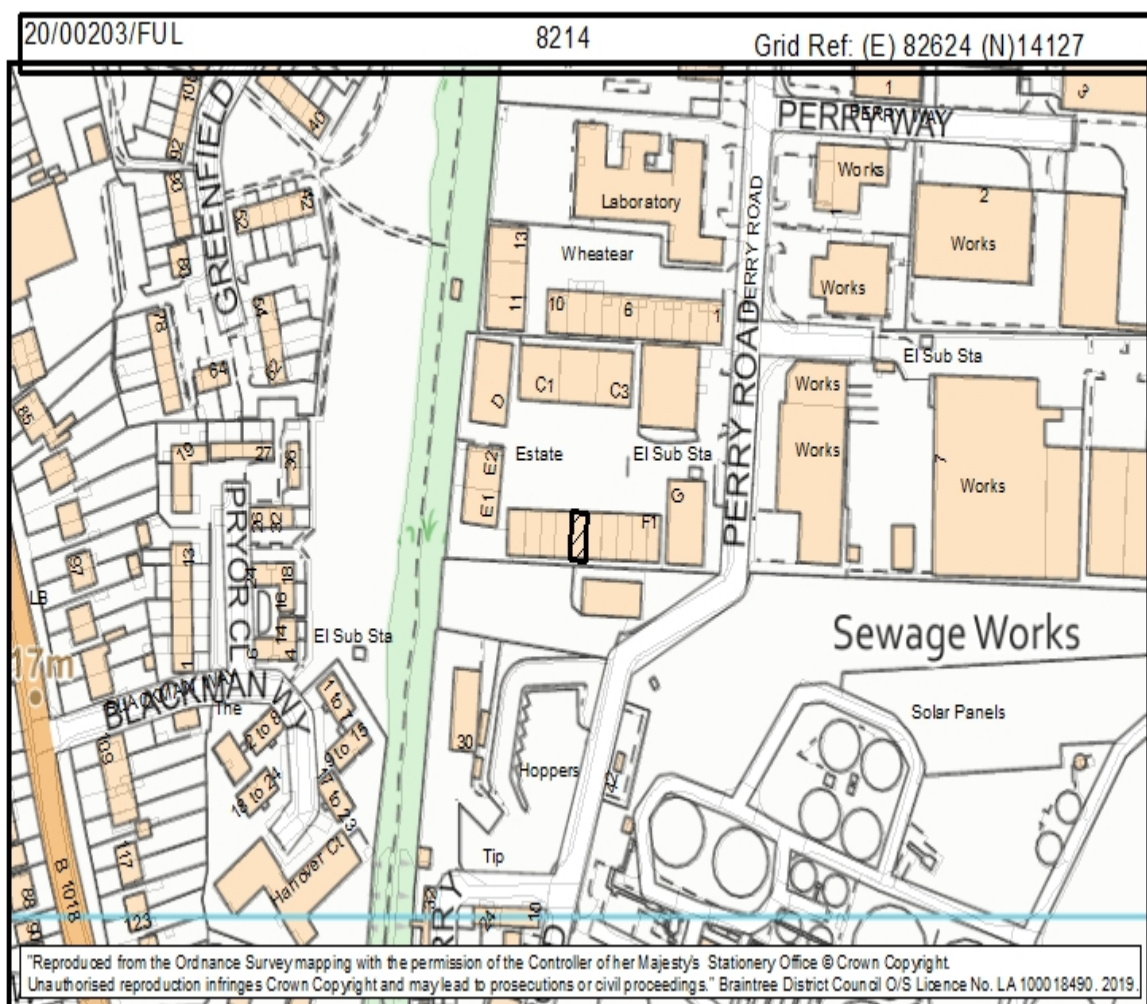
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART A

AGENDA ITEM NUMBER 5b

APPLICATION NO: 20/00203/FUL
DATE: 24.02.20
VALID:
APPLICANT: Mr Richard Allen
1 Collins Close, Braintree, Essex, CM7 1JL
DESCRIPTION: Change of Use from B1(c) light industrial to D2 assembly and leisure for personal training purposes.
LOCATION: Unit F6, Briarsford Industrial Estate, Perry Road, Witham, Essex, CM8 3UY

For more information about this Application please contact:
Lisa Page on:- 01376 551414 Ext.
or by e-mail to: lisa.page@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q54EIYBF0EC00>

SITE HISTORY

N/A

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan. Following consultation in the summer of 2016 this Publication Draft Local Plan was submitted to the Secretary of State on 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The examination into the Section 1 Local Plan continued in January 2020. Hearing sessions have now been completed, and the North Essex Authorities have now received an initial letter from the Inspector outlining his findings on the Section 1 Local Plan.

In his interim judgement the Inspector has considered that the Section 1 Local Plan cannot be found sound unless the Garden Communities at Colchester Braintree Borders and West of Braintree are removed from the Local Plan. The Inspector does agree with the housing target for Braintree, which equals a minimum of 716 dwellings per year.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can continue to afford some weight to the emerging Publication Draft Local Plan 2017.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP28	Employment Land Provision
RLP33	Employment Policy Areas
RLP36	Industrial and Environmental Standards
RLP56	Vehicle Parking
RLP90	Layout and Design of Development
RLP129	Sports and Leisure Facilities
RLP134	Sports Causing Noise or Disturbance

Braintree District Local Development Framework Core Strategy 2011

CS4	Provision of Employment
CS9	Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP4	Providing for Employment and Retail
LPP1	Development Boundaries
LPP2	Location of Employment Land
LPP3	Employment Policy Areas
LPP7	Design and Layout of Employment Policy Areas and Business Uses
LPP14	Leisure and Entertainment
LPP44	Sustainable Transport
LPP45	Parking Provision
LPP51	An Inclusive Environment
LPP55	Layout and Design of Development

Neighbourhood Plan

N/A

Other Material Considerations

Site Allocations and Development Management Plan
Essex Design Guide
Essex Parking Standards/Urban Space Supplement

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as Witham Town Council support the proposal contrary to Officer recommendation.

SITE DESCRIPTION

The site is situated within the Witham town development boundary, situated towards the eastern side of the town. The application site forms a vacant, B1 Use unit, located within the Briarsford Industrial Estate which is a designated Employment Policy Area within the Council's Development Plan.

The unit and its neighbouring properties appear to each benefit from 1 to 2 allocated parking spaces to their immediate frontage, with further parking provided in communal spaces within a central parking forecourt.

PROPOSAL

The existing unit (Unit No.F6) is vacant, but is understood to have last been used for light industrial (B1c) purposes. This application seeks a change of use to Use Class D2 (Assembly and leisure use).

Of note is that the applicant currently occupies Unit No.E2 on the same industrial estate for a group personal training business (D2 use). This change of use was granted permission under Application Reference 14/01125/FUL. The intention of the applicant is to move the existing business to the new unit.

It is proposed that the D2 use would operate during following hours:

- Monday to Friday. 9:30-10:30am and 16:30-21:00pm
- Saturdays 9:00-12:00am
- Sundays 9:00-12:00am

CONSULTATIONS

ECC Highways

No comment.

BDC Environmental Health

No comments received.

Neighbour Representations

The application was advertised by way of site notice, newspaper advert and neighbour letters. No letters of representation have been received.

PARISH / TOWN COUNCIL

Witham Town Council recommend that the change of use be approved.

REPRESENTATIONS

The application was advertised by way of site notice, newspaper advert and neighbour letters. No letters of representation have been received.

REPORT

Principle of Development

The application site is located within the Briarsford Industrial Estate which is a designated Employment Policy Area under the Council's Development Plan. Currently the lawful use of the unit is for light industrial (B1c) and the proposal is to convert it to a D2 assembly and leisure use for group personal training business. Both Policy RLP33 of the Adopted Local Plan and Policy LPP3 of the Draft Local Plan are explicit that proposals within Employment Policy Areas for uses other than those within Use Classes B1, B2, and B8 will be refused.

Further, Policy CS4 of the Adopted Core Strategy sets out that the Council and its partners will support the economy of the District. Employment sites in current or recent use in sustainable locations will therefore be retained for employment purposes.

In the context of local policy, it is noted that the term 'Employment Policy Area' can be misleading. This is because it infers that the primary criteria in such an area is whether or not a particular use results in employment of any kind. However, as described above, the qualifying policy criteria for an employment use within an Employment Policy Area is that it must fall within Use Classes B1, B2, or B8.

Fundamentally, Employment Policy Areas are protected for particular employment uses intentionally, as often such uses cannot appropriately be located elsewhere. For instance, they are typically sited on the fringes of development boundaries, where greater access can be achieved to strategic road networks. Moreover, by virtue of their operations, employment uses are not compatible with residential uses. Grouping employment uses together in suitable locations can therefore mitigate against their wider impact on communities.

The Council is explicit of their wish to preserve business parks for Class B employment uses and move away from uses such as personal storage, gyms and leisure facilities. There is a mismatch between the growing demand for industrial space and limited supply. In 2016, the Employment Land Needs Assessment demonstrated that there was only one year's supply of industrial space available across the county and 2.5 years' of office space. This

shortfall in supply is holding back business expansion and therefore it is important that the Council retains these spaces for their desired B1, B2 and B8 uses to make the most of the opportunities for these businesses to grow.

It is very concerning that within Employment Policy Areas, through a process of attrition, large amounts of employment floor space are being lost to leisure uses. The Employment Land Needs Assessment commissioned as part of the evidence base for the emerging Draft Local Plan, forecasts an additional net demand of between 53,400sqm and 66,800sqm of office floor space up until 2033. To meet the forecast demand it is crucial that, as well as providing new office floor space, existing office floor space is retained. The proposed development would undermine the Council's policy approach to meeting current and future office space demand in the District.

According to the Braintree Employment Land Needs Assessment, there is a rising demand for B2 and B8 uses specifically and it is important to increase and retain provision of this typology along strategic road networks to try and meet this demand. Evidence also shows that businesses are relocating their back office facilities to the District, particularly in Witham, this is considered to be an area of growth and another reason to protect B1 use within Employment Policy Areas.

Neither Policy RLP33 of the Adopted Local Plan or Policy LPP3 of the Draft Local Plan have a mechanism for changes of use to non-employment uses within an Employment Policy Area, this is regardless of whether marketing is provided. Whilst there have historically been planning permissions granted in the District for similar proposals, this does not indefinitely confine the Local Planning Authority to approve all such applications in future. Previous harm should not be used to justify additional harm.

Members will be aware of a number of recent applications where permission has been refused for similar D2 uses within employment areas and the Council is consistently applying the policy in this regard. Indeed, the Council successfully defended the refusal on one of these applications which was recently dismissed at appeal on the 8th June 2020. This related to an application seeking a similar change of use at Unit B, 1 Wheaton Road, Witham, Essex CM8 3UJ (Application Reference 19/00953/FUL). A copy of the appeal decision is attached as Appendix 1. The Inspector, in dismissing the appeal, noted that the site is located within an Employment Policy Area, and noted that whilst the proposal would provide some employment, since the use would not fall within Use Class B1, B2 or B8, it would not accord with the aims of this Policy.

In this instance the applicants seek to move from an existing unit on the same estate (Unit no.E2) to this vacant unit (Unit no.F6). The current D2 unit was approved under Application Reference 14/01125/FUL, which was considered under a different policy context. Whilst Officers are understanding of the applicants intention for a 'swapping of units', the change of use of the existing D2 unit to another use, would require planning permission in itself. Even if this application currently under consideration were an application that covered

both units, there would be no mechanism to secure that the existing D2 unit be required to change back to B1, B2 or B8 use prior to the new D2 use commencing. It is considered that such a condition or Section 106 Legal Agreement would not meet the relevant tests and could not be applied. The applicant contends that the current premises are too large for their business, and again Officers are sympathetic of this situation. Indeed, Officers have liaised with the applicant and provided details of the similar recently refused applications in the locality to explore whether there could be the opportunity of sharing the existing larger D2 unit.

Further, Officers do acknowledge that leisure uses provide an important health and wellbeing benefit, with Paragraph 92 of the NPPF emphasising that planning policies and decisions should plan positively for developments that promote health, social and cultural well-being for all sections of the community. However, as explained under Policy RLP129 of the Adopted Local Plan, sports and leisure facilities should normally be located within town or village centres. If no suitable sites within these areas exist, then such developments may be acceptable, as an exception, on edge-of-centre sites but critically this is subject to compliance with other policies in the Development Plan. Therefore, whilst national and local planning policies recognise the contribution that leisure uses can make towards sustainable development, this does not detract from the conflict with Policy RLP33 of the Adopted Local Plan and Policy LPP3 of the Draft Local Plan.

To conclude, the proposed development is for a change of use of the application site from Use Class B1 to Use Class D2 within an Employment Policy Area, contrary to Policy RLP33 of the Adopted Local Plan and Policy LLP3 of the Draft Local Plan. Furthermore, as these policies represent the Council's economic vision and strategy to encourage sustainable economic growth, by endeavouring to meet the current and future office space demand in the District, the proposed development is also contrary to Paragraphs 81 and 82 of the NPPF and its overarching objective to achieve sustainable development.

Layout, Design and Appearance

There is no proposed change to the external appearance of the unit as part of this application.

Impact on Neighbouring Amenity

Given the nature of the use and the location of the building within the employment site, is not considered there would be any harmful impact on neighbouring amenity.

Highway Considerations

Policy RLP56 of the Adopted Local Plan and Policy LPP45 of the Draft Local Plan requires that all new development is provided with sufficient vehicle parking in accordance with Essex County Council's Vehicle Parking

Standards. For the proposed D2 use, based upon the floor space of 96 square metres, a maximum of 5 parking spaces and a minimum of 15 cycle spaces would be required. (The existing B1 use requires 3 parking spaces and 1 cycle space respectively).

The unit appears to have 2 designated car parking spaces located immediately to the site frontage, with further shared provision within the central parking court. It was clear at the time of the case officers site visit (within the week / day time), that there were numerous vacant spaces within the communal parking area. Further, given the proposed opening times of the use, the majority of peak would be outside of opening times for the majority of the adjacent uses. Parking demand for the proposed use would therefore likely be met by the existing parking allocation and by the shared parking provision.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposed development is for a change of use within an Employment Policy Area to a non-employment use, contrary to Policy RLP33 of the Adopted Local Plan and Policy LPP3 of the Draft Local Plan. The proposal would subsequently result in the loss of an employment unit, reducing the floor space available for employment uses, in a suitable location protected for such uses.

The proposal would undermine the Council's policy approach to meeting the current and future office space demand in the District, contrary Paragraphs 81 and 82 of the NPPF which set out that policies and decisions should set criteria, or identify sites, for local and inward investment to meet anticipated needs over the plan period in suitable locations.

It is acknowledged that benefits would arise from the proposal, in terms of providing a leisure facility to promote health and wellbeing. However, the application site is not in an appropriate location for such a leisure use and the health benefit does not mitigate against the aforementioned policy conflict.

Historically, there have been instances where similar applications have been approved under the same Employment Policy Area constraint, resulting in a notable loss of employment uses. If such trends continue, there is likely to be crowding out, with the demand from non-employment occupiers driving out typical occupiers and increasing the demand for employment land. This is not sustainable and would prevent the Council from meeting its current and future demand for such employment land.

The applicant's intention to move from an existing unit on the same estate to this vacant unit is noted. Whilst Officers are understanding of their intention for a 'swapping of units', there would be no mechanism to secure that the existing unit be required to change back to B1, B2 or B8 use prior to the new D2 use commencing. It is considered that such a condition or Section 106 Legal Agreement would not meet the relevant tests.

Therefore, in conducting an overall planning balance, it is concluded that the harms identified would significantly and demonstrably outweigh the social benefits of the development. Officers consequently consider the proposed development would not constitute sustainable development and recommend that the application is refused.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application REFUSED for the following reasons:-

- 1 The application site is located on the Briarsford Industrial Estate, a designated Employment Policy Area. The application is for the change of use of a unit from B1 to D2. Within Employment Policy Areas, B1, B2 and B8 uses are encouraged and protected. The proposal in this position would lead to a loss of suitably located employment generating floorspace. Therefore, the development is contrary to the National Planning Policy Framework, Policy CS4 of the Adopted Core Strategy, Policy RLP33 of the Braintree District Adopted Local Plan and Policy LPP3 of the Braintree District Council Publication Draft Local Plan.

SUBMITTED PLANS

Location Plan
Floor Plan
Car park plan

CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

Appeal Decision

Site visit made on 22 May 2020

by R Sabu BA(Hons) MA BArch PgDip ARB RIBA

an Inspector appointed by the Secretary of State

Decision date: 8th June 2020

Appeal Ref: APP/Z1510/W/20/3244502

Unit B, 1 Wheaton Road, Witham, Essex CM8 3UJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Complete Dance Ltd against the decision of Braintree District Council.
- The application Ref 19/00953/FUL, dated 17 May 2019, was refused by notice dated 21 November 2019.
- The development proposed is described as, 'change of use from B1 to D2 for the purpose of running a Dance and Fitness Studio incorporating pre school development programme. Small amount of internal work to accommodate room layout changes and additional toilets'.

Decision

1. The appeal is dismissed.

Procedural Matter

2. I note the Braintree District Council Publication Draft Local Plan. However, since there is no certainty that it will be adopted in its current form, I attribute it limited weight only.

Main Issue

3. The main issue is whether the proposed development would accord with the development plan strategy with particular regard to the loss of an employment site and are there any other considerations which indicate that the appeal should be allowed.

Reasons

4. The site is located within an Employment Policy Area. Policy CS4 of the Braintree District Council Local Development Framework Core Strategy Adopted September 2011 (CS) relates to the provision of employment and states that land for employment purposes will mainly be located on existing employment sites within the development boundaries. While the proposal would provide some employment, since the use would not fall within use class B, it would not accord with the aims of this Policy.
5. Policy RLP33 of the Braintree District Local Plan Review, Adopted July 2005 (LP) states that Employment Policy Areas are defined on the Proposals Map where proposals for uses other than those within Use Classes B1, B2 and B8 will be refused. Since the proposal is for a change of use to use class D2, specifically a dance and fitness studio, it would conflict with this Policy. The Council's

evidence also indicates that there is a shortfall in the supply of industrial and office space in the district.

6. The appellant's evidence indicates that despite several marketing campaigns and a reduction in rent, the site has remained vacant for some years. However, while I note the letter from Everett Newlyn, further evidence such as the specific details and duration of advertising, is not before me. I acknowledge the position of the unit at the rear of the building, the lack of a loading bay, the configuration of the accommodation including split levels and areas lacking natural light. However, given the insufficient information before me relating to the details of marketing, there has not been a clear demonstration that there is no demand for the unit within a use class B use.
7. Accordingly, while I acknowledge paragraph 120 of the National Planning Policy Framework (Framework), since there has not been a demonstration of unmet need for the proposed use in the area, this part of the Framework is not relevant to the proposal.
8. I note the evidence regarding a lack of use class D2 units in the area and that other types of units such as retail units are likely to be unsuitable for the purposes of the dance studio. I also acknowledge that the Council's pre-application service was utilised and the issues with the current location of the dance school. However, while I note the evidence submitted by the appellant including correspondence with various councillors, and the indication that neither local property agents nor the Council's key partners such as INVEST ESSEX have suitable units, there is little substantial supporting evidence before me to demonstrate that no suitable alternative sites are available.
9. Planning law¹ requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
10. The appellant considers that LP Policy RLP33 is not wholly in accordance with the Framework. While the Policy may go further than the Framework in certain aspects, this does not necessarily mean that the Policy is not in accordance with it. From the evidence before me the Policy is consistent with the Framework. As such, given the primacy of the development plan, I attribute the development plan and the conflict with LP Policy RLP33 and CS Policy CS4 full weight. Furthermore, since it has not been demonstrated that there is no current or long-term demand for the retention of all or part of the site for employment use, the proposed loss of employment land has not been justified and given the shortfall in industrial and commercial units in the district, there would be significant harm in this respect.
11. LP Policy RLP 28 relates to Employment Land Provision and relates to land that is allocated for employment on the main industrial estates and business parks, as shown on the Proposals Map. The Policy considers certain uses to be appropriate including indoor sports or recreational uses in these allocated areas. There is no evidence before me to indicate that the site lies within these allocated areas. Consequently, this Policy is not relevant to the proposal.
12. I note the benefits of the scheme in the terms identified by the appellant including in relation to health and wellbeing and economic support to local

¹ S38(6) of Planning and Compulsory Purchase Act 2004 and s70(2) of Town and Country Planning Act 1990

businesses. I also acknowledge that paragraphs 91 and 92 of the Framework promote healthy and safe communities. However, given the significant weight attached to the conflict with the development plan as a whole and loss of employment land, the harm arising from the development would be of a greater magnitude than the benefits.

13. Consequently, the proposed development would not accord with the development plan strategy with particular regard to the loss of an employment site and other considerations do not indicate that the appeal should be allowed. The proposal would conflict with LP Policy RLP33 and CS Policy CS4 which relate to the provision of employment.

Other Matters

14. I acknowledge local support for the proposal including from Witham Town Council and the local Member of Parliament as well as the case law² cited by the appellant. I also acknowledge that the Council has not raised other objections with regard to the proposal and concerns regarding the service provided by the Council. However, for the reasons given above this has not altered my overall decision.
15. I acknowledge the cases granted planning permission by the Council including those at Cooper Drive³ and First Avenue⁴. However, since these proposals were in different locations to the appeal site, they do not provide a direct comparison to the appeal scheme. I note the proposal at Moss Road⁵. However, this scheme was recommended for refusal and the reasons for approval by the Council's Planning Committee are not before me. In addition, I note the case at Crittall Road⁶, however, since that scheme fell within the provisions of LP Policy RLP 28, it does not provide a direct comparison with the appeal proposal. In any event, each case must be determined on its individual merits.

Conclusion

16. The appeal scheme would be contrary to the development plan taken as a whole and material considerations do not indicate planning permission should be forthcoming in spite of this. Accordingly, for the reasons given above, and having regard to all other matters raised, I conclude the appeal should be dismissed.

R Sabu

INSPECTOR

² R. (Cala Homes (South) Limited v Secretary of State for Communities and Local Government [2011] J.P.L. 1458, City of Edinburgh Council v Secretary of State for Scotland [1997] 1 W.L.R. 144, Tesco Stores Ltd v Dundee City Council [2012] 2 P. & C.R. 9, Stratford on Avon District Council v Secretary of State for Communities and Local Government [2014] J.P.L. 104, North Wiltshire District Council v Secretary of State for the Environment and others [1992] 3 PLR 113

³ Council ref: 17/00706/FUL

⁴ Council ref: 18/00867/FUL

⁵ Council ref: 17/02105/FUL

⁶ Council ref: 10/01200/FUL

PART A DEFERRED ITEM

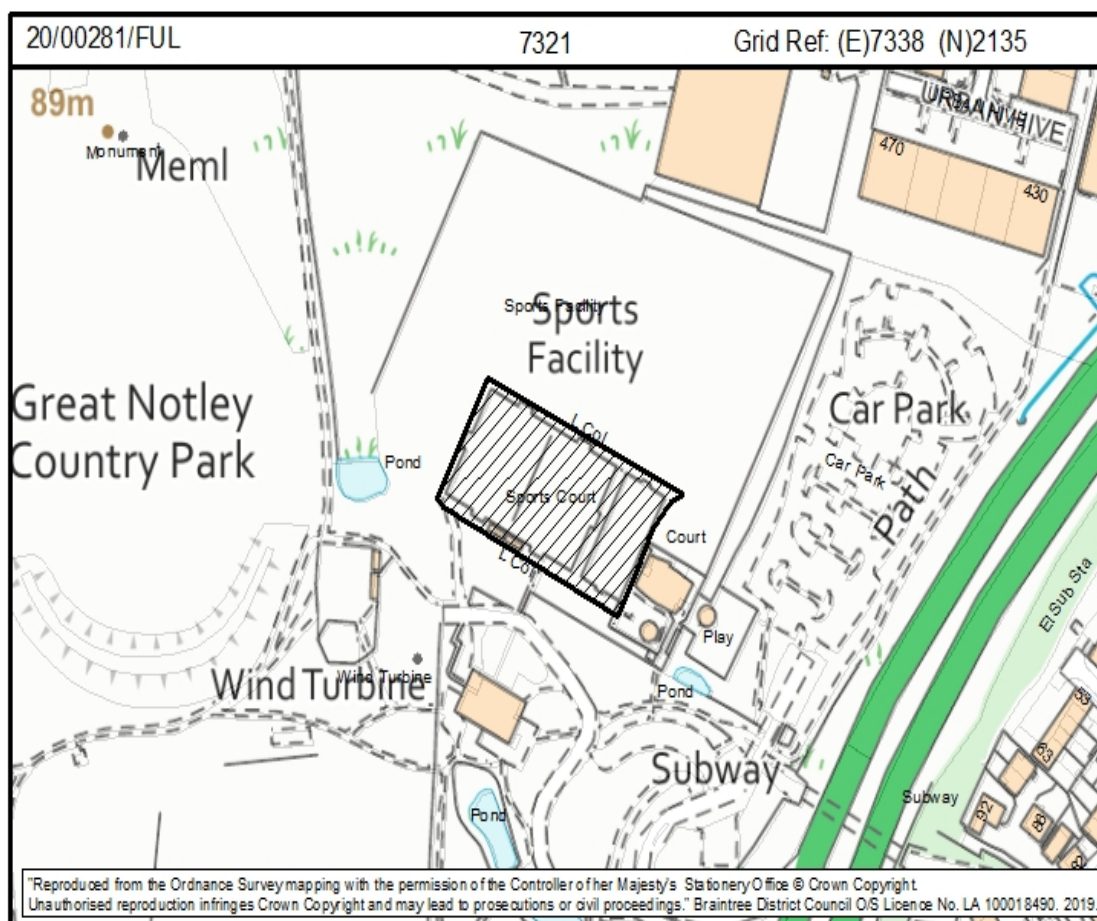
AGENDA ITEM NUMBER 5c

APPLICATION NO: 20/00281/FUL
DATE: 14.02.20
VALID:
APPLICANT: Clark
Braintree District Council, Causeway House, Bocking End,
Braintree, CM7 9HB, Essex
AGENT: Mr Nick McLaren
1A Perth House, Corbygate Business Park, Corby, NN17
5JG
DESCRIPTION: Replacement of Metal Halide Luminaires with LED
Luminaires to the Existing Floodlighting of the Artificial Turf
Pitch and MUGA.
LOCATION: Discovery Centre, Great Notley Garden Village, London
Road, Great Notley, Essex, CM77 7FS

For more information about this Application please contact:

Lisa Page on:- 01376 551414 Ext.

or by e-mail to: lisa.page@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5P8NABFKUP00>

SITE HISTORY

95/00616/P	Proposed landscaping/mounding.	Granted	24.07.95
95/00736/REM	Provision of footpaths/cycleways	Granted	22.08.95
99/00206/FUL	Erection of three storey building to provide sports and leisure facilities for Great Notley Country Park with associated sports pitches and landscaping	Granted	05.05.99
07/01754/FUL	Erection of building to provide an additional visitor attraction and education facility incorporating a field archaeology unit with ancillary offices, minor alterations to the Discovery Centre, relocation of existing wind turbine and provision of a car park together with associated site works	Granted	01.11.07
08/01972/FUL	Erection of lighting columns, floodlights and sections of 5 metre high fencing at the proposed replacement all-weather sports pitches	Granted	21.11.08
09/00188/DAC	Application for approval of details reserved by condition no. 6 of approval 08/01972/FUL	Granted	27.11.09
15/00398/FUL	Installation of new sequence batch reactor (SBR) drainage plant and associated control room. Alterations to existing drain runs to feed the new SBR and connection back to the sites existing drainage system.	Granted	26.05.15
15/01594/ECC	Consultation on Essex County Council application	Objections Raised	22.01.16

	CC/BTE/75/15 - Installation of a prefabricated single storey structure (7200x3200x2800 LxWXH) and associated groundworks for the provision of a disabled change facility and separate disabled toilet		
16/00190/FUL	Reconfiguration/expansion of main car park to provide additional car parking spaces.	Granted	10.05.16
18/00042/FUL	Introduction of a double zip wire at Great Notley Country Park, this includes a tower at the take-off point and a landing area with landscaped mound. There will also be facilitating works, with new pathways and improvements to the Discovery Centre reception.	Refused	17.10.18

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan. Following consultation in the summer of 2016 this Publication Draft Local Plan was submitted to the Secretary of State on 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The examination into the Section 1 Local Plan continued in January 2020. Hearing sessions have now been completed, and the North Essex Authorities have now received an initial letter from the Inspector outlining his findings on the Section 1 Local Plan.

In his interim judgement the Inspector has considered that the Section 1 Local Plan cannot be found sound unless the Garden Communities at Colchester Braintree Borders and West of Braintree are removed from the Local Plan. The Inspector does agree with the housing target for Braintree, which equals a minimum of 716 dwellings per year.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can continue to afford some weight to the emerging Publication Draft Local Plan 2017.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP65	External Lighting
RLP84	Protected Species
RLP90	Layout and Design of Development
RLP134	Sports Causing Noise or Disturbance
RLP135	Floodlighting of Sports Facilities
RLP142	Country Parks

Braintree District Local Development Framework Core Strategy 2011

CS10	Provision for Open Space, Sport and Recreation
CS8	Natural Environment and Biodiversity

Braintree District Publication Draft Local Plan 2017

LPP50	Built and Historic Environment
LPP53	Provision of Open Space, Sport and Recreation
LPP68	Protected Species, Priority Spaces and Priority Habitat
LPP71	Landscape Character and Features
LPP73	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
LPP81	External Lighting

Neighbourhood Plan

N/A

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported back to Planning Committee following deferral at Planning Committee by Members on 2nd June 2020. The application was deferred in order for Officers to go back to the Applicant to seek clarification on the light spillage and the need for hoods, cowls or similar on the proposed lighting.

The purpose of this report is therefore to provide clarity on these points, as well as continuing to provide a thorough assessment of the merits of the application.

The earlier Report from 2nd June 2020 Planning Committee is attached at Appendix 1 of this item.

CONSULTATIONS

No further consultation has been required.

PARISH / TOWN COUNCIL

No further consultation has been required.

REPRESENTATIONS

No further consultation has been required and no neighbour letters have been received following being reported to Committee.

REPORT

SITE ASSESSMENT

Principle of Development

The application site lies within the countryside, wherein countryside policies apply. Policy CS5 of the Adopted Core Strategy states that development outside town development boundaries, village envelopes and industrial development limits will be strictly controlled to uses appropriate to the countryside, in order to protect the landscape character and biodiversity, geodiversity and amenity of the countryside.

Policies RLP65 and RLP135 of the Adopted Local Plan state that external lighting will only be permitted, provided that:

- lighting should not be unacceptably intrusive
- lighting is designed as an integral element of the development
- low energy lighting is used

- the alignment of lamps and provision of shielding minimises spillage and glow, including into the night sky
- the lighting intensity is no greater than necessary to provide adequate illumination
- lighting should not have an unacceptable impact on the surrounding area
- there should be no loss of amenity to nearby residential properties
- there should be no danger to pedestrians and road users
- there should be no unacceptable harm to natural ecosystems/nocturnal fauna

Further, Policy RLP134 of the Adopted Local Plan requires that sports causing noise or disturbance will only be permitted if harm would not be caused by the nature, scale, extent, frequency or timing of the proposal and there would be no unacceptable increase in traffic on minor roads.

The reasoning for the replacement of the existing metal halide luminaires to LED luminaires is to provide better quality provision and energy efficiency. The LEDs will require less energy in operation and last longer and therefore need to be replaced less often. They will also minimise waste and pollution, (as they can be instantly switched on and off rather than the warming up period required for metal halides) and will provide for improved management arrangements as the control gears for the new lighting system will include 'photocell units' and time clocks to ensure lighting does not exceed the permitted curfew hour.

Looking at the proposed lighting in more detail, the main AGP will use the 2 module light engines with narrow beam (the BVP517 model). The macadam court will use 3 module light engines with narrow beam (the BVP527 model). The BVP517 luminaire is 1000w and the BVP527 is 1500w. These LED luminaires replace existing metal halide luminaires which are 2000w. It is clear therefore that there will be between 50% and 25% reduction in power consumption. The submission also compares the existing lighting design and spillage of the current design, (as submitted as part of the previous planning application) and compares with that now proposed. The outcome is that light spillage is tighter. The luminaire type also reduces from 4500k colour temperature, than that now proposed at 4000k, which is neutral white.

Following being reported to Planning Committee on 2nd June 2020, the agent has further provided an explanation in regards to the light spillage and reasoning as to why hoods or similar are not provided. Indeed the light spillage plans demonstrate that spillage will be no worse than the current system, but rather would be reduced. LED and Metal Halide luminaires are very different in how light is emitted. Metal halide do need hoods and internal baffles to direct the light towards the pitch, as the light produced comes from a single source and directed in 360° of direction, (much like a standard bulb in the home). The hoods, cowls and baffles were designed to then direct the light downwards towards the pitch. In contrast, LEDs used for sports pitch lighting is very focused, in particular for the narrow beam luminaires selected. The LEDs provide directional lighting and through their design the light is directed towards the pitch with minimal spillage without the need for external fittings.

In compliance with Policies RLP65 and RLP135 of the Adopted Local Plan, and as discussed further within the Report, the supporting documentation submitted with the application, demonstrates that the development would not cause obtrusive light pollution, glare, or spillage, and indeed would result in an improvement in these matters. Further, the lighting would not be unacceptably intrusive within this rural edge setting.

The proposal will ensure that the pitches remain a high quality provision within the District and will meet with the NPPF which places importance on promoting opportunities for sport and recreation and highlights how this can make an important contribution to the health and well-being of communities. The principle of the development is thereby acceptable.

Impact on the Character of the Countryside

As detailed within the 2nd June 2020 Committee Report appended, overall, the proposed luminaires would be appropriate and would result in a reduced impact than the existing, with an improvement on the wider character and appearance of this countryside location.

Impact on Neighbouring Amenity

As detailed within the 2nd June 2020 Committee Report appended, Officers have reviewed the proposed lighting scheme specification and are content that it would not result in an unacceptable impact to residential or commercial neighbours in terms of obtrusive light or similar.

Highway Considerations

As detailed within the 2nd June 2020 Committee Report appended, it is not anticipated that the development would have any impact to highway safety or similar.

Ecology

As detailed within the 2nd June 2020 Committee Report appended, Officers are content that given the reduction in luminaries from 2000w as existing to 1000w and 1500w, together with the reduction in light spillage, and the change from the existing 4500k colour temperature lighting to 4000k (neutral white), would ensure that in terms of ecology, there would be a positive impact from the proposal compared to the existing situation.

PLANNING BALANCE AND CONCLUSION

The principle of lighting to these outdoor sports pitches has already been accepted with the grant of application reference 08/01972/FUL. This application seeks permission to replace the 12no.existing metal halide luminaires with 12no. LED luminaires.

The detailed lighting specification submitted with the application demonstrate that there would be significant energy efficiency benefits, with between 25% and 50% reduction in power consumption.

The impact upon the character and appearance of the countryside would be improved with a reduction in light spillage and a change from 4500K colour temperature to 4000k neutral white. Associated benefits in terms of reducing the impacts upon ecology would therefore also result.

The proposed lighting would not be obtrusive to neighbouring residential amenity and would create no unacceptable impact to highway safety.

It is therefore concluded that the proposed change to the lighting is acceptable and meets the necessary abovementioned National and Local Planning Policy.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan	Plan Ref: 01
Site Plan	Plan Ref: 02
Lighting Plan	Plan Ref: BVP517
Lighting Plan	Plan Ref: BVP527

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 The floodlights shall not be operated outside the hours of 09:00 and 22:00 Monday to Friday and 09:00 and 18:00 Saturday and Sunday.

Reason

In the interests of residential and visual amenity and to minimise light pollution.

- 4 The lighting design shall be installed in accordance with the details contained within the approved OptiVision LED gen3 plans. The main AGP shall use the 1000w, 2 module light engines with narrow beam (the BVP517model), and the macadam court will use the 1500w, 3 module light engines with narrow beam (the BVP527 model). The luminaire type shall be 4000k (neutral white).

Reason

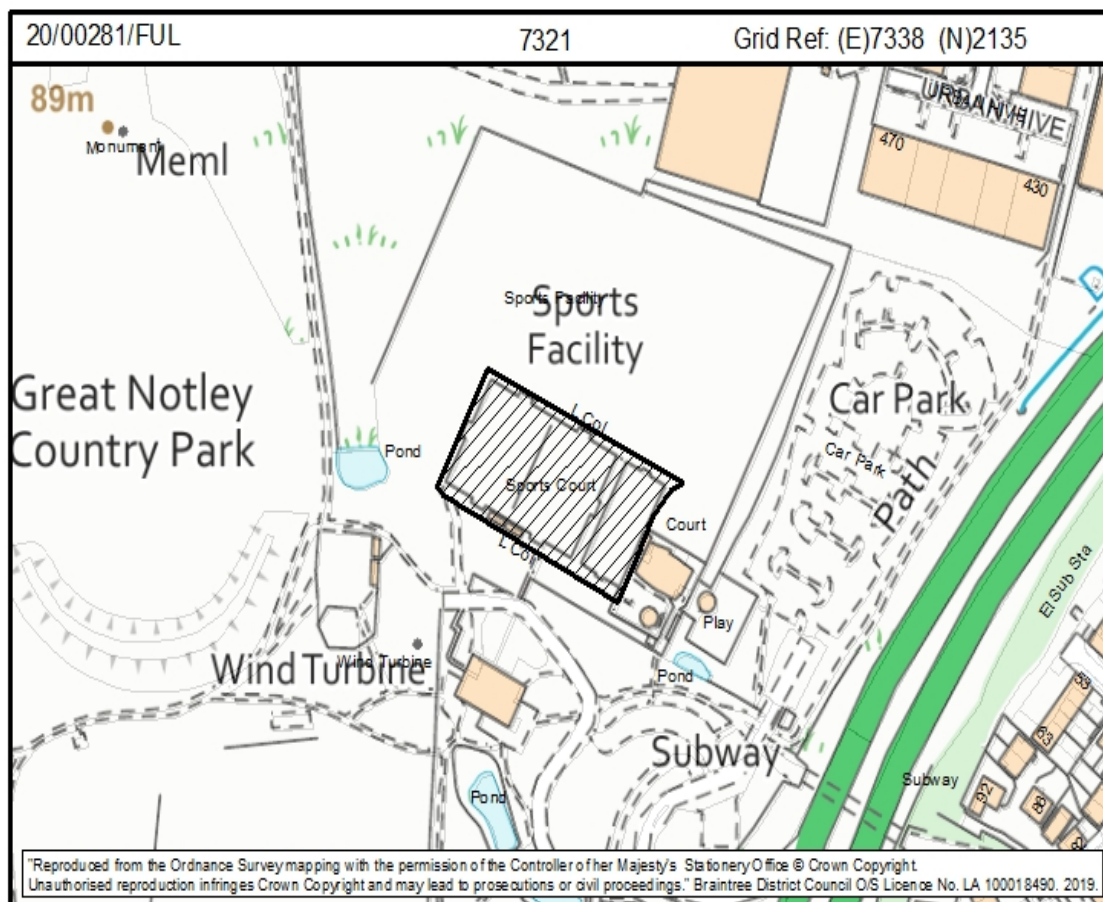
In the interests of ecology and residential and visual amenity.

CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

APPENDIX

APPLICATION NO: 20/00281/FUL DATE: 14.02.20
VALID:
APPLICANT: Clark
Braintree District Council, Causeway House, Bocking End,
Braintree, CM7 9HB, Essex
AGENT: Mr Nick McLaren
1A Perth House, Corbygate Business Park, Corby, NN17
5JG
DESCRIPTION: Replacement of Metal Halide Luminaires with LED
Luminaires to the Existing Floodlighting of the Artificial Turf
Pitch and MUGA.
LOCATION: Discovery Centre, Great Notley Garden Village, London
Road, Great Notley, Essex, CM77 7FS

For more information about this Application please contact:
Lisa Page on:- 01376 551414 Ext.
or by e-mail to: lisa.page@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5P8NABFKUP00>

SITE HISTORY

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08/01972/FUL	Erection of lighting columns, floodlights and sections of 5 metre high fencing at the proposed replacement all-weather sports pitches	Granted	21.11.08
09/00188/DAC	Application for approval of details reserved by condition no. 6 of approval 08/01972/FUL	Granted	27.11.09
15/00398/FUL	Installation of new sequence batch reactor (SBR) drainage plant and associated control room. Alterations to existing drain runs to feed the new SBR and connection back to the sites existing drainage system.	Granted	26.05.15
15/01594/ECC	Consultation on Essex County Council application	Objections Raised	22.01.16

	CC/BTE/75/15 - Installation of a prefabricated single storey structure (7200x3200x2800 LxWXH) and associated groundworks for the provision of a disabled change facility and separate disabled toilet		
16/00190/FUL	Reconfiguration/expansion of main car park to provide additional car parking spaces.	Granted	10.05.16
18/00042/FUL	Introduction of a double zip wire at Great Notley Country Park, this includes a tower at the take-off point and a landing area with landscaped mound. There will also be facilitating works, with new pathways and improvements to the Discovery Centre reception.	Refused	17.10.18

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The examination into the Section 1 Local Plan continued in January 2020. Hearing sessions have now been completed, and the North Essex Authorities have now received an initial letter from the Inspector outlining his findings on the Section 1 Local Plan.

The Inspector has found the Section 1 Local Plan sound, subject to modifications. Two of those main modifications are the removal of two of the proposed garden communities at West of Braintree and Colchester Braintree

Borders. Nevertheless, he has indicated that other parts of the Plan can be found sound, including the housing target which for Braintree equals a minimum of 716 dwellings per annum. A full list of proposed modifications will be published in due course.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can continue to afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP65	External Lighting
RLP84	Protected Species
RLP90	Layout and Design of Development
RLP134	Sports Causing Noise or Disturbance
RLP135	Floodlighting of Sports Facilities
RLP142	Country Parks

Braintree District Local Development Framework Core Strategy 2011

CS10	Provision for Open Space, Sport and Recreation
CS8	Natural Environment and Biodiversity

Braintree District Publication Draft Local Plan 2017

LPP50	Built and Historic Environment
LPP53	Provision of Open Space, Sport and Recreation
LPP68	Protected Species, Priority Spaces and Priority Habitat
LPP71	Landscape Character and Features
LPP73	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
LPP81	External Lighting

NEIGHBOURHOOD PLAN

N/A

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as the applicant is Braintree District Council.

SITE DESCRIPTION

The site forms part of the 40 hectare Country Park at Great Notley, which was provided as part of the development of Great Notley Garden Village. It lies to the West of Great Notley, separated by the A131.

The site application is located towards the north of the Country Park and consists of an existing 3G artificial/synthetic pitch measuring 61 metres x 43 metres and a macadam court measuring 19 metres x 43 metres. There are 8 existing 10 metre high floodlighting columns to the edge of these pitches. The 3G synthetic pitch and the macadam pitch are available for community use and are accessible via a booking system.

To the north of the site is a further grass sports pitch, beyond which lie commercial employment buildings. To the east is the PARC (Essex) Play and Resource Centre, beyond which is the car park for the Country Park. Towards the south of the site is the café/visitor centre and the wider Country Park lies to the west.

There is no allocated parking provision for the use and any demand is met by the wider parking provision at the Country Park.

PROPOSAL

The application seeks permission to replace the 12no.existing metal halide luminaires with 12no. LED luminaires. The existing columns and infrastructure will remain. (It is noted that although there are only 8 columns, there are 12 luminaires, and this is because 4 of the columns contain 2 luminaires each).

The lighting proposals are detailed proposal drawings and appendices; showing mast locations, floodlight orientations, illuminance levels on the pitch and projected overspill values. The main pitch will use the 2 module, light engines with narrow beam (the BVP517model). The macadam court will use 3 module light engines with narrow beam (the BVP527 model). The colour temperature will be 4000k, neutral white.

CONSULTATIONS

ECC Ecology

No objection subject to securing biodiversity mitigation measures. Comment that there is sufficient ecological information available for determination, and as there is existing sports pitch lighting in place, the proposal presents an opportunity to reduce the impacts on the existing boundary features (hedgerow) and thereby reducing lighting impacts on light sensitive biodiversity, particularly bats, who may use this feature for foraging and commuting.

PARISH / TOWN COUNCIL

Great Notley Parish Council have responded and raise no comments in relation to the application.

REPRESENTATIONS

The application was advertised by way of site notices, newspaper notice and neighbour notification. No letters of representation have been received.

REPORT

Principle of Development

The site lies within the countryside, wherein countryside policies apply. Policy CS5 of the Adopted Core Strategy states that development outside town development boundaries, village envelopes and industrial development limits will be strictly controlled to uses appropriate to the countryside, in order to protect the landscape character and biodiversity, geodiversity and amenity of the countryside.

Policy RLP65 and RLP135 of the Adopted Local Plan state that external lighting will only be permitted, provided that:

- lighting should not be unacceptably intrusive
- lighting is designed as an integral element of the development
- low energy lighting is used
- the alignment of lamps and provision of shielding minimises spillage and glow, including into the night sky
- the lighting intensity is no greater than necessary to provide adequate illumination
- lighting should not have an unacceptable impact on the surrounding area
- there should be no loss of amenity to nearby residential properties
- there should be no danger to pedestrians and road users
- there should be no unacceptable harm to natural ecosystems/nocturnal fauna

Further, Policy RLP134 of the Adopted Local Plan requires that sports causing noise or disturbance will only be permitted if harm would not be caused by the nature, scale, extent, frequency or timing of the proposal and there would be no unacceptable increase in traffic on minor roads.

The reasoning for the replacement of the existing metal halide luminaires to LED luminaires is to provide better quality provision and energy efficiency. The LEDs will require less energy in operation and last longer and therefore need to be replaced less often. They will also minimise waste and pollution, (as they can be instantly switched on and off rather than the warming up period required for metal halides) and will provide for improved management arrangements as the control gears for the new lighting system will include 'photocell units' and time clocks to ensure lighting does not exceed the permitted curfew hour.

Looking at the proposed lighting in more detail, the main AGP will use the 2 module light engines with narrow beam (the BVP517 model). The macadam court will use 3 module light engines with narrow beam (the BVP527 model). The BVP517 luminaire is 1000w and the BVP527 is 1500w. These LED luminaries replace existing metal halide luminaires which are 2000w. It is clear therefore that there will be between 50% and 25% reduction in power consumption. The submission also compares the existing lighting design and spillage of the current design, (as submitted as part of the previous planning application) and compares with that now proposed. The outcome is that light spillage is tighter. The luminaire type also reduces from 4500k colour temperature, than that now proposed at 4000k, which is neutral white.

In compliance with Policy RLP65 and RLP135 of the Adopted Local Plan, and as discussed further within the Report, the supporting documentation submitted with the application, demonstrates that the development would not cause obtrusive light pollution, glare, or spillage, and indeed would result in an improvement in these matters. Further, the lighting would not be unacceptably intrusive within this rural edge setting.

The proposal will ensure that the pitches remain a high quality provision within the District and will meet with the NPPF which places importance on promoting opportunities for sport and recreation and highlights how this can make an important contribution to the health and well-being of communities.

The principle of the development is thereby acceptable.

Impact on the Character of the Countryside

As indicated above, the lighting scheme will provide better quality provision and energy efficiency. The proposed floodlighting system is specifically designed to fulfil sports lighting requirements and is particularly suited to applications where low light pollution is essential.

The luminaires have been designed to minimise light spillage and glare beyond the area which is intended to be lit. The system is designed to limit overspill and in particular upward waste light will be minimised, achieving full cut-off with 0% projected into the atmosphere. A further benefit, as outlined above, is that the light spillage will be tighter than the existing lighting. The hours of use of the pitches will not differ from that already consented with hours of operating limited to between 4pm and 10pm Mondays to Fridays, 4pm to 6pm Saturdays and Sundays. This can be secured by way of Condition. Control switches and time clocks will be installed to the floodlights to ensure they do not remain on any later than the permitted hours of operating and will therefore mitigate impacts to the surrounding environment.

Overall, the proposed luminaires would be appropriate and would result in a reduced impact than the existing, with an improvement on the wider character and appearance of this countryside location.

Impact on Neighbouring Amenity

Residential properties within Great Notley are located to the west beyond the PARC (Essex) Play and Resource Centre, Country Park carpark and the A131. The separation distances, intervening uses and existing established landscaping, would significantly reduce any impact to neighbours amenity from the lighting provision.

Officers have reviewed the proposed lighting scheme specification and are content that it would not result in an unacceptable impact to residential neighbours in terms of obtrusive light or similar.

Equally, the proposals would not result in unacceptable harm to the amenity of any occupiers to the commercial units to the north of the site, due to the nature of their uses.

Highway Considerations

It is not anticipated that the development would impact upon the A131. The lighting columns are sited at a distance, with intervening uses, and the lighting

specification is such that the change to the luminaires is not considered to result in undue issues to passing vehicular traffic or pedestrians.

Ecology

To re-confirm, the application is simply to change the actual lighting from existing metal halide luminaires to LED luminaires. The columns remain at the same height and there is no change in the number.

The luminaire would reduce from 2000w as existing to 1000w and 1500w. In addition the proposal would result in a reduction in light spillage. (The system is designed to limit overspill and in particular upward waste light will be minimized, achieving full cut-off with 0% projected into the atmosphere). Furthermore, the change from the existing 4500k colour temperature lighting, to 4000k being neutral white, would ensure that in terms of ecology, there would be a positive impact from the proposal compared to the existing situation. It is not considered necessary or reasonable to require any further mitigation or similar.

CONCLUSION

The principle of lighting to these outdoor sports pitches has already been accepted with the grant of application reference 08/01972/FUL. This application seeks permission to replace the 12no.existing metal halide luminaires with 12no. LED luminaires.

The detailed lighting specification submitted with the application demonstrate that there would be significant energy efficiency benefits, with between 25% and 50% reduction in power consumption.

The impact upon the character and appearance of the countryside would be reduced with a reduction in light spillage and a change from 4500K colour temperature to 4000k neutral white. Associated benefits in terms of reducing the impacts upon ecology would therefore also result.

The proposed lighting would not be obtrusive to neighbouring residential amenity and would create no unacceptable impact to highway safety.

It is therefore concluded that the proposed change to the lighting is acceptable and meets the necessary abovementioned National and Local Planning Policy.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan	Plan Ref: 01
Site Plan	Plan Ref: 02
Lighting Plan	Plan Ref: BVP517
Lighting Plan	Plan Ref: BVP527

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 The floodlights shall not be operated outside the hours of 09:00 and 22:00 Monday to Friday and 09:00 and 18:00 Saturday and Sunday.

Reason

In the interests of residential and visual amenity and to minimise light pollution.

- 4 The lighting design shall be installed in accordance with the details contained within the approved OptiVision LED gen3 plans. The main AGP shall use the 1000w, 2 module light engines with narrow beam (the BVP517model), and the macadam court will use the 1500w, 3 module light engines with narrow beam (the BVP527 model). The luminaire type shall be 4000k (neutral white).

Reason

In the interests of ecology and residential and visual amenity.

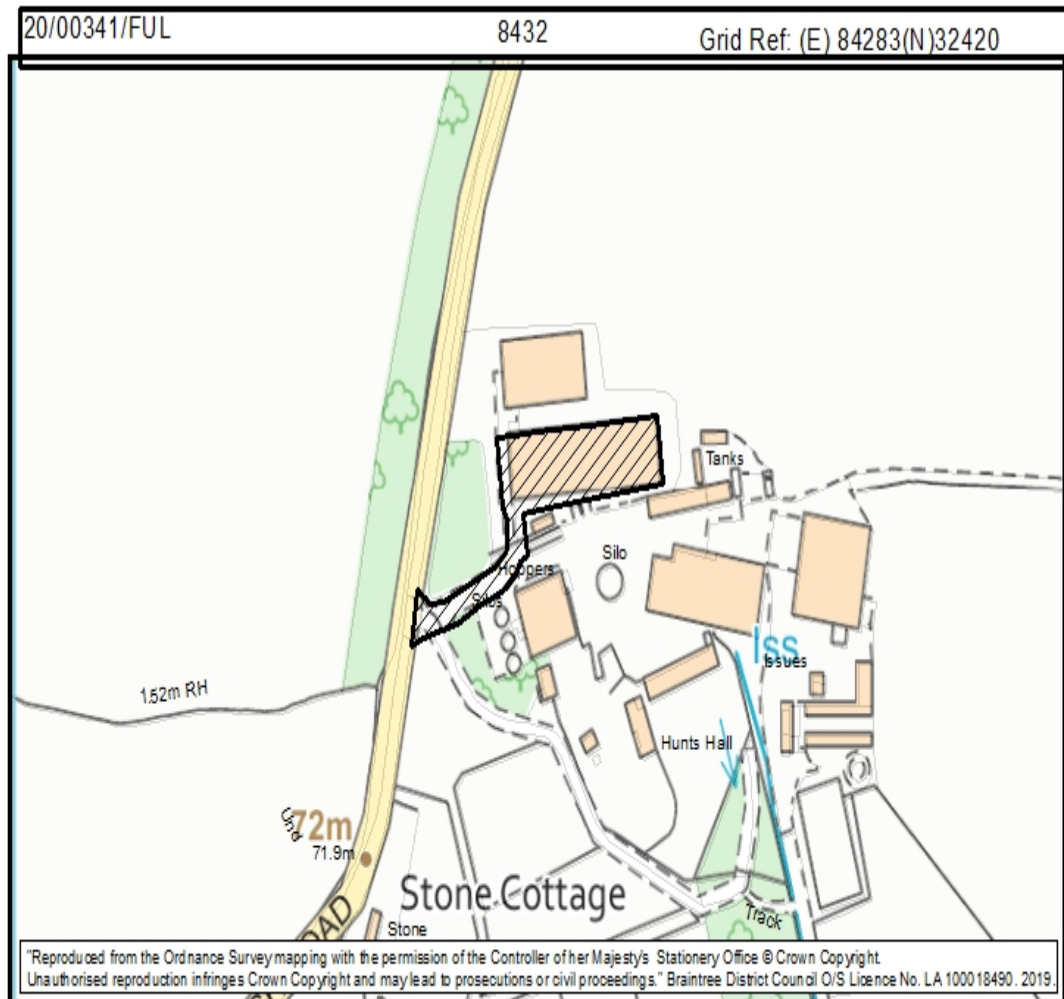
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART A

AGENDA ITEM NUMBER 5d

APPLICATION NO: 20/00341/FUL DATE: 21.02.20
VALID:
APPLICANT: C/O Agent
AGENT: ASP
Miss Christine Dadswell, Old Bank Chambers , London
Road, Crowborough, TN6 2TT
DESCRIPTION: Change of use of agricultural buildings into storage use (B8)
with associated parking
LOCATION: Hunts Hall, Colne Road, Pebmarsh, Essex, CO9 2QE

For more information about this Application please contact:
Carol Wallis on:- 01376 551414 Ext. Ext. 2534
or by e-mail to: carol.wallis@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q61T9QBFKZD00>

SITE HISTORY

06/02267/FUL	Erection of detached grain store/agricultural machinery store	Granted	08.02.07
15/00415/LBC	Retention of internal and external alterations, including lean-to extension and replacement windows.	Granted	29.05.15
15/00148/DAC	Application for approval of details reserved by condition no. 1 of approved application 15/00415/LBC	Granted	13.07.15
17/01011/ELD	Application for an Existing Lawful Development Certificate - comprising the erection of livery stables and associated hardstandings and a sand manège	Granted	26.07.17
17/01012/FUL	Change of use of Agricultural Buildings to a Flexible Use which includes Use Classes B1, B2, B8 and Agricultural Use (Partially Retrospective)	Granted	10.08.17
17/01635/NMA	Application for a non-material amendment relating to approved application 17/01012/FUL - Application to vary wording of condition no. 3 to include an agricultural use as indicated on the approved plans	Granted	04.10.17
17/01680/DAC	Application for approval of details reserved by condition nos. 4 and 5 of approved application 17/01012/FUL	Granted	21.11.17
17/02073/FUL	Change of Use of Agricultural Land to a Glamping Site with the Erection of Safari Tents	Granted	26.01.18

18/00557/DAC	Application for approval of details reserved by condition nos. 5, 6, 7 and 10 of approved application 17/02073/FUL.	Granted	20.06.18
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POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan. Following consultation in the summer of 2016 this Publication Draft Local Plan was submitted to the Secretary of State on 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The examination into the Section 1 Local Plan continued in January 2020. Hearing sessions have now been completed, and the North Essex Authorities have now received an initial letter from the Inspector outlining his findings on the Section 1 Local Plan.

In his interim judgement the Inspector has considered that the Section 1 Local Plan cannot be found sound unless the Garden Communities at Colchester Braintree Borders and West of Braintree are removed from the Local Plan. The Inspector does agree with the housing target for Braintree, which equals a minimum of 716 dwellings per year.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can continue to afford some weight to the emerging Publication Draft Local Plan 2017.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP36	Industrial and Environmental Standards
RLP38	Conversion of Rural Buildings
RLP65	External Lighting
RLP80	Landscape Features and Habitats
RLP81	Trees, Woodland Grasslands and Hedgerows
RLP84	Protected Species
RLP89	Agricultural Buildings
RLP90	Layout and Design of Development
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings

Braintree District Local Development Framework Core Strategy 2011

CS5	The Countryside
CS7	Promoting Accessibility for All
CS8	Natural Environment and Biodiversity
CS9	Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP8	Rural Enterprise
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP55	Layout and Design of Development
LPP60	Heritage Assets and their Settings
LPP68	Protected Species, Priority Spaces and Priority Habitat
LPP69	Tree Protection
LPP71	Landscape Character and Features
LPP81	External Lighting

Supplementary Planning Guidance

Essex Parking Standards Design and Good Practice 2009
External Lighting Supplementary Planning Document

Neighbourhood Plan

N/A

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as Pebmarsh Parish Council has objected to the proposal contrary to Officer recommendation.

SITE DESCRIPTION

The application site is located within Hunts Hall Farm, to the east of Colne Road, to the southwest of Pebmarsh. It is located outside the defined village envelope. It consists of a single storey vacant agricultural barn with a floorspace of 1,450m² and a silo to the west of the building. The barn measured about 66.67m² (w) x 21.75m (d) x 4.88m (h) with eave height at about 2m. It has a concrete/blockwork base with horizontal timber cladding and a dual pitched metal roof.

To the immediate north are a small blockwork single storey building and another vacant but smaller single storey agricultural barn with a silo to the west. To the east are a single storey cart lodge and 1 to 1.5 storey structures. There are 4 other buildings to the southeast with flexible uses, including Use Classes B1, B2, B8 and agricultural use granted under Application No. 17/01012/FUL. The Hunts Hall Farmhouse, a Grade II Listed Building, is situated to the further southeast with a separate access from Colne Road. To the south are 2 vacant offices, a weight bridge, internal access road of the farm, silos and agricultural barn. The wider Hunts Hall Farm and farmhouse is surrounded by open farmland.

PROPOSAL

The applicant seeks approval to change the use of the former chicken rearing shed to storage use (Use Class B8) with 10 associated parking spaces provided to the west.

According to the submission, the subject barn is the largest building of a substantial farm holdings. Following the recent expiry of the lease of the chicken sheds, the applicant has reviewed the farm operations and decided that the chicken sheds are no longer required for the farm operations.

The existing silo to the immediate west of the barn would be removed. The existing timber door will be replaced with a new roller shutter door. No other external alterations are proposed.

CONSULTATIONS

ECC Highways

No objection.

ECC Historic Buildings

No objection.

BDC Ecology

No objection but recommends control on external lighting to be directed away from the existing trees and hedge lines to avoid disturbance to light sensitive biodiversity.

BDC Environmental Health

No objection.

PARISH / TOWN COUNCIL

Pebmarsh Parish Council have objected to the application on the grounds of traffic impact on the local roads with increased activity from heavy goods vehicles and ongoing damage to roads; the proposal will exacerbate the continuing pressure point around the bridge and local school in Pebmarsh.

REPRESENTATIONS

None received.

REPORT

Principle of Development

The site falls outside any defined development boundaries. Policy RLP38 of the Adopted Local Plan allows for the conversion of rural buildings for business uses subject to meeting the criteria set out within the policy. It requires that the buildings are of permanent and substantial construction and capable of conversion without major extension or complete reconstruction. Although no structure survey has been submitted, the concrete/blockwork based building appears to be of good condition. No extension or reconstruction has been proposed. There is also no open storage of goods, containers, waste materials or finished products.

In general, the principle of the proposed development is considered acceptable.

Design and Layout

Apart from a new roller shutter door, the building would remain the same in terms of its external appearance with only the use changing. The form and general appearance of the building would remain unaltered with no discernible impact upon either the character of the local rural area or the setting of the

listed building to the southeast. The proposal would accord with Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan.

Heritage

The Historic Buildings Consultant considered that the building at present has a detrimental impact on the setting of the Listed Building. The proposed change of use would not alter the building's appearance and there would be no increase to the negative impact on the setting and significance of the Listed Building. The removal of the silo from the western end of the building would constitute a minor to negligible enhancement of the setting.

Based on the additional traffic information provided by the applicant, the Historic Buildings Consultant cannot identify an increase in the detrimental impact already existed upon the setting nor increased harm to the significance of the nearby listed Hunts Hall Farmhouse, potentially caused by the use of heavy vehicles, dust and vibration. He therefore raises no objection.

The proposal therefore complies with the requirements of Policy RLP100 of the Adopted Local Plan and Policy LPP60 of the Draft Local Plan.

Amenity

Policy RLP36 of the Adopted Local Plan states that planning permission will not be granted for new development which would have an unacceptable impact on the surrounding area in terms of noise or light pollution.

The site is located in an existing farmstead and the nearest residential dwelling, Hunts Hall Farmhouse, is over 65m away. The proposed use with minimal external alteration is not anticipated to generate any unusual noise or light, or impose any harmful impacts on the neighbour's amenity level. The Council's Environmental Health Team raises no objection to the scheme.

Landscaping

There are mature trees and vegetation along the western boundaries facing Colne Road, providing existing visual buffer to the building and the wider farm. As parking spaces are provided in close proximity to some of the mature trees, an approval condition is recommended to require an Arboricultural Method Statement and Tree Protection Plan.

Ecology

The Council's Ecology Officer has reviewed the application and has no objection, but recommends that if external lighting is to be installed, it should be directed away from the existing trees and hedge lines to avoid disturbance to light sensitive biodiversity, particularly, bats, who may use these features for roosting, foraging and commuting. A condition is therefore recommended.

Highways and Parking

The proposal would convert 1,450m² floorspace into B8 storage use and no employment is required. According to the Essex Parking Standards 2009, a maximum of 10 parking spaces would be required. The proposed site layout plan makes provision for a total of 10 spaces, including 2 accessible parking spaces for disabled persons. A dedicated cycle and powered two-wheels parking area is proposed inside the building. The scheme is therefore generally in line with the parking requirement.

The site is currently served by a 5m wide metalled access and farm road from Colne Road, a rural C Class road that links the site to Halstead in the southwest and the nearby village of Pebmarsh to the northeast. There is sufficient space in the farmstead to allow for vehicular movements as well as loading and unloading activities. Goods vehicles related to the scheme would be able to enter and exit the access road onto Colne Road in a forward gear.

With regard to highway concerns raised by the Parish Council, the applicant has submitted additional traffic movement information. The applicant explains that the building itself has low eaves with rafters and posts in-situ which does not attract users that requires high levels of articulated lorry movements. The proposal is intended for smaller business or private individuals which operate using vans and smaller fixed base vehicles.

The additional information indicates that the proposed change of use would generate the same or less vehicular movements than the previous agricultural use. It identifies that the previous use generated about 20 trips a week on average with a daily average of 4 to 5 vehicle movements, excluding the trips of staffs who are not based at Hunts Hall.

The wider Hunts Hall farm already generates a level of farm traffic, including commercial vehicles commensurate with its operation and the commercial uses granted in 2017. Officers consider that most of the traffic generated is likely to be directed to A131 to access to Halstead, Sible Hedingham or Braintree Town Centre to the southwest and to the west, or Sudbury to the north, and A1124 to Colchester to the southeast. Hence the traffic is unlikely to travel through the village of Pebmarsh to access the site. It is not considered that the scheme would place undue pressure on the local highway network.

Essex County Highways has been consulted and raises no objection to the proposal.

PLANNING BALANCE AND CONCLUSION

It is considered that the proposal complies with the requirements of Policy RLP38 of the Adopted Local Plan without inserting unacceptable harm to the local character, the significant of the setting of Listed Building, local amenity

level, landscape and ecology nor resulting in parking or highway safety concerns.

Therefore, in conducting an overall planning balance, Officers consider the proposed development would constitute sustainable development and recommend that the application is approved.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Proposed Elevations and Floor Plans Plan Ref: 2020/004/PL3

Proposed Block Plan Plan Ref: 2020/004/PL4

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

To ensure that the work does not affect the character or setting of the listed building on/adjoining the site.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending, revoking and re-enacting that Order) the building shall be used for Class B8 uses, as defined by the above Order and for no other purpose.

Reason

The site lies in a rural area where development other than for agricultural purposes is not normally permitted.

- 4 Development shall not be commenced until an Arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority. The AMS will include a Detailed Tree Protection Plan (DTPP) indicating retained trees, trees to be removed, the precise location and design of protective barriers and ground protection, service routing and specifications, areas designated for structural landscaping to be protected and suitable space for access, site storage and other

construction related facilities.

The development shall be carried out in accordance with the approved details and the approved means of protection shall be installed prior to the commencement of any building, engineering works or other activities on the site and shall remain in place until after the completion of the development.

Reason

To ensure the protection and retention of existing/remaining trees, shrubs and hedges.

- 5 The development shall not be occupied until the car parking area indicated on the approved plans, including any parking spaces for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

Reason

In accordance with the Council's adopted Car Parking Standards.

- 6 Details of any proposed external lighting to the site shall be submitted to, and approved in writing by, the local planning authority prior to installation. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

Reason

In the interests of protecting and enhancing biodiversity.

CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

Feering Conservation Area Character Appraisal and Management Plan		Agenda No: 6
Portfolio	Planning and Housing	
Corporate Outcome:	A sustainable environment and a great place to live, work and play	
Report presented by:	Alex Evans, Planning Policy Officer	
Report prepared by:	Alex Evans, Planning Policy Officer	
Background Papers:		Public Report: Yes
<ul style="list-style-type: none"> • Feering Conservation Area Character Appraisal and Management Plan • National Planning Policy Framework • National Planning Practise Guidance • Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (second edition) 		Key Decision: No
Executive Summary:		
<p>This report seeks approval for the Feering Conservation Area Character Appraisal and Management Plan to become a material consideration when Braintree District Council is carrying out its planning functions.</p> <p>The Council appointed Place Services in November 2018 to undertake four Conservation Area Character Appraisal and Management Plans (CACAMP) for Great Bardfield, Wethersfield, Kelvedon and Feering. These are part of a larger project to complete several appraisals within the next few years.</p> <p>The CACAMP provide an analysis of the Conservation Area which will inform future development and design with regard to the sensitivities of the historic environment and its unique character. The purpose of the Management Plan (Section 5) is to identify issues facing the Feering Conservation Area and to recommend management proposals which address these issues in both the short and long term.</p> <p>No changes are proposed to the extent of the Conservation Area.</p> <p>Further information on the CACAMP and details of the public consultation and responses can be found in the body of the main report below.</p>		

If approved, the document will be published on the Council's website and the relevant bodies will be notified.

Recommended Decision:

To approve the Feering Conservation Area Character Appraisal and Management Plan as a material consideration when Braintree District Council is carrying out its planning functions.

Purpose of Decision:

To enable the Feering Conservation Area Character Appraisal and Management Plan to be used as a material consideration when Braintree District Council is carrying out its planning functions.

Any Corporate implications in relation to the following should be explained in detail.

Financial:	None
Legal:	A legal challenge could take place on the adoption of the Appraisal.
Safeguarding:	None
Equalities/Diversity:	None
Customer Impact:	None
Environment and Climate Change:	None
Consultation/Community Engagement:	A consultation on the Feering CACAMP took place between 23rd August and 23rd September 2019. A joint 'drop in' event for both the Kelvedon and Feering Appraisals was held on 4th September at Feering Community Centre.
Risks:	A legal challenge could take place on the adoption of the Appraisal.
Officer Contact:	Alex Evans
Designation:	Planning Policy Officer
Ext. No:	2556
E-mail:	Alex.evans@braintree.gov.uk

1. Introduction

- 1.1 The Council appointed Place Services in November 2018 to undertake four Conservation Area Character Appraisal and Management Plans (CACAMP) for Great Bardfield, Wethersfield, Kelvedon and Feering. These are part of a larger project to complete several appraisals within the next few years.
- 1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to review their Conservation Areas from 'time to time'.
- 1.3 The Feering Conservation Area was designated on 27th May 1976, there has been no review or appraisal since its designation.
- 1.4 The purpose of the Conservation Area Character Appraisal is to provide an analysis of the Conservation Area which will inform future development and design with regard to the sensitivities of the Historic Environment and its unique character. Please note that no boundary changes to the Feering Conservation Area are recommended in the Appraisal.
- 1.5 The purpose of the Management Plan (Section 5) is to identify issues facing the Feering Conservation Area and to recommend management proposals which address these issues in both the short and long term.
- 1.6 No changes are proposed to the extent of the Conservation Area.
- 1.7 The Appraisal is split into the following sections:
 - Section 1 provides an introduction to the Appraisal and Management Plan including a brief summary, the purpose of the appraisal and the planning policy context.
 - Section 2 provides information on the context and general character of the Feering Conservation Area including its origin and evolution and details of heritage assets.
 - Section 3 provides an in-depth character analysis of the Conservation Area.
 - Section 4 discusses opportunities for enhancement including issues such as: car parking, access and integration, inappropriate modern development, neutral contributors, public realm and site specific details.
 - Section 5 is the Management Plan for the Conservation Area. It raises issues such as: the local heritage list, enforcement, maintenance, tree management and the public realm.
 - Section 6 – appendices

2. Consultation

- 2.1 A consultation on the Feering CACAMP took place between 23rd August and 23rd September 2019. A joint 'drop in' event for both the Kelvedon and Feering Appraisals was held on 4th September at Feering Community Centre.
- 2.2 Five responses from four consultees (Table 1) were received as part of the consultation. The main issues raised included:

- Suggestion of the introduction of an Article 4 Direction
- Additional buildings to be considered for inclusion on a Local Heritage List
- The Conservation Area boundary and additional satellite Conservation Areas
- Feering Neighbourhood Development Plan

2.3 The full comments can be seen via the link below:

https://braintree.objective.co.uk/portal/ca_appraisals/feeringca/feering_conservation_area_appraisal?tab=list

Table 1. Summary of comments and response

Consultee	Section / Topic	Comment (Summary)	Officer / Place Services' Response
Cllr Jenny Sandum	Extension to Conservation Area / satellite Conservation Area	Fully supports the Kelvedon and Feering Heritage Society's request to consider inclusion of the Blue Anchor public house, Cobham Oak Cottage, Wayside Cottage, and Gore House and wall, as a satellite Conservation Area.	<p>Officer response:</p> <p>Both the Blue Anchor public house and Cobham Cottage have statutory protection from being listed buildings (grade 2 and grade 2star respectively). Wayside Cottage and Gore House have some protection through being within the setting of these listed buildings. This area is some distance away from Feering Conservation Area and would require the creation of a separate Conservation Area which is beyond the scope of this appraisal.</p> <p>Place Services' response:</p> <p>Additional research would have to be undertaken but this would likely result in a satellite or additional Conservation Area. This would have to be in the form of a separate project as this work falls outside the scope of this appraisal.</p>
	Additions to local list	Supports the Heritage Society's recommendation for the inclusion of their draft local list to be considered.	<p>Officer response:</p> <p>The Appraisal does not create a local list but identifies buildings which should be considered for local listing subject to further analysis. Place Services have reviewed the suggested local list provided by the heritage society and made their own recommendations. The Heritage Society's list</p>

Consultee	Section / Topic	Comment (Summary)	Officer / Place Services' Response
			<p>could be reassessed as part of any future Local Listings project.</p> <p>Place Services' response:</p> <p>The local list provided by the society was very broad and not all the buildings provided were exhibitors of enough qualities to warrant their inclusion. A thorough review of the local list is a separate project of BDC.</p>
	Article 4 Direction	Supports the Heritage Society's recommendation for additional protection by means of an article 4 direction to control piecemeal alterations.	<p>Officer Response:</p> <p>The introduction of an Article 4 Direction is beyond the scope of this Appraisal and would require a separate project / process.</p> <p>Place Services' Response:</p> <p>An Article 4 requires a robust argument and lots of legal work. 'Piecemeal' alterations should come under planning permission, by warrant of the CA status. A list of the concerns eg. boundary treatments, satellite dishes etc would be beneficial prior to the creation of an Article 4.</p>
	Relates to the Kelvedon CA	Some of Kelvedon's Conservation Area actually now exists in the boundary of Feering Parish. Whilst I understand this is due to historic referencing, I do feel that in the	Relates to the Kelvedon Conservation Area – see that report.

Consultee	Section / Topic	Comment (Summary)	Officer / Place Services' Response
Mrs Christa-Marie Dobson		current day this is misleading and an inaccurate reflection of the two Parishes.	
	Relates to the Kelvedon CA	Removing Barnfield and Worlds End Lane from the Conservation Area will leave trees in those areas less protected.	Relates to the Kelvedon Conservation Area – see that report.
	Relates to the Kelvedon CA	Removing Worlds End Lane will leave views of the ancient Scheduled Monument and the old Crab and Winkle Line less protected.	Relates to the Kelvedon Conservation Area – see that report.
	Conservation Area Boundary	Due to Constables picture of Feering Church taken from the Cricket Pitch down by Rye Mill Lane, I am surprised that the Conservation Area has not been extended to cover that view point, given the old Mill House that resides down by the river Blackwater.	Place Services' response: This view contributes to the setting of the Conservation Area but not the significance. It is too detached and extending the CA to this point would undermine its special interest, including areas which are not representative of the key character traits.
	Additional Conservation Areas	Neither the main two manor houses, Feeringbury Manor or Prested Hall and there surrounding areas have been considered for additional Conservation Area given their view points and settings. These two properties, given their age, relationship to the village and rural	Place Services' response: Both of these buildings are already Listed, meaning they already have statutory protection, creating a CA around these would not afford them greater protection, as all these aspects are already considered as part of any planning application.

Consultee	Section / Topic	Comment (Summary)	Officer / Place Services' Response
		settings should be considered by the authorities to protect their situ within the landscape. Any new development should be extremely sympathetic to the buildings.	Both of these sites are located at some distance from the Conservation Area.
	Local List	No consideration has been given to the list of buildings as provided by the Kelvedon & Feering Heritage Society.	As above
	Feering Neighbourhood Plan.	No consideration has been given to the Feering Design Code currently being prepared by the Feering Neighbourhood Plan.	<p>Officer response:</p> <p>The Feering Neighbourhood Development Plan (NDP) (including Design Guide) is at an early stage and is currently undergoing its first stage of consultation which closes Sunday 29th March (regulation 14).</p> <p>The draft NPD and Design Guide was not available when the Conservation Area Character Appraisal and Management Plan was being prepared.</p> <p>Although there is some overlap, the documents have different purposes and functions and it would not be good practise for a CACAMP to be 'led' by a NDP.</p> <p>The NDP and Design Guide does contain policies, guidance and information on the historic environment of Feering Conservation Area but also the wider village and parish area. Having reviewed</p>

Consultee	Section / Topic	Comment (Summary)	Officer / Place Services' Response
			<p>the relevant sections of the document, officers do not consider that there is any substantial conflict between the draft NDP and the Feering CACAMP.</p> <p>As the Feering Neighbourhood Development Plan and Design Code progress, they will be gain their own weight as part of the Braintree Development Plan when planning applications are considered.</p>
Mr Tim Pailthorpe (Kelvedon & Feering Heritage Society)	Conservation Area Boundary	Include "Marneys" in Worlds End Lane together with the adjacent Ancient Barrow.	Relates to the Kelvedon CA – see that report.
	Conservation Area Boundary	Include a new grouping at Gore Pit, Feering comprising:- "Blue Anchor PH", Gore House and its Wall, Cobham Oak Cottage and Wayside Cottage.	As before
	Conservation Area Boundary	Accept the Barnfield / related proposed adjustments.	Relates to the Kelvedon CA – see that report.
	Local list	Disappointed more of the properties from the K and F Heritage Society Local Heritage Lists have not been used in the appraisal.	See response above
	Article 4 direction	In favour of an Article 4 Direction for Kelvedon and Feering to sustain and preserve their distinct Heritages.	See response above

Consultee	Section / Topic	Comment (Summary)	Officer / Place Services' Response
Kelvedon & Feering Heritage Society Chairman (Mr Chris Papworth)	Conservation Area Boundary / additional Conservation Area	Consider inclusion of - "Blue Anchor" P.H Cobham Oak, Cottage Wayside Cottage, Gore House and wall as a satellite area.	See response above
	Article 4 Direction	To include Kelvedon and Feering Conservation Area under an Article 4 Direction to control piecemeal alterations.	See response above
	Local list	Disappointed more of the properties from the K and F Heritage Society Local Heritage Lists have not been used in the appraisal.	See response above

3. Next steps

- 3.1 If approved, the document will be published on the Council's website. Under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will notify the Secretary of State for Digital, Culture, Media and Sport and Historic England. A notice will also be placed in the London Gazette and a local newspaper.

4. Recommendation

- 4.1 To approve the Feering Conservation Area Character Appraisal and Management Plan as a material consideration when Braintree District Council is carrying out its planning functions.

Appendix 1

Feering Conservation Area Character Appraisal and Management Plan

Feering Conservation Area Character Appraisal and Management Plan



Client:
Braintree District Council

Date:
July 2019





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1.0 Introduction

1.1 Summary

The settlement of Feering, or as it is known locally, Feering village is located on the southern edge of Braintree district. Historically Feering was two separate areas, comprising the church and small village (which forms the Conservation Area) and the hamlet of Feering Hill on the main London Road (part of which falls within the Kelvedon Conservation Area). The two parts of Feering are separated by the nineteenth century railway line and an area of open space.

Feering village comprises the Parish Church of All Saints and a small collection of houses and cottages, concentrated on the road junction of The Street and Coggeshall Road and the village green. The buildings, many of which are listed, range in date from the twelfth century church to the twentieth century. The settlement is bounded by the railway to the south and the water-meadows of the Blackwater Valley to the west. To the east and north is open farmland. This rural setting is integral to the understanding of the origin and development of the settlement.

A key contributor to Feering Conservation Area's significance is its historic development and detachment from Kelvedon, which has led to the area retaining much of its historic appearance and form. This is enhanced by the vernacular form of many of the buildings within the Conservation Area and overall traditional appearance of the area. There are no proposed changes to the current Conservation Area boundary.

1.2 Conserving Braintree's Heritage

Braintree District Council appointed Place Services to prepare a Conservation Area Appraisal for Feering. This Conservation Area Appraisal and Management document is provided as baseline information for applicants to consider when designing or planning new development in Feering.

This report provides an assessment of the historic development and character of Feering and outlines its special interest. The appraisal will also consider the significance of heritage assets within the Conservation Area and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance.

This assessment will consider how Feering village developed and how its character is reflected and influenced by the building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks and topography within the Conservation Area. These qualities can be used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character of Feering. This assessment is based on information derived from documentary research and analysis of the Conservation Area.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited. This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2019) and The Setting of Heritage Assets (2017).

1.3 Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the Historic Environment and its unique character. This includes the identification and assessment of Feering Conservation Area's special interest and significance.

It is expected that applications for planning permission will also consult and follow the best practice guidance, some of which is outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of Feering and its development, informing future design.

1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Part 16 (Conserving and enhancing the natural environment) of the Government's National Planning Policy Framework (MHCLG February 2019).

The Conservation Area, which is the subject of this appraisal, is located within the area covered by Braintree District Council. Local planning policy is set out in the Braintree Development Plan. The current adopted Braintree District Development Plan is made up of a number of documents, including the Local Plan Review 2005 and the Core Strategy 2011. Policies which are relevant to heritage assets are listed below.

Local Plan Review 2005 policies:

- RLP 81 Trees, Woodland Grasslands and Hedgerows
- RLP 90 Layout and Design of Development
- RLP 95 Preservation and Enhancement of Conservation Areas
- RLP 96 Demolition in Conservation Areas
- RLP 97 Changes of Use in Conservation Areas
- RLP 98 Environmental Improvements in Conservation Areas
- RLP 99 Demolition of Listed Buildings
- RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings
- RLP 101 Listed Agricultural Buildings
- RLP 102 Enabling Development
- RLP 104 Ancient Monuments and Sites of Archaeological Importance
- RLP 105 Archaeological Evaluation
- RLP 106 Archaeological Excavation and Monitoring
- RLP 107 Outdoor Advertisements
- RLP 108 Fascias and Signs in Conservation Areas
- RLP 109 Illuminated Signs in Conservation Areas

Core Strategy 2011 policies:

- CS 8 Natural Environment and Biodiversity
- CS 9 Built and Historic Environment

In 2014, Braintree District Council began on a new Local Plan which will set out the Council's strategy for future development and growth up to 2033. The document is in two parts:

Section 1 - Strategic Plan for North Essex - including the Garden Communities (This document is shared with Colchester Borough Council and Tendring District Council)

Section 2 - Policies, maps and sites for development, housing, employment, regeneration etc within Braintree District Council.

The New Local Plan was submitted to the Planning Inspectorate in October 2017. Section 1 is currently under examination by a Planning Inspector. We are advised that Section 2 will follow. Once adopted, it will replace both the Core Strategy (2011) and the Local Plan Review (2005). Policies within the draft Braintree District Local Plan (2017) which are relevant to heritage assets include:

- SP 6 – Place Shaping Principles
- LPP 55 – Layout and design of development
- LPP 56 – Conservation Areas
- LPP 57 - Demolition in Conservation Areas
- LPP 58 – Shop fronts, fascias and signs in Conservation Areas
- LPP 59 – Illuminated signs in Conservation Areas
- LPP 60 – Heritage Assets and their setting
- LPP 61 – Demolition of Listed Buildings or structures
- LPP 62 – Enabling Development
- LPP 63 – Archaeological evaluations, excavation and recording
- LPP 66 – Cemeteries and churchyards
- LPP 69 – Tree protection

The latest policy position and Development Plan Documents can be found in the Planning Policy section of the Council's website.

2.0 Feering Conservation Area

2.1 Context and General Character

Feering is located on the southern side of Braintree District, on the east side of the River Blackwater. Historically Feering comprised two separate areas, encompassing the church and small village (which forms the Conservation Area) and the hamlet of Feering Hill on the main London Road (part of which falls within the Kelvedon Conservation Area). The two parts of Feering are separated by the railway line and an area of open space. Its setting is overwhelmingly rural in character.

2.2 Origin and Evolution

Early History of the Area

Evidence suggests that during the prehistoric period there was considerable occupation of the valley slopes above the Blackwater, close to the location of Feering Conservation Area. Part of this evidence includes the remains of a Neolithic long mortuary enclosure to the north west of Feering and adjacent round barrow. These features are visible as cropmarks and are protected as a Scheduled Monument, of probable Bronze Age date (list entry number: 1017230). In addition to the Scheduled area, the cropmark complex includes a second round barrow and sequence of linear features, including a track way. Further cropmarks are located to the south east and east of the Conservation Area, some of which are probably of a similar prehistoric date.

Whilst no direct evidence of Roman occupation has been found in the Conservation Area, or immediate surrounding landscape, the medieval church tower incorporates reused Roman tile as a building material. The main Roman Road from Colchester to London is close to the south east edge of the Conservation Area, on the opposite side of the existing railway.

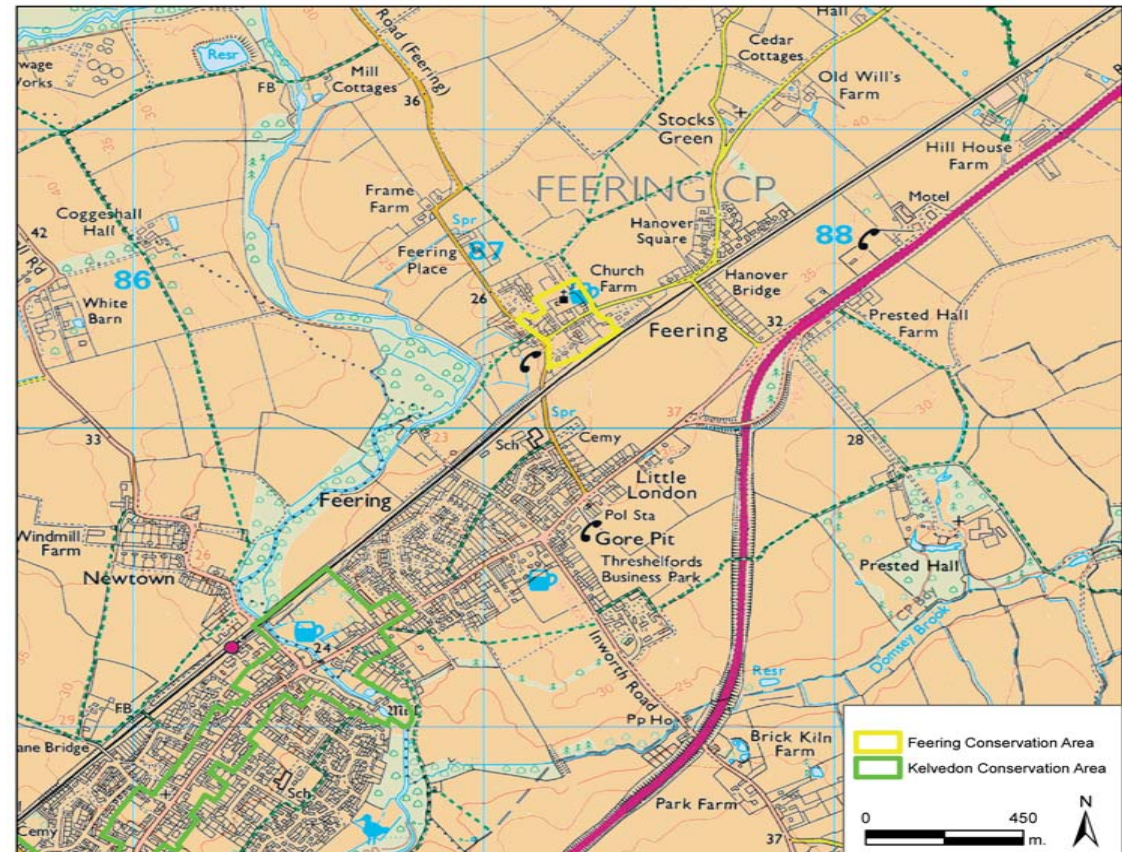


Figure 1 Feering Conservation Area within its wider context ©OS Maps

Medieval period

Feering is referred to in the Domesday Book and the name is thought to derive from Feringas or Pheringas meaning 'Bulls Pasture' or 'Meadow', or from the Saxon Feringe, meaning 'dwellers by the road'. The earliest known evidence for occupation within the Conservation Area is All Saints Parish Church, which has its origins in the twelfth to thirteenth centuries. It was subsequently remodelled and expanded; the chancel and north aisle are mainly early fourteenth century in date, and the tower is of fifteenth century derivation. The south wall of the nave and the south porch, which has an unidentified merchant's mark in the brick vaulting, are early sixteenth century.

There were two capital manors in the village, Feeringbury and Prested Hall and two lesser ones, Houchins (now in the parish of Coggeshall) and Chambers. Due to their locations and detachment from Feering village, none of these manors are located within the Conservation Area boundary.

Church Farmhouse dates to c.1400 and the neighbouring Church Farm Cottages and End Cottage are also fifteenth century in origin. Church Gate House has its origins as a sixteenth century guildhall and is located to the immediate south east of the church, although it may have been originally located within the churchyard.

Quantities of medieval pottery were recovered during the development of the Drummond Centre to the north of the church and it can be presumed that the medieval settlement area included this site.



Figure 2 Distribution of Listed medieval buildings within Feering

Post-medieval period

Development during the post-medieval period was concentrated along The Street to the south. The railway opened in 1843 and provided both a physical and a visual barrier between the Conservation Area and the expanding settlement at Feering Hill to the south. In the late nineteenth century, a National School was constructed on the Coggeshall Road at the entrance to the village; the school building was converted to residential use in the mid-1990s.

The artist John Constable stayed in Feering in 1814 at what was the Vicarage, to the north-east of the church; it is now part of the Drummonds Centre to the north of the church, outside the Conservation Area boundary. Constable completed several drawings while staying there, including one of the church porch and another depicting the Vicarage with the grass being rolled. Sir George Gilbert Scott restored the chancel arch in All Saints Church in 1845 and fragments of the old arch were incorporated into the altar of the Lady Chapel when it was built in 1961.

Modern

The settlement has developed slowly during the modern period. Its location, set back from the main road and away from Kelvedon, has left it essentially a small rural village in character and not subject to the extensive development which occurred elsewhere. In the post-War period retirement cottages were constructed to the south-west of the church and on the southern side of the Green. The Rectory site became the Drummond's Centre for adults with learning or physical disabilities in the 1950s. A small development of twentieth century council houses are located on the north western boundary of the settlement in the mid twentieth century, outside the Conservation Area. Similarly, there has been some development of land west of Coggeshall Road in recent decades.



Figure 3 1777 Chapman and Andre map of Feering area



Figure 4 (Above) 1st edition OS 6" map, 1881 showing the railway line and the rural setting of the village

2.3 Designation of the Conservation Area

The Feering Conservation Area was designated 27th May 1976. There has been no accompanying Character Appraisal or Management Plan.

As part of this assessment the Conservation Area boundary has been reviewed, there are however no proposed revisions to the existing boundary.

2.4 Setting of the Conservation Area

The setting of Feering is overwhelmingly rural and is integral to the experience, appreciation and understanding of the village and its history. It is sited on the eastern slope of the Blackwater Valley. There are significant views out from the Conservation Area into the wider landscape, particularly across the Blackwater Valley and northwards and eastwards into open countryside. There are also significant views towards the Conservation Area from the wider landscape and environs.

The land use today is predominantly arable but the numerous small areas of woodland, together with the trees in the hedgerows, give an impression of it being more wooded. The trees species are mainly oak, ash and hornbeam, with willows along the river. The river is bordered by areas of marsh, and Feering Marsh is a Local Wildlife Site (BRA234). The field pattern, together with the pattern of lanes, footpaths and isolated farmsteads is historic in origin and in many cases derive from the medieval period. There has been hedgerow loss, but the overall grain of the historic fieldscape is still legible.



Figure 5 GoogleEarth image highlighting the wider rural setting of the Conservation Area



Figure 6 The Old School, Coggeshall Road

2.5 Designated Heritage Assets

There are 11 designated heritage assets within the Conservation Area (see Appendix 2). Of these the Parish Church of All Saints is Grade I listed. The remaining buildings and structures are Grade II; these include the K6 telephone kiosk, as well as a former late medieval guildhall, Church Farm, houses and cottages.

2.6 Non-Designated Heritage Assets

In 2017 Braintree District Council, in partnership with Place Services, began the process of compiling a Local Heritage List. Buildings within the Conservation Area which should be considered for inclusion are identified below. They have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

Local List candidate:

- The Old School, Coggeshall Road

2.7 Heritage at Risk

No structures within the Conservation Area are on the Heritage at Risk list.

2.8 Archaeological Potential

There has only been very small-scale archaeological fieldwork within the Conservation Area. In 1958, medieval sherds, including glazed and unglazed Hedingham ware, were recovered from a substantial ditch in the grounds of the Drummonds Centre. The settlement has been occupied since the medieval period and it can be anticipated that further below-ground archaeological remains survive within the Conservation Area. Waterlogged deposits can be anticipated in the immediate vicinity of the river and probably survive in deeper features such as wells and cess-pits. The buildings, both Listed and unlisted, represent an important resource for the history and character of the town. There is potential for below ground archaeological features to be present within the Conservation Area, associated with its long history of occupation and activity which is represented by the existing building stock.

3.0 Assessment of Significance

3.1 Summary

The key significance of the Feering Conservation Area is derived from its history as a small rural village, distinct from the larger settlement of Kelvedon and the secondary, London Road section of Feering. The historic core of the village comprises The Street and part of Coggeshall Road, with the village green located to the south-east of the road junction. Overall, the appearance of the Conservation Area reflects its detachment from the larger settlements to the south, with the church forming the ecclesiastical centre of the Conservation Area, around which the oldest properties in the village are located. The location of the railway line is a key factor in the Conservation Area's detachment from the secondary centre of Feering Hill and creates a key physical and visual distinction between the two focal points of Feering.

Within the Conservation Area, the late medieval and post-medieval housing stock is in good condition. These buildings contribute positively to the aesthetic experience of the Conservation Area, which is typical of rural villages across Essex and the South East. A variety of traditional building materials are found throughout the village, providing visual interest and reflecting the vernacular nature of much of the building stock. Buildings range in date from the 14th to the 19th centuries, with minimal infilling over the centuries adding to the richness of the built environment. The roofscape is varied in pitch but not height, with properties ranging in height from one and a half storey cottages to two storey houses. Where there has been some modern infill, this mostly comprises of retirement cottages which are modest in scale. These are concentrated on the southern side of The Green and to the west of the Church. Developments outside the Conservation Area boundary are also mostly small in scale and have not had a negative impact upon the core characteristics of the Conservation Area.



Figure 7 Feering Conservation Area showing significant buildings



Figure 8 View looking across the village green to The Street

The historic core of the Conservation Area is built on a gentle slope on the eastern side of the Blackwater Valley. The church stands on the highest point, and although this is not particularly noticeable within the village, it means that it forms a prominent local landmark when viewed from a distance, particularly from the western side of the Blackwater Valley. The street pattern, changes in levels and distribution of open spaces enables an interesting succession of views, both within the settlement and out into open countryside. These views contribute positively to the overall character of the Conservation Area, reinforcing its rural setting and traditional linear development.

3.2 Land Usage

The Conservation Area predominantly comprises residential buildings, as well as the Parish Church and part of the Drummond Centre care home. The Bell Inn is the only commercial property within the Conservation Area. The village green provides a significant area of open green space, which is recognised in Braintree District Council's Local Plan.

3.3 Character Analysis

Elements of the Conservation Area's defining character features are found outside the Conservation Area boundary, which contribute indirectly to the Conservation Area's setting and appearance. Overwhelmingly, the character of the area is defined by its variety in built form and traditional, rural appearance. The wide range of building materials used throughout the Conservation Area add to the richness and variety of the street scene.

Streetscape and Building Materials

Feering Conservation Area's streetscape is typical of many Essex rural villages, - most of the houses are either detached or semi-detached with gardens to both front and rear. Due to the staggered development of the village, there is no regularised plot formation; some of the oldest properties front the street, whilst later dwellings have front gardens, however this is not consistent. Throughout the Conservation Area there is a varied palette of materials traditional to Essex. For walls, red brick, rendered timber-framing, pargetting and weatherboarding are all present. Most of the buildings are rendered, although the church is of flint rubble, and the buildings that make up the Church Farm farmyard are largely black weather-boarded.

There is also a wide variety in the style of doors and windows, all of which are important in maintaining the character of existing buildings. Despite the variety, windows and doors are predominantly traditional in appearance. uPVC windows are not a notable features of the Conservation Area, nor are they prominent where they are in place; the installation of modern uPVC windows would be considered inappropriate. There are a number of buildings with interesting architectural features, such as the entrance to Walberswick House and the slate roofed veranda on Sunnyside, The Street.



Figure 9 The building materials used on the Barns at Church Farm and Church Farm cottages are typical of those found in most Essex villages



Figure 10 View looking west along The Street, showing differing roof forms and building materials

Half hipped and gambrel roofs, as well as traditional gables create a varied appearance to the roofscape throughout the Conservation Area, with gaps between allowing for views out into the surrounding landscape and toward the church. The buildings vary in height from single-storey with attics to two-storey with attics; All Saints Church is the tallest building within the village and a distinctive marker in the surrounding landscape. New development is low in height and does not obscure or dominate older buildings. Roofing materials include tile and slate, dependent on the relative age of the property. There are also a wide range of chimney styles; these add variety to the interesting roof-scape in the centre of the village.

Notable building groups

An important group of buildings within the Conservation Area are All Saints Church, Church Gatehouse, Walberswick House, The Old Vicarage (now part of the Drummond Centre) and Church Farm at the eastern edge of the Conservation Area. This grouping of buildings provide an important link to the historic function and appearance of the village.

The post-medieval barns that form part of the Church Farm complex also contribute to the understanding of this group as an agricultural holding and mark the transition from village to rural character.



Figure 11 All Saints Parish Church

Other buildings that make an important architectural or historic contribution to the street scene

The Old School, Coggeshall Road, has its origins as a National School for Boys and Girls in the late nineteenth century. It is a red brick structure with an interesting roofline, representing several phases of building on the site. It should be a candidate for Local Listing following further research. The Old Vicarage in the Drummond Centre, although much altered, also contributes to the overall understanding of the Conservation Area and is associated with the artist John Constable who stayed there. It is a Victorian building, with a polychrome plaque on its southern elevation and is distinctive against the utilitarian twentieth century style of the rest of the Drummond Centre.



Figure 12 The former guildhall of Church Gate House as seen from the graveyard



Figure 13 The Old Vicarage, though heavily altered, provides an interesting link to the historic usage of the land to the north of All Saints Church, now occupied by the Drummond Centre



Figure 14 Example of intrusive modern boundary treatment

Boundary treatments

Boundary treatments are largely soft throughout the Conservation Area, most properties are set slightly back from the pavement with small front gardens bordered by hedges, low brick walls or low ornamental wooden fences. The relatively low height of boundary walls contribute positively to the open, rural character of the Conservation Area, whilst the material differences between boundary treatments provide visual interest. Gardens are typically well maintained and make a positive contribution to the character of the of the Conservation Area. The use of modern materials, including breeze blocks and machined fencing is observed in some sections of boundary treatments and is intrusive to the character of the area. The gradual removal and replacement of these elements would be encouraged and this would enhance the overall appearance of the Conservation Area.

The boundary treatment of The Old School is distinctive and marked by a red brick castellated wall backed by a hedge. This provides an important link to the original function of the building and creates a clear visual barrier along the Conservation Area boundary.

3.4 Views

Key views are identified on Figure 15. Please note that this character appraisal does not attempt to identify and analyse all views which may contribute to significance and therefore the absence of a view mentioned here does not infer it is not important.

The village is built on the eastern side of the Blackwater Valley. The church stands on the highest point and can be seen as part of incidental views throughout the village, however the most striking views are from outside the Conservation Area. There are significant views within the Conservation Area along The Street and into the Churchyard. The view from the railway arch entrance into the Conservation Area is also significant as from this constricted viewpoint the village opens out around the green with its historic buildings and church behind it. From this location there are also views to the west into the Blackwater Valley, these together with the views from Coggeshall Road and the western end of The Street, emphasise the links between the village and its wider rural setting.

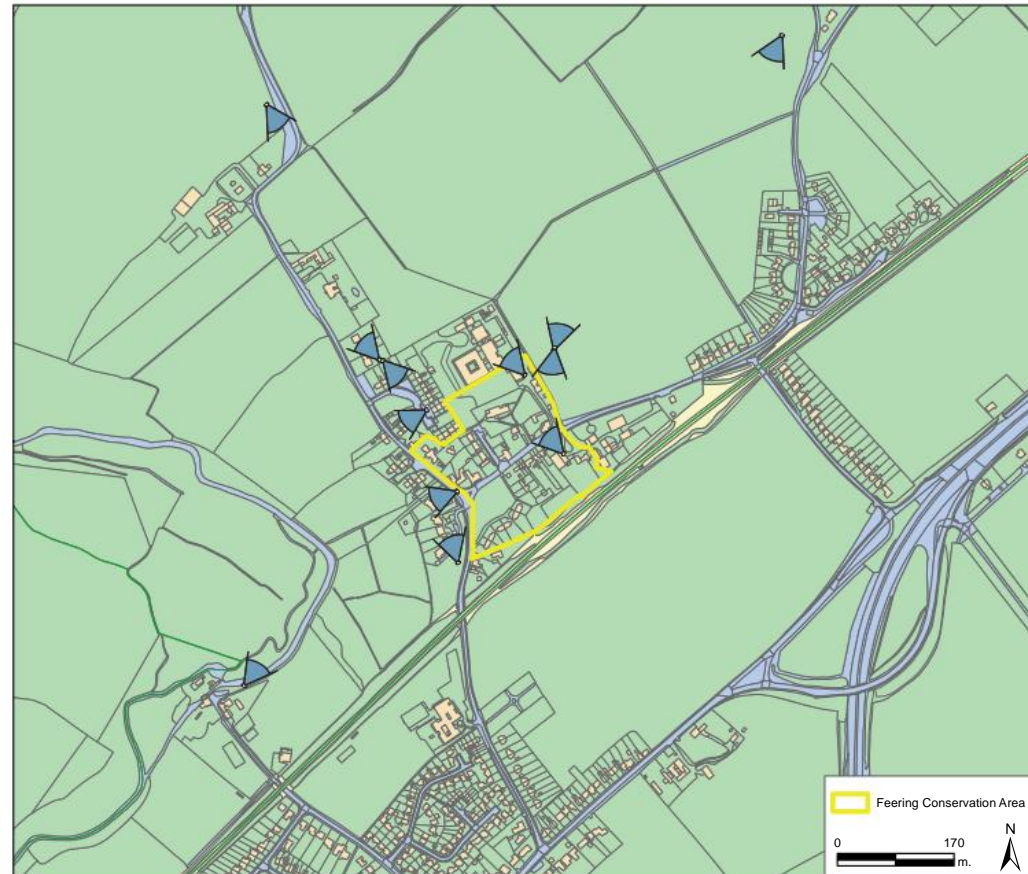


Figure 15 Key views associated with the Conservation Area



Figure 16 View through the railway bridge



Figure 17 View from the railway bridge into the Conservation Area



Figure 18 View from southern corner of Feering Conservation Area into the Blackwater Valley



Figure 19 View from Kelvedon and Feering Cricket Club to Feering Conservation Area

The positioning of the village on the edge of the Blackwater Valley has also enabled significant views towards the settlement from the wider landscape, these include the view from the Kelvedon and Feering cricket-club across the Blackwater to the church and the surrounding collection of trees and cottages, as well as from the bridge over the railway to the east of the Conservation Area.

It is important that these views are considered in proposals for new development or extensions to existing properties. Any proposed development located behind other buildings and cannot be seen from the main roads should still be carefully considered as it may have a detrimental effect from other viewpoints.



Figure 20 View from eastern edge of Feering Conservation Area into wider rural landscape

3.5 Public Realm

Generally, the buildings follow the line of the road with most properties separated from the road or pavement by a small front garden and some form of boundary treatment (wall, railing or hedge).

The public realm is largely confined to pavements, a painted-on pedestrian walkway and street signs. There are a few issues with parking, particularly on The Street, and with speeding on the Coggeshall Road. Parking is demarked on the road in sections of the Conservation Area, which particularly narrows the overall appearance of The Street and creates a more urban appearance, detracting from the rural appearance of the Conservation Area.

A group of structures on the green, comprising the Listed K6 telephone box, letter box, bin and telecoms cabinet contribute positively to the amenity space, although consolidation of some elements, including signage, would minimise their appearance within the setting.

3.6 Landscaping and Open Spaces

The village green forms an important area of open space within the village. Its influence on Feering is particularly noticeable when viewed from the railway arch entrance into the Conservation Area. Here the village opens out to form the green with its historic buildings and church behind it and open views to the west into the Blackwater Valley (see Figures 15 and 17). In addition, many of the residential buildings have small front gardens that can be easily viewed from the road, and these combined with the open space of the graveyard and its mature trees contribute to the rural, well-vegetated appearance and character of the village.



Figure 21 The garden space to the rear of The Bell Inn positively contributes to the open appearance of the Conservation Area and enables views into the Church

Incidental views out of the conservation area and differences in building heights further contribute to the open appearance of the village, which has light grain and is not densely developed. There is little backland development, and the pub garden to the rear of The Bell Inn provides an important view point of All Saints Church.

The rural setting of the village also contributes to the understanding and significance of the Conservation Area. In particular, the valley of the Blackwater is a Local Wildlife Site and there is a substantial network of footpaths and bridleways within the parish which are walked frequently.

3.7 Beyond the Conservation Area Boundary

The setting of the Conservation Area is overwhelmingly rural in nature, with open agricultural landscapes to the north and east. To the west, bordering the River Blackwater, are significant areas of marsh and woodland, these are a Local Wildlife Site. To the south, where modern Feering is located, the railway forms a visual barrier, with a field beyond that providing a small but significant visual gap between the old and new settlement.

There are significant views both from the village out into its agricultural hinterland and its associated historic manorial holdings and in reverse, towards the village, where the church tower and its accompanying mature trees forms a significant local landmark (see Figures 18, 19 and 20).

4.0 Opportunities for Enhancement



Figure 22 Over proliferation of street furniture in this section of the village green detracts from the appearance of the Conservation Area

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Feering, with many being shared with other Conservation Areas.

4.1 Car Parking

Car parking in the Conservation Area, particularly along The Street, detracts from the character of the area, adding a more urban appearance. Similarly, parked cars in this area narrow the appearance of The Street, creating a denser appearance to the street scene. Minimising the amount of parking within the area would have a positive impact.

Nonetheless, the high proportion of currently retained front gardens is positive. Any applications for additional hardstanding or parking within the Conservation Area should be resisted.

4.2 Inappropriate Modern Development

Existing modern development is largely neutral, due to the low height and relatively small mass of the twentieth century buildings within the Conservation Area. However, the dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. The addition of further neutral contributors would cumulatively cause harm to the Conservation Area.

Demolition of any positive feature within the conservation area is likely to be unacceptable as it will detract from the character of the area. Planning Permission would be needed for any demolition, including the demolition of brick boundary walls, chimneys and ancillary structures, where appropriate. This also includes the replacement of character defining features, such as doors and windows.

Extensions or alterations to the existing properties should be sensitive to the character and appearance of the Conservation Area, respecting the traditional materials and appearance of the host and surrounding buildings. The introduction of uPVC windows or other incongruous modern materials should be strongly resisted.

Any proposals for the development of back-land plots would not be appropriate, as it would distort the linear form of the village. Similarly, development which encroaches upon the Conservation Area boundary would be considered harmful to the setting of the Conservation Area.

4.3 Public Realm

Within the public realm, maintenance of existing features is key to preserving the appearance and character of the Conservation Area. In some areas of the public realm, removal or consolidation of some features would be beneficial and these are outlined below.

Street Furniture (Lamp-posts, benches, signage, bins, bike stands, bollards etc.)

Overall the presence of street furniture within the Conservation Area is minimal, which adds to the rural character. Any additional street furniture would have to be fully justified and beneficial to residents. Consolidation or removal of street furniture around the green, including signage, would be beneficial in maintaining the open appearance of this section of the Conservation Area.

Boundary Treatments and Hard Standing

The addition of further hard standing will be detrimental to the appearance of the conservation area, detracting from its rural character and creating a more urban appearance. In some areas of the Conservation Area, boundary treatments can be improved and the gradual removal of incongruous modern materials and fencing, replacing them with more appropriate materials is encouraged.

Open Spaces

Retention of open spaces is important as it creates amenity space, as well as adding to the rural character of the village. Any reduction in the open spaces, including incidental views out of the conservation area caused by the variety in roof form, would be considered harmful to the Conservation Area's character.

Trees and Planting

Any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will preserve the green and rural character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

5.0 Management Proposals

As outlined in the previous chapter, there are a range of issues considered for the Feering Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.

5.1 Positive Management

The first set of proposals relates to Positive Management and focus on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

Local Heritage List

Braintree District Council, in August 2015, launched its Local Heritage List looking to identify and recognise heritage assets that have not been listed nationally.

Further assessment should be conducted relating to the proposal for the inclusion of The Old Schoolhouse within this Local List.

General Maintenance and Interpretation

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved public awareness of simple maintenance and repair would be conducive with the preservation of Feering: features such as street furniture, signage, planting and boundary treatments are also recommended for consideration.

At present there is no interpretation (for example, information boards or signage) within the Conservation Area aimed at improving understanding and awareness for residents and visitors to the area. This would be an effective way to improve the awareness and re-establish the identity of this section of Feering as a historic settlement, distinct from Kelvedon and the Feering Hill section of the village.

The Local Authority should ensure they are maintaining the public realm and different agencies and departments are aware of their responsibilities. This is especially relevant in relation to landscaping and highways.

Braintree District Council should liaise with utility companies to minimise the impact of works upon hard landscaping.

Public Realm and Highways: Short-term

Whilst replacing all inappropriate street furniture is an optimum solution it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem.

A positive working interdepartmental relationship is key to improving the public realm and highways. Planning and Highways should work together to agree standard good practice within a Conservation Area such as avoiding excessive road markings and where necessary using narrow road markings. Planning and Highways should work together to agree standard street furniture to ensure consistency over time as elements are introduced or replaced.

Heritage Statements

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated by the district's planning team.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017). Applications which fail to have assessed any impact upon views and setting should not be validated.

Tree Management

Trees form an important part of the character of the area. Conservation Area designation affords some degree of protection to trees. A tree strategy could be undertaken to identify the most significant trees in the Conservation Area. This could lead to further Tree Preservation Orders and could also identify general tree management issues. A replacement strategy should also be considered in order to manage the impact of loss of trees through over maturity.

Neutral Elements

As discussed, the dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

Braintree District Council should not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Officers should where possible seek schemes which enhance the built environment and not allow previous poor-quality schemes to become precedents.

Public Facing Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform and guide members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of living in a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A Good Practice Design Guidance on standard alterations such as windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does become the accepted norm.



5.2 Positive Management: Longer Term

New Development

There are opportunities within Feering for development which make a positive contribution to the character and appearance of the Conservation Area. To date there has been a lack of high quality modern architecture which respects the local character. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability. Successful new development will:

- Relate to the geography and history of the place and the lie of the land,
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths)
- Respect important views,
- Respect the scale of neighbouring buildings,
- Use materials and building methods which as high in quality of those used in existing buildings,
- Create new views and juxtapositions which add to the variety and texture of their setting,

Braintree District Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Considering referring medium-large scale development (15+ units) schemes to a Design Review Panel to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

5.3 Funding Opportunities

There are four main funding opportunities which would assist in the execution of these plans:

National Lottery Heritage Fund

The National Lottery Heritage Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on HLF schemes Braintree District Council should consult their appointed Heritage Specialist.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Feering. These agreements could be used to fund public realm or site specific improvements.

Historic England

Funding from Historic England may be accessible for Conservation Area development, as well as for house holders and owners of listed buildings. The local authority and residents are encouraged to approach Historic England directly regarding any potential financial support.

6.0 Appendices

6.1 Appendix 1 Bibliography

Bettley, J. and Pevsner, N.	2007	The Buildings of England: Essex, Yale University Press, New Haven and London, 388-92
Historic England	2017	The Setting of Heritage Assets (Dec 2017).
Historic England	2019	Conservation Area Appraisal, Designation and Management (Advice Note 1)
Ministry of Housing, Communities and Local Government	2019	National Planning and Policy Framework
Rumble, A.	1983	Domesday Book: Essex, Phillimore, Chichester

6.2 Appendix 2 Listed Buildings

DESIGNATION NO.	NAME	GRADE
1123841	PARISH CHURCH OF ALL SAINTS	I
1123840	WALBERSWICK HOUSE	II
1123842	CHURCH FARM COTTAGES	II
1169508	CHURCH COTTAGE	II
1169574	CHURCH GATE HOUSE	II
1169872	APPLE TREE COTTAGE	II
1169878	CHURCH FARMHOUSE	II
1306468	K6 TELEPHONE KIOSK, THE GREEN, FEERING	II
1337604	MOOR COTTAGE	II
1337610	THE BELL INN	II
1337611	END COTTAGE	II

6.3 Legislation and Planning Policy

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance.	

Local Policy	Braintree Local Plan Review (2005)	RLP 81 Trees, Woodland Grasslands and Hedgerows RLP 90 Layout and Design of Development RLP 95 Preservation and Enhancement of Conservation Areas RLP 96 Demolition in Conservation Areas RLP 97 Changes of Use in Conservation Areas RLP 98 Environmental Improvements in Conservation Areas RLP 99 Demolition of Listed Buildings RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings RLP 101 Listed Agricultural Buildings RLP 102 Enabling Development RLP 104 Ancient Monuments and Sites of Archaeological Importance RLP 105 Archaeological Evaluation RLP 106 Archaeological Excavation and Monitoring RLP 107 Outdoor Advertisements RLP 108 Fascias and Signs in Conservation Areas RLP 109 Illuminated Signs in Conservation Areas
Local Policy	Braintree Core Strategy (2011)	CS 8 Natural Environment and Biodiversity CS 9 Built and Historic Environment
Local Policy	Draft Braintree Local Plan (2017 - unadopted)	SP 6 – Place Shaping Principles LPP 55 – Layout and design of development LPP 56 – Conservation Areas LPP 57 - Demolition in Conservation Areas LPP 58 – Shop fronts, fascias and signs in Conservation Areas LPP 59 – Illuminated signs in Conservation Areas LPP 60 – Heritage Assets and their setting LPP 61 – Demolition of Listed Buildings or structures LPP 62 – Enabling Development LPP 63 – Archaeological evaluations, excavation and recording LPP 66 – Cemeteries and churchyards LPP 69 – Tree protection

6.4 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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Great Bardfield Conservation Area Character Appraisal and Management Plan		Agenda No: 7
Portfolio	Planning and Housing	
Corporate Outcome:	A sustainable environment and a great place to live, work and play	
Report presented by:	Alex Evans, Planning Policy Officer	
Report prepared by:	Alex Evans, Planning Policy Officer	
Background Papers:		Public Report: Yes
<ul style="list-style-type: none"> • Great Bardfield Conservation Area Character Appraisal and Management Plan • National Planning Policy Framework • National Planning Practise Guidance • Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (second edition) 		Key Decision: No
Executive Summary:		
<p>This report seeks approval for the Great Bardfield Conservation Area Character Appraisal and Management Plan to become a material consideration when Braintree District Council is carrying out its planning functions.</p> <p>The Council appointed Place Services in November 2018 to undertake four Conservation Area Character Appraisal and Management Plans (CACAMP) for Great Bardfield, Wethersfield, Kelvedon and Feering. These are part of a larger project to complete several appraisals within the next few years.</p> <p>The CACAMP provide an analysis of the Conservation Area which will inform future development and design with regard to the sensitivities of the historic environment and its unique character. The purpose of the Management Plan (Section 5) is to identify issues facing the Great Bardfield Conservation Area and to recommend management proposals which address these issues in both the short and long term.</p> <p>Further information on the CACAMP and details of the public consultation and responses can be found in the body of the main report below.</p>		

If approved, the document will be published on the Council's website and the relevant bodies will be notified.

Recommended Decision:

To approve the Great Bardfield Conservation Area Character Appraisal and Management Plan as a material consideration when Braintree District Council is carrying out its planning functions.

Purpose of Decision:

To enable the Great Bardfield Conservation Area Character Appraisal and Management Plan to be used as a material consideration when Braintree District Council is carrying out its planning functions.

Any Corporate implications in relation to the following should be explained in detail.

Financial:	None
Legal:	A legal challenge could take place on the adoption of the Appraisal.
Safeguarding:	None
Equalities/Diversity:	None
Customer Impact:	None
Environment and Climate Change:	None
Consultation/Community Engagement:	A consultation on the Great Bardfield CACAMP took place between 21st June and 19th July. A well-attended open 'drop in' event was held on 27th June at Great Bardfield Town Hall.
Risks:	A legal challenge could take place on the adoption of the Appraisal.

Officer Contact:	Alex Evans
Designation:	Planning Policy Officer
Ext. No:	2556
E-mail:	Alex.evans@braintree.gov.uk

1. Introduction

- 1.1 The Council appointed Place Services in November 2018 to undertake four Conservation Area Character Appraisal and Management Plans (CACAMP) for Great Bardfield, Wethersfield, Kelvedon and Feering. These are part of a larger project to complete several appraisals over the next few years.
- 1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to review their Conservation Areas from 'time to time'.
- 1.3 The Great Bardfield Conservation Area was designated on 2nd October 1969, there has been no review or appraisal since its designation.
- 1.4 The purpose of the Conservation Area Character Appraisal is to provide an analysis of the Conservation Area which will inform future development and design with regard to the sensitivities of the historic environment and its unique character. Please note that no boundary changes to the Great Bardfield Conservation Area are recommended in the Appraisal.
- 1.5 The purpose of the Management Plan (Section 5) is to identify issues facing the Great Bardfield Conservation Area and to recommend management proposals which address these issues in both the short and long term.
- 1.6 A copy of the Appraisal is at Appendix 1.
- 1.7 The Appraisal is split into the following sections:
 - Section 1 provides an introduction to the Appraisal and Management Plan including a brief summary, the purpose of the appraisal and the planning policy context.
 - Section 2 provides information on the context and general character of the Great Bardfield Conservation Area including its origin and evolution and details of heritage assets.
 - Section 3 provides an in-depth character analysis of the Conservation Area through dividing it into five specific areas.
 - Section 4 discusses opportunities for enhancement including issues such as: car parking, access and integration, inappropriate modern development, neutral contributors, public realm and site specific details.
 - Section 5 is the Management Plan for the Conservation Area. It raises issues such as: the local heritage list, enforcement, maintenance, tree management and the public realm.
 - Section 6 – appendices

2. Consultation

- 2.1 A consultation on the Great Bardfield CAAMP took place between 21st June and 19th July. A well-attended open 'drop in' event was held on the 27th June at Great Bardfield Town Hall. Oral feedback at the event was largely supportive of the appraisal with issues raised around traffic and parking.

- 2.2. Responses from two consultees (Table 1) were received as part of the consultation. One from a local resident who was largely supportive of the appraisal but raised parking as an issue. The second response was from Great Bardfield Parish Council who were also supportive of the document and pointed out some additional details and corrections. Place Services have taken these comments on board within the final document. The Parish Council also asked four specific questions and requested a change to the Conservation Area boundary. A summary of these comments and the Council's or Place Service's response is in the table below.
- 2.3 The full comments can be seen via the link below:

https://braintree.objective.co.uk/portal/ca_appraisals/gbf/gtbardfield_ca_appraisal?tab=list

Table 1. Summary of comments and response

Consultee	Section / Topic	Comment (summary)	Council / Place Services' Response
Mr Dieter Fleischmann	General	Impressed with the appraisal and can see how much work has been involved in compiling it.	Noted
	Parking	One can see how issues like parking are becoming more of a problem. Hopefully Great Bardfield will be able to retain its distinctive character.	<p>Officer response:</p> <p>Parking is a recognised issue for Great Bardfield and many other Conservation Areas. The issue of parking is on page 40 of the Appraisal and states: <i>'there is no easy or obvious solution to the issue of car parking in Great Bardfield. However any future development, either within the Conservation Area or on the outskirts of the village would need to demonstrate how it would mitigate against exacerbating the issue. There may be opportunities to identify discrete areas to use for car-parking, but these would need to ensure that they did not negatively impact on the significance of the Conservation Area'</i>.</p> <p>Parking Restrictions are managed by the Essex Parking Partnership. Applications for parking restrictions can be made via their website: http://www1.parkingpartnership.org/north/technical.php</p>

Consultee	Section / Topic	Comment (summary)	Council / Place Services' Response
Great Bardfield	General	Various corrections including: names, dates and typographical errors.	Noted and changes made
	Protecting at risk buildings	P31 Question: What can be done to protect at risk buildings such as listed barns at the vine? These are open to the elements. How can owners be pressed to undertake maintenance?	<p>Place Services' Response:</p> <p>Where there is concern for the preservation of a Listed Building (or building within a Conservation Area), members of the public are encouraged to bring this to the attention of the Enforcement Department at Braintree District Council. Once the concerns have been logged and validated the Enforcement Team will then consult a Built Heritage Consultant to determine whether action is required and if so, what action is necessary and proportional. Whilst beginning a dialogue with owners is often the best way to encourage the preservation of heritage assets, the local planning authority does have a number of different options available to guarantee the required works are undertaken including, but not limited to, Urgent Works Notices, Repairs Notices and Section 215 Notices.</p>
Parish Council	Listing additional buildings	Question: How do additional buildings go through listing process? Will BDC follow up these recommendations or do we have to push for it?	<p>Place Services' Response:</p> <p>Anyone is able to make an application to Historic England to get a building protected through Listing with further information on this process being available at: https://historicengland.org.uk/listing/apply-for-listing/. At present Braintree District Council does not have plans to nominate buildings for designation with the Great Bardfield Conservation Area. Another option</p>

Consultee	Section / Topic	Comment (summary)	Council / Place Services' Response
			<p>available is inclusion on a Local Heritage List. At present Braintree District Council is not seeking further recommendations for inclusion on the Local Heritage List until such time that the existing criteria and selection process has been revised. These buildings remain protected through their status as non-designated heritage assets and their inclusion in the Conservation Area.</p>
	Historic Colour Palette	<p>Question: How can this be enforced in the Conservation Area as homeowners do not apply to permission to repaint their houses?</p>	<p>Place Services' Response:</p> <p>Listed Building Consent is required to alter the character of a Listed Building which includes alterations to external paint colours. Essex County Council in partnership with a number of local planning authorities has recently commissioned a study on historic paint colours in Essex which will assist in ensuring that appropriate colours are used.</p> <p>Painting the exterior of a property within the Conservation Area which is not a Listed Building does not require consent, however, in extreme circumstances the local planning authority can serve notices upon an owner to remedy the condition of their property if it is considered that the colour adversely affects the amenity of the area.</p>

Consultee	Section / Topic	Comment (summary)	Council / Place Services' Response
	Enforcement including stopping UPVC windows and doors	How can this be prevented before it happens? We think it is essential that property owners are advised, frequently, of the negative impact of inappropriate alterations and additions, and that they are required to obtain permission for works to their properties. Does BDC have such an information leaflet?	<p>Place Services' Response:</p> <p>Where works have not been undertaken with appropriate permissions, members of the public are encouraged to bring this to the attention of the Enforcement Department at Braintree District Council. Braintree District Council does have the option to withdraw permitted development rights so that alterations such as window replacement and extensions do require planning permission. There are no plans at present to withdraw permitted development rights and this would form a separate piece of work to a Conservation Area Appraisal.</p>
	Conservation Area boundary	Would not want to see this reduced and do recommend that it is extended to include the valley of the Brook/'Moors', to protect this significant landscape feature, as per your comments in para 3.6. We request that the boundary line of the Conservation Area be extended from Dunmow Road to Braintree Road to enclose 'the Moors'/valley of the Brook.	<p>Place Services' Response:</p> <p>No reductions are proposed as part of this appraisal. The area of land referenced contributes positively to the Conservation Area's character, appearance and overall significance. It is not, however, itself of significance and as such would not meet the threshold for inclusion. The land remains an invaluable contributor which would be offered protection as 'setting'.</p>

3. Next steps

- 3.1 If approved, the document will be published on the Council's website. Under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will notify the Secretary of State for Digital, Culture, Media and Sport and Historic England. A notice will also be placed in the London Gazette and a local newspaper.

4. Recommendation

- 4.1 To approve the Great Bardfield Conservation Area Character Appraisal and Management Plan as a material consideration when Braintree District Council is carrying out its planning functions.

Appendix 1

Great Bardfield Conservation Area Character Appraisal and Management Plan

Great Bardfield Conservation Area Character Appraisal and Management Plan



Client:
Braintree District Council

Date:
July 2019





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1.0 Introduction

1.1 Summary

This Appraisal and Management Plan will provide an overview of the Great Bardfield Conservation Area, outlining its designation history and highlight its special interest. The appraisal will also consider those buildings, spaces, and features which contribute to its character and special interest. There are no proposed boundary changes to the Conservation Area.

Conservation Area designation gives broader protection than the listing of individual buildings, as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration. The special interest of the Great Bardfield Conservation Area is predominantly derived from its exceptional degree of preservation and the unity of the historic streetscape. Pevsner describes it as 'pretty without being self-consciously picturesque'.¹ It is also noted for its association with the Bardfield Artists, who chronicled life in the village and its environs in the mid-twentieth century. There are numerous listed buildings, of which the most significant are the Parish Church of St Mary the Virgin (Grade I), and the Grade II* Place House, Gobions, the rear wing of Bank House, the barn c.60m to the south-west of Great Bardfield Hall and 6, 7 and 8 Brook Street.

Great Bardfield's landscape setting on the valley-slopes of the River Pant and its tributary, the Bardfield Brook, is still overwhelmingly rural in character. There are numerous significant views out from the Conservation Area into the wider landscape, particularly to Gibraltar Mill and the Pant Valley and Bardfield Mill, as well as from the footpaths that run along the boundary of the Conservation Area. A particular feature of the village is the way that the wider footpath network enters the village through small alleyways between the historic buildings. Its topographical setting enables numerous views into, out of and across the settlement.

¹ Bettley, J. and Pevsner, N., 2007, *The Buildings of England: Essex*, Yale University Press, New Haven and London

1.2 Conserving Braintree's Heritage

Braintree District Council has appointed Place Services to prepare a Conservation Area Appraisal for the village of Great Bardfield. This Conservation Area Appraisal and Management document is provided as baseline information for applicants to consider when designing or planning new development in and around Great Bardfield.

This appraisal provides an assessment of the historic development and character of Great Bardfield and outlines its special interest. This will also consider the significance of individual heritage assets and the contribution that these, along with their setting, make to the character and special interest of the area. The understanding of significance will be used to assess the susceptibility of the Character Areas to new development, and highlighting key heritage assets of importance.

This assessment will consider how different Character Areas within Great Bardfield came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the overall character of Great Bardfield. This assessment is based on information derived from documentary research and an analysis of the individual character areas.

The National Planning Policy Framework (NPPF 2019) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context including, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (Second edition 2019) and *The Setting of Heritage Assets* (2017).

1.3 Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the Historic Environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This appraisal will strengthen understanding of Great Bardfield and its development, informing future design.

1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Part 16 (Conserving and enhancing the natural environment) of the Government's National Planning Policy Framework (MHCLG February 2019).

The Conservation Area, which is the subject of this appraisal, is located within the area covered by Braintree District Council. Local planning policy is set out in the Braintree Development Plan. The current adopted Braintree District Development Plan is made up of a number of documents, including the Local Plan Review 2005 and the Core Strategy 2011.

Policies which are relevant to heritage assets are listed below.

Local Plan Review 2005 policies:

- RLP 81 Trees, Woodland Grasslands and Hedgerows
- RLP 90 Layout and Design of Development
- RLP 95 Preservation and Enhancement of Conservation Areas
- RLP 96 Demolition in Conservation Areas
- RLP 97 Changes of Use in Conservation Areas
- RLP 98 Environmental Improvements in Conservation Areas
- RLP 99 Demolition of Listed Buildings
- RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings
- RLP 101 Listed Agricultural Buildings
- RLP 102 Enabling Development
- RLP 104 Ancient Monuments and Sites of Archaeological Importance
- RLP 105 Archaeological Evaluation
- RLP 106 Archaeological Excavation and Monitoring
- RLP 107 Outdoor Advertisements
- RLP 108 Fascias and Signs in Conservation Areas
- RLP 109 Illuminated Signs in Conservation Areas

Core Strategy 2011 policies:

- CS 8 Natural Environment and Biodiversity
- CS 9 Built and Historic Environment



In 2014, Braintree District Council began on a new Local Plan which will set out the Council's strategy for future development and growth up to 2033. The document is in two parts:
Section 1 - Strategic Plan for North Essex - including the Garden Communities (This document is shared with Colchester Borough Council and Tendring District Council)
Section 2 - Policies, maps and sites for development, housing, employment, regeneration etc within Braintree District Council.

The New Local Plan was submitted to the Planning Inspectorate in October 2017. Section 1 is currently under examination by a Planning Inspector. We are advised that Section 2 will follow. Once adopted, it will replace both the Core Strategy (2011) and the Local Plan Review (2005).

Policies within the draft Braintree District Local Plan (2017) which are relevant to heritage assets include:

- SP 6 – Place Shaping Principles
- LPP 55 – Layout and design of development
- LPP 56 – Conservation Areas
- LPP 57 - Demolition in Conservation Areas
- LPP 58 – Shop fronts, fascias and signs in Conservation Areas
- LPP 59 – Illuminated signs in Conservation Areas
- LPP 60 – Heritage Assets and their setting
- LPP 61 – Demolition of Listed Buildings or structures
- LPP 62 – Enabling Development
- LPP 63 – Archaeological evaluations, excavation and recording
- LPP 66 – Cemeteries and churchyards
- LPP 69 – Tree protection

The latest policy position and Development Plan Documents can be found in the Planning Policy section of the Council's website.

Pipers' Meadow is protected from development by a Section 106 agreement with Braintree District Council.

2.0 Great Bardfield Conservation Area

2.1 Context and General Character

Great Bardfield is located in the northern half of Braintree District, between Braintree and Finchingfield. It historically had market-town functions in the form of a weekly market and fair, and is now one of the district's larger villages. The village is located on the north-facing valley slope of the River Pant. A small tributary of the Pant bisects the town, giving its name to Brook Street. The highest point in the Conservation Area is 79m OD at the western end of the High Street, dropping to 58m OD at the Bridge at Bridge End. The village comprises four main streets, the High Street (the B1052 from Dunmow), Braintree Road (which becomes Brook Street), Mill Road, and Bridge Street. In the centre of the village, at the road junction is a triangle of buildings marking the original market-place. The slope of the land means that it is difficult to view the entire village from a single location. Its setting is overwhelmingly rural.

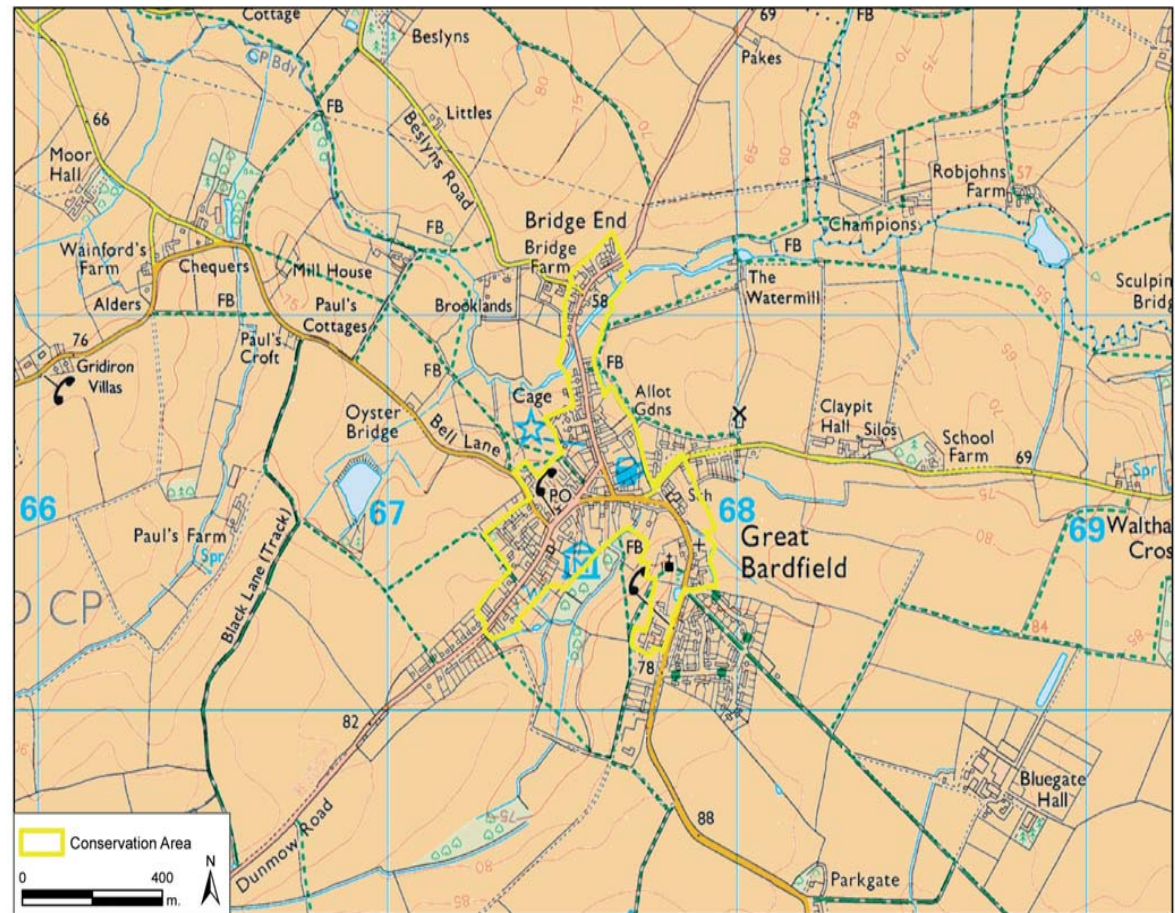


Figure 1 Great Bardfield Conservation Area within its wider context ©OS Maps

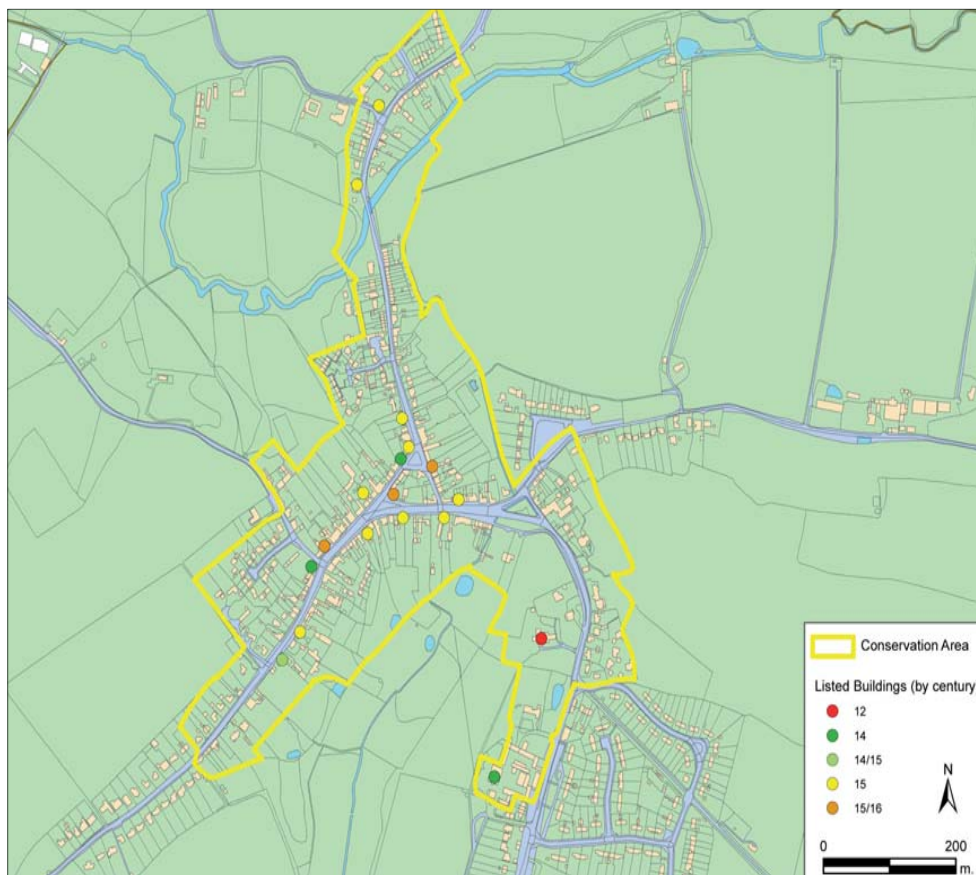


Figure 2 Distribution of Listed medieval buildings within Great Bardfield

2.2 Origin and Evolution

Early history of the area

There are cropmarks in the field to the west of the village between Bell Lane and Dunmow Road, these include a number of possible pits and a ring-ditch that may be prehistoric in date, as well as medieval field boundaries.

There is evidence for Roman burials, and presumably accompanying settlement, in the centre of the village in the form of a tomb that was discovered in 1837, this contained a 'chalice' type cup and 3 crucibles. The medieval parish church of St Mary the Virgin incorporates some Roman tile within its fabric. A Roman tripod foot and Greek coin were recovered from the field to the immediate south-east of the church in 1938 and part of a puddingstone quern close to the High Street. The route of the Roman road from Clare to Great Dunmow is thought to run through the village.

Late Saxon and medieval period

In the late Saxon period Great Bardfield formed one part of the larger Bardfield vill, which comprised Great and Little Bardfield and Bardfield Saling.

The Domesday Survey (1086) records it as being part of the holdings of Richard, son of Count Gilbert.² It had been held by Withgar in 1066. At the time of the survey there were 50 households in the manor, the arable land for 13 plough-teams, a large amount of woodland (sufficient for 800 pigs), meadow and two mills. A smaller manor, which belonged to a man called Fellow in 1066, was also annexed by Richard following the Conquest; in 1086 this comprised 11 households, arable land for 2 plough-teams, and woodland for 100 pigs, meadow and a mill. The mills would have been water-mills, presumably sited on the River Pant.

² Rumble, A., 1983, Domesday Book: Essex, Phillimore, Chichester

The Parish Church of St Mary the Virgin was granted to the Priory of Stoke juxta Clare by Gilbert de Clare. It was located on the southern edge of the village. The west tower was built at the end of the twelfth century, the chancel is apparently contemporary. Late in the fourteenth century the chancel arch was rebuilt, the present nave (with clerestory added), north and south aisles, and a south porch were also rebuilt or added. The late fourteenth century rood screen is of particular interest, with the only comparable example in the county being at Stebbing.

Bardfield Hall was located to the south of the Church, and it is probable that it occupied the site of the late Saxon and early medieval manorial centre. The Manor was initially held by the FitzGilberts, then the de Clares. By 1240 a deer park had been enclosed, this incorporated the lands of what are now Park Hall, Great Lodge, Little Lodge and Bluegate Hall Farms, to the south-east of the village.

The medieval village was centred on the High Street, Vine Street, Brook Street and Bridge Street. Medieval pottery sherds and a token have been recovered from the village centre. A separate hamlet developed next to the ford on the River Pant, this was named Bridge End after the construction of the bridge in 1551. Great Bardfield had market-town functions in the form of a weekly market and fair. The village had a market-cross building with a chamber above where the Borough Court was held. This was located in the centre of the former market-place at the main road junction. The fair was held from 1262 and by the post-medieval period was primarily a horse-fair.

Bardfield watermill is located to the north-east of the village on the River Pant, probably on the site of one or more of the late Saxon mills.

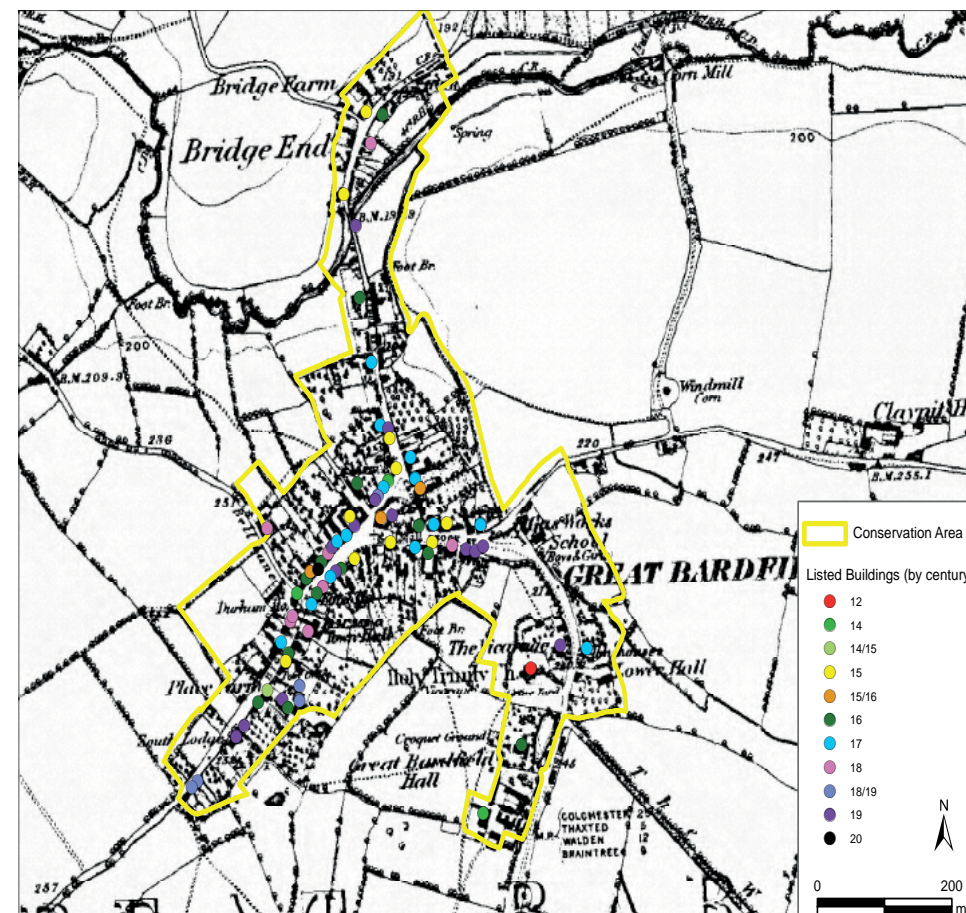


Figure 3 Distribution of Listed medieval and post-medieval buildings in Great Bardfield, superimposed on the 1st edn. OS 1875 map

Post-medieval period

By the sixteenth century the village had slowly expanded. Notable additions included Place House and its farm on the Dunmow Road and Vicarage Cottage on the Braintree Road. The market had ceased to be held by the early eighteenth century, but the annual horse-fair was still active when Morant recorded the village in the 1750s, this had ceased by the 1920s. The medieval market-cross had collapsed on the 1st July 1795. Public institutions, in the village, included a Free School and Almshouses, founded by William Bendlowes, Serjeant-at-Law to Elizabeth I. Other Public institutions included a Pest House which was located at Toms Green.

The first significant expansion of the village took place in the nineteenth century, with the construction of a terrace of cottages in Bridge Street and infilling of open space along the approach roads and on the north-western side of Dunmow Road. Some of the older timber-framed cottages were also updated with render or encased in brick, and much of the thatch was replaced by tiles or slate. The Primary School was built in 1835, and in 1863 the existing boys' and girls' schools were merged.

Archaeological monitoring, in advance of development on the Bardfield Garage site, revealed post medieval features. These comprised pits, soakaways, a brick-lined drain and a single post setting. There was a great deal of activity during the post-medieval and modern periods, largely concentrated in the south-west of the site. No evidence of medieval activity was revealed by the monitoring, this would have been located on the street frontage; it is believed that this area was orchard or pasture during the medieval period.

The manor of Bardfield Hall, sited to the immediate south of the Church was granted by Henry VIII in succession to Katherine of Aragon, Anne of Cleves, Katherine Howard and Katherine Parr, before being transferred to Sir Thomas Wrothe in 1550. In 1621 the estate was bought by Sir Martin Lumley, who built an 'elegant house', known as Great Lodge, on the site of the former Keeper's Lodge in the deer park. In 1729 Jones Raymond pulled down the Great Lodge, converted the stables into a farmhouse and disparked the parks. The bridge over the Pant is mentioned in parish records in 1551, but has been rebuilt and repaired many times.

In the later eighteenth century Bardfield Hall, together with a number of other farms, was purchased for the use of Guys Hospital, London.

There was a growth of non-conformism in the village during the nineteenth century. In 1806 the Society of Friends (Quakers) opened a Meeting House, and one of their members, Henry Smith, contributed the Town Hall and the Brook Street Fountain to the village. The Methodist Chapel was built in 1862. A small spire was added to the parish church in the eighteenth century, and the church itself was restored in the nineteenth century.

The industries associated with Great Bardfield were agricultural in nature, supporting the local rural economy. Gibraltar Mill, on Mill Road, was built c. 1750, and there were also previously windmills at Hawkspur Green and near Paul's Farm. The watermill on the Pant continued in use throughout the post-medieval period, being rebuilt many times. In 1991 the nineteenth century mill, which comprised a wheel-driven stone mill and turbine and engine-driven roller mill under the same roof, was burnt down. A second watermill, Scrogg's Mill, was located near Copford Hall. Chapman's, an agricultural machinery repair business, was founded in 1870, on what is now the site of Durham Close. A small gas works was located on the eastern edge of the village in the 1860s; it was no longer extant by 1900.

Modern

The next phase of significant development in the village was the construction of the Bendlowes estate just prior to World War II; it was not completed until the mid-1950s. This was followed by the building of St Mary's Villas and Hall Villas on the Braintree Road in the 1960s. Durham Close was constructed in the 1970s, and Northampton Meadows in the mid-1990s. There is further housing being currently constructed on the southern edge of the village on the Braintree Road. Great Bardfield is now largely a commuter village, with the majority of employment outside the village itself.

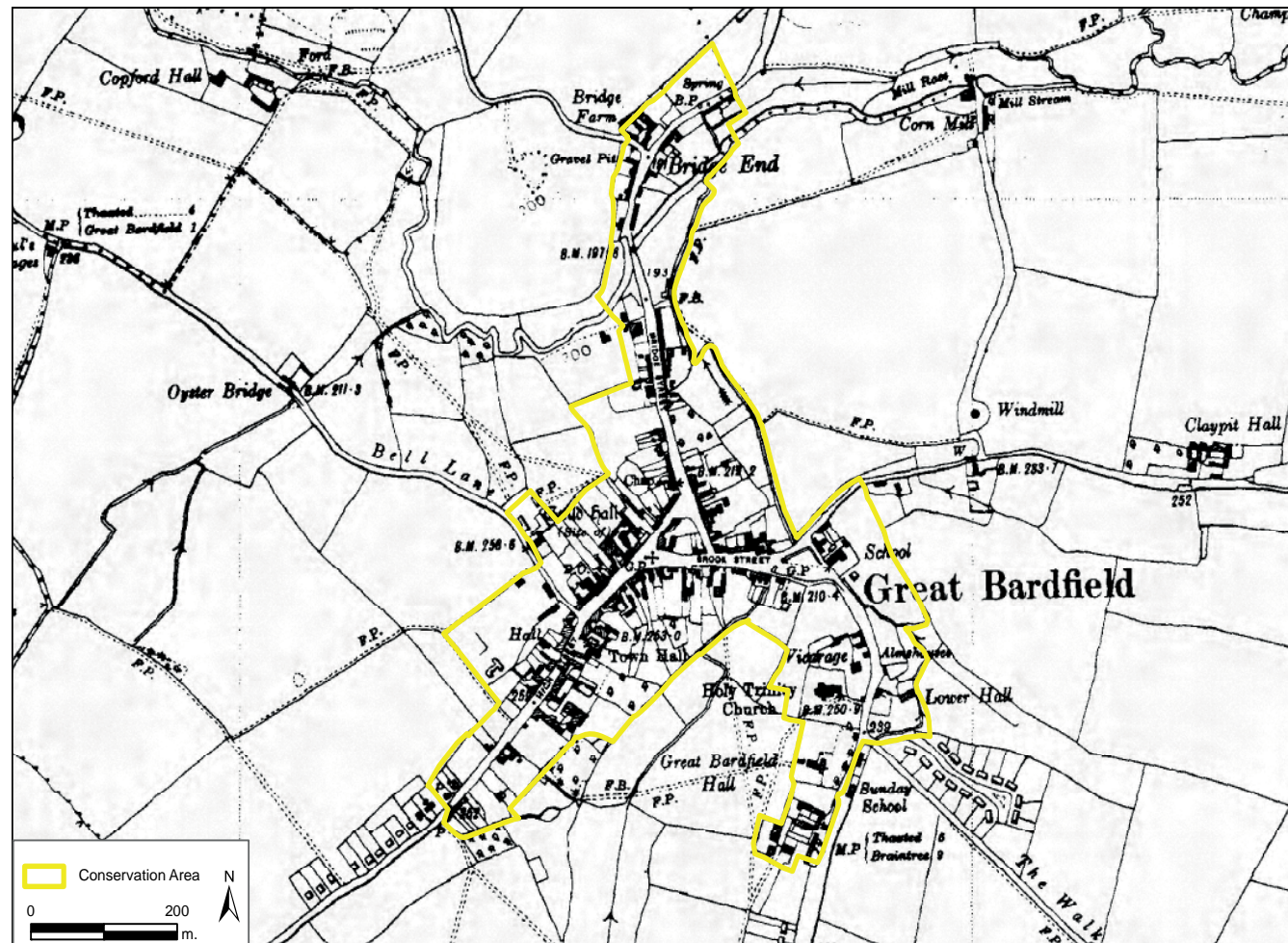


Figure 4 1938 4th edn. OS map showing gradual expansion along the Braintree and Dunmow Roads

Bardfield Artists

Great Bardfield became well known between 1930-1960 when it became the centre for a group of English artists, the 'Bardfield Artists' (Figure 5). Edward Bawden and Eric Ravilious were the first to arrive in 1925, living in Brick House, and John Aldridge lived in Place House. Ravilious served as a war artist during the Second World War and went missing in action. After the war the artists George Chapman, Sheila Robinson, Walter Hoyle, Kenneth Rowntree and Michael Rothenstein moved to the village, followed by Audrey Cruddas, a set and costume designer, the textile designer Marianne Straub. In 1951, as part of the events

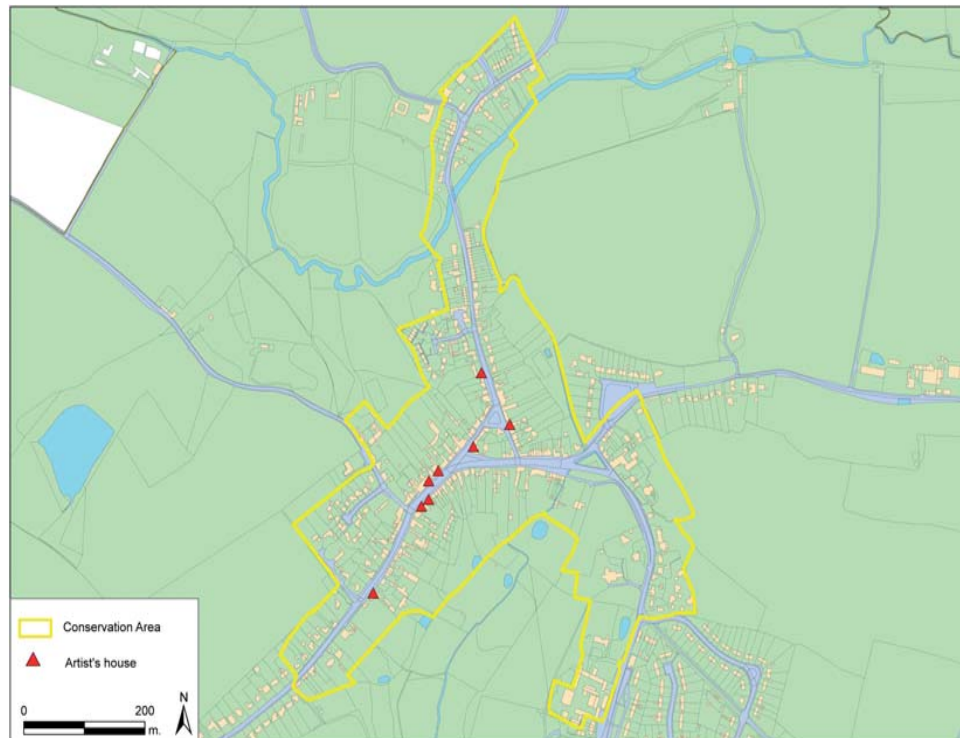


Figure 5 Location of houses occupied by the Great Bardfield artists in the 1950s



Figure 6 Great Bardfield, 1950 (colour litho), Aldridge, John (1905-83) / Fry Art Gallery / Bridgeman Images

associated with the Festival of Britain, Aldridge, Bawden and Rothenstein opened their studios to the public. This was a successful event, and as a consequence nine artists in the village staged their own exhibitions in 1954, 1955 and 1958, attracting large crowds from London. Most of the artists left the village in the early 1960s. In 2004 the artist Richard Bawden, son of Edward, designed two glass panels for the doors to the church bell tower.

2.3 Designation of the Conservation Area

The Great Bardfield Conservation Area was designated in 1969. There has been no accompanying Character Appraisal or Management Plan.

As part of this assessment the Conservation Area boundary has been reviewed, there are however no proposed revisions to the existing boundary.

2.4 Wider setting of the Conservation Area

The wider setting of Great Bardfield is overwhelmingly rural (Figure 7) and is integral to the understanding of the history of the village. It is nestled down into the valleys of the River Pant and the Bardfield Brook. There are significant views out from the Conservation Area into the wider landscape, particularly to Gibraltar Mill and the Pant Valley and Bardfield Mill, as well as from the footpaths that run along the boundary of the Conservation Area. A particular feature of the village is the way that the wider historic footpath network enters the village through small alleyways between the historic buildings. There are also significant views towards the Conservation Area from the wider landscape and environs.

Land use today is predominantly arable but the numerous copses and shaws, together with the trees in the hedgerows, give an impression of it being more wooded. The trees species are mainly oak, ash and hornbeam, with willows along the river (those in Piper's Meadow have been recently felled). The field pattern, together with the pattern of lanes, footpaths and isolated farmsteads is historic in origin and in many cases derive from the medieval period. There has been hedgerow loss, but the overall grain of the historic fieldscape is still legible. Beslyn's Lane and Waltham Cross Road are Protected Lanes, these have been adopted by the local authority due to the intactness of their historic features.



Figure 7 GoogleEarth image highlighting the wider rural setting of the Conservation Area

2.5 Designated Heritage Assets

There are 73 designated heritage assets within the Conservation Area (see Appendix 2, Figure 8). Of these the Parish Church of St Mary the Virgin is Grade I listed. Place House, Gobions, the rear wing of Bank House, the barn c.60m to the south-west of Great Bardfield Hall and 6,7, and 8 Brook Street are all Grade II*. The remaining 67 buildings and structures are Grade II; these include the road bridge over the Pant, the K6 telephone kiosk, the drinking fountain and the Great Bardfield Cage, as well as houses and cottages.

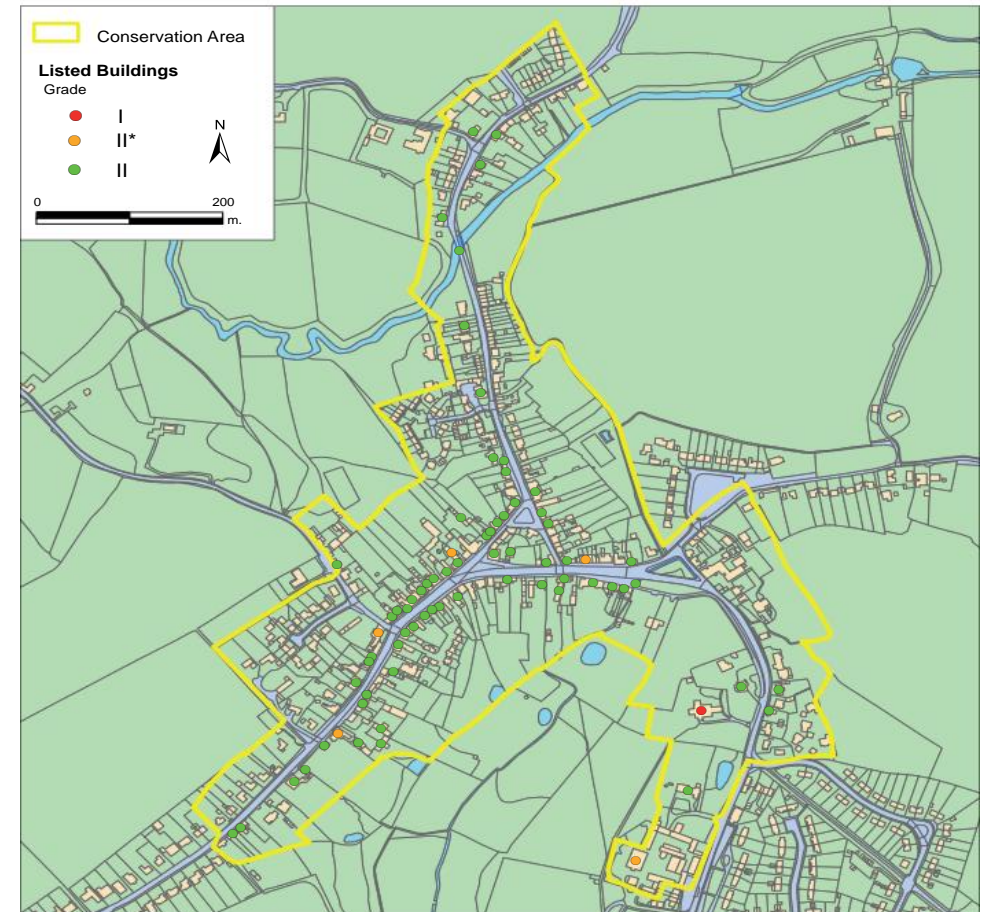


Figure 8 Distribution of Listed Buildings within the Conservation Area



2.6 Non-Designated Heritage Assets

In 2017 Braintree District Council, in partnership with Place Services, began the process of compiling a Local Heritage List. At present no non-designated heritage assets within Great Bardfield have been considered for inclusion. Buildings within the Conservation Area which should be considered for inclusion are identified below. These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

Suggestions for Local List:

- The Primary School, Braintree Road
- Stone House, Braintree Road
- Townsends, Braintree Road
- Brookside and Meadowside Cottages, Mill Road
- The Town Hall, High Street
- Old Granary, Bridge Street

2.7 Heritage at Risk

The Grade II listed Bardfield Bridge has been identified as being 'At Risk' due to structural defects and the long-term impact of increased traffic on its structural integrity. It will require long-term maintenance due to previous inappropriate repairs. Without timely intervention the deteriorated condition of the bridge is considered likely to accelerate.

2.8 Archaeological Potential

Excavations in advance of development on the Bardfield Garage site have demonstrated the potential for survival of below-ground archaeological deposits relating to the origins and development of the settlement. Whilst settlement evidence is more likely to be sited along the street frontage, the backyard areas may contain evidence for ancillary activity, such as wells, cess-pits, yards and middens, as well as industrial activity. The soil-type is conducive to the survival of bone and ceramics, and there is the potential for significant palaeoenvironmental deposits associated with the River Pant and the Brook. Waterlogged deposits can also be anticipated within deeper features such as wells and cess-pits.

3.0 Assessment of Significance

3.1 Summary

The principal significance of the Conservation Area is derived from its history as a large rural village. The historic core of the village comprises the High Street, Vine Street, Crown Street, Brook Street, Bridge Street, part of Braintree Road (including St. Mary's Church, Bardfield Hall and the Bardfield Centre) and part of Dunmow Road. The road junction, where the three main thoroughfares from the north, south and west meet at the Memorial Green and Crown Street forms a focus for the historic settlement. Development follows the lines of these routes.

The late medieval and post-medieval housing stock is in good condition. The streetscape is very varied with buildings ranging in date from the fourteenth to nineteenth centuries, in a range of different styles and materials. Infilling over the centuries has both added to the richness of the built environment and created an almost continuous street frontage with little in the way of gaps. The roofscape is equally varied, with properties ranging in height from one and a half storey cottages to three storey houses. Thatch, tile and slate contribute to the varied historic material palette and many of the properties have dormer windows. Some back-land development has taken place, often replacing commercial or agricultural operations that were taking place behind the main streets (such as the barns behind Place House). They are not usually visible from the street, but can be glimpsed from other angles. Two of the historic buildings are open to the public; the Cottage Museum and the Cage. The Listed Buildings are listed in Appendix 2.

Great Bardfield also derives significance from its association with the Bardfield Artists of the 1930s-50s, who occupied many of the more significant buildings and painted and engraved many images of the village and surrounding area.



Figure 9 Brook Street, Crown Street, Pant Bridge and Bridge Street, Great Bardfield, 1991 (woodcut), Robinson, Sheila (1925-89) / Fry Art Gallery / Bridgeman Images

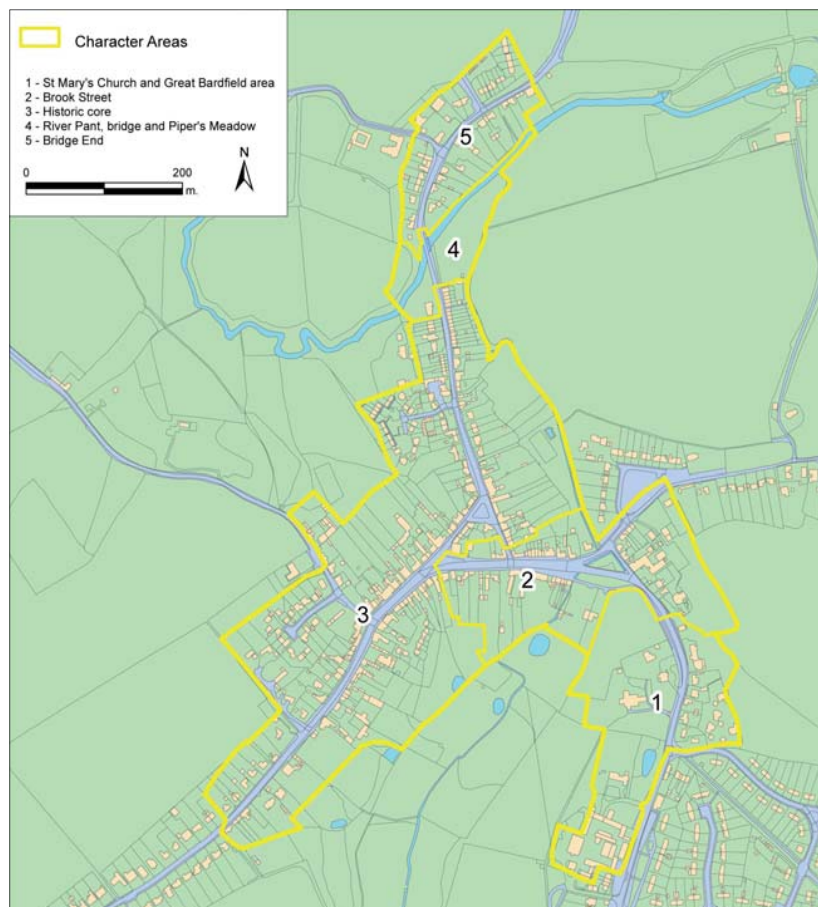


Figure 10 Great Bardfield Character Areas

The village is topographically interesting with the historic core built on varying gradients. High Street is higher than Brook Street, and Bridge Street drops down into the Pant valley, with Braintree Road rising up and round the hill to the south. These changes in level of the properties enhance the views and provide interesting variety, especially to the roof levels throughout the village. The church stands high on its hill and can be seen from many positions in the village. The street pattern, changes in levels and distribution of open spaces enables an interesting succession of views, both across the settlement into back-yard spaces and out to the windmill, church and open countryside. It is important that these views are considered in proposals for new development or extensions to existing properties. Generally, the buildings follow the line of the road with most properties opening directly onto the pavement. Many have steps leading to front doors above street level. Boundary treatments include hedges, iron railings, brick and flint walls. Mature trees are visually very important within the settlement. There are several large established trees which contribute to the character of the built environment and the skyline of the settlement.

3.2 Land Usage

The Conservation Area predominantly comprises residential buildings, as well as the Parish Church, the Roman Catholic Church and Quaker Meeting House and the School, as well as shops and business centres such as the Bardfield Centre. There are also a few small but significant areas of open green space, comprising historic triangular greens at the road junctions.

3.3 Character Analysis

The Conservation Area has been divided into five character areas (Figure 10), reflecting the predominant land use, location and historic development of the village.

1. St Mary's Church and Great Bardfield Hall Area (Braintree Road)
2. Brook Street
3. The Historic Core (High Street, Vine Street, Crown Street and Bridge Street)
4. The River Pant, Bridge and Piper's Meadow
5. Bridge End

Area 1 - St Mary's Church and Great Bardfield Hall Area, Braintree Road

This area comprises the Church, the former manorial centre at Great Bardfield Hall, the Bardfield Centre, the former Vicarage, Vicarage Cottage and Lower Hall, as well as a number of unlisted buildings. It is located on the southern edge of the Conservation Area. It is probable that the Late Saxon and early medieval Church and manor were located in this area. The adjoining Bendlowes Estate (which is not part of the Character Area) was begun in the late 1930s and completed in the mid-1950s. The Roman Catholic Church was built in the 1950s by a local individual; it is a two-storeyed, rendered and tiled building, with the church on the upper floor and accommodation beneath.

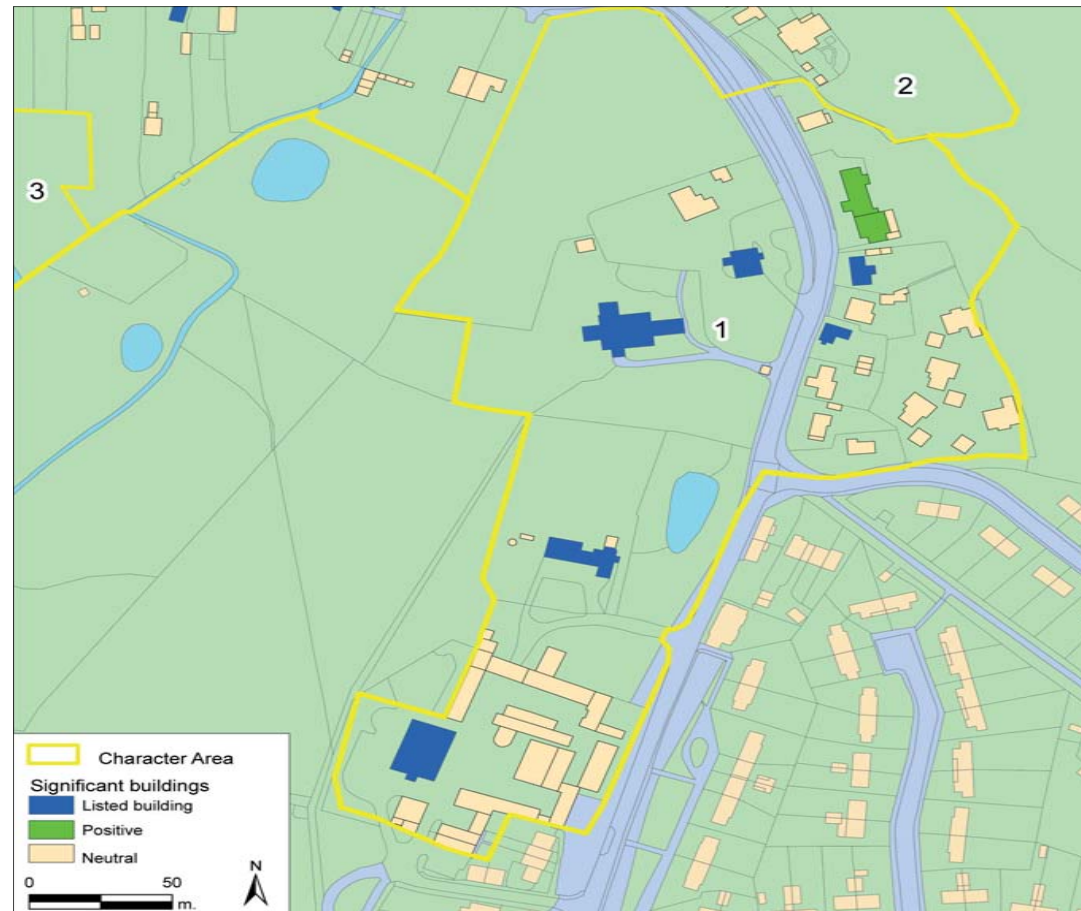


Figure 11 Character Area 1, showing significant buildings



Figure 12 St Mary's Church



Figure 13 View northwards from the churchyard to the rear of Brook Street

Streetscape and building materials

The streetscape becomes increasingly rural and open in this character area. Many of the houses are either detached or semi-detached and a number are sited within substantial gardens. At the Brook Street end of the Character Area is Glebe Meadow, an important area of open land. There are a number of modern buildings interspersing the historic properties, of which the most prominent is the Roman Catholic Church. These are however largely sympathetic to the historic nature of the Character Area, and can be considered as neutral in their contribution to the streetscape.

The buildings vary in height from single-storey with attics to two-storey with attics. The majority of the buildings are rendered, although the church is of flint rubble and the buildings that make up the Bardfield Centre are largely black weatherboarded in keeping with their farmyard origin. Roofing materials include thatch, tile, and slates, with shingles on the church spire.

Boundary treatments

There is pavement on both sides of the road. The majority of properties are set slightly back from the pavement with small front gardens bordered by hedges, low brick walls or low ornamental wooden fences. The Old Vicarage and churchyard are distinguished by a flint-rubble wall, there is a lych-gate marking the entrance to the churchyard. There is a flint wall bordering the Hall and at least part of the Bardfield Centre, but this is largely obscured by plants. The Glebe Meadow is bordered by a high mixed-species hedge with the pavement raised above the road level.

Views

The church is visible from main locations within the town, with its spire prominent in wider views. There are significant views from Brook Street across Glebe Meadow to the Old Vicarage grounds and the church, its extra-large clock is particularly prominent from this location (Figure 36).

There are significant views from the edge of the village into the Conservation Area along Braintree Road with glimpses of the church spire indicating that the observer is approaching the historic core. From the churchyard, and the footpaths to the rear of St Mary's Church and Great Bardfield Hall, there are important views along the valley of the Bardfield Brook and into the rear of the properties that front onto Brook Street and the High Street (Figure 12). There are also views from the churchyard into the Old Vicarage and longer distant views to the windmill which enhance the experience and understanding of historic industry in this area.

Individual Listed Buildings

The Anglican Parish Church of St Mary (formerly Holy Trinity) is Grade I listed (LB 1123494). It is constructed of flint rubble with dressings of limestone and clunch, roofed with handmade red clay tiles and copper, the spire is shingled. The tower and chancel were constructed in the late twelfth century. There was however extensive rebuilding in 1368, when a rare stone rood screen was added. The screen is one of only three complete examples in the world; there is an earlier version in Stebbing and another in Trondheim, Norway.



The large diamond-shaped clock was added in 1912 and dedicated to the Coronation of George V. The engraved glass door panels into the bell tower are by Richard Bawden, and dedicated to his parents, these were added in 2004. The churchyard surrounds the church; it has important views into York House (formerly the Vicarage) and to the west and north into the Brook valley and the rear of the buildings fronting Brook Street and the Dunmow Road.

To the south of the Church is the former manorial complex of Great Bardfield Hall. This comprised the Hall, gardens and farmyard. Great Bardfield Hall is Grade II listed (LB 1087112), it is timber-framed and plastered, and roofed with handmade red clay tiles. It has an unusual and complex plan, all of which is believed to be of sixteenth century origin. It was replaced as the manorial centre by Great Lodge in 1621, but may have regained this stature in 1729 when Great Lodge was demolished. The First Edition Ordnance Survey (OS) map (1875) shows it set within formal gardens, which included a large pond between the Hall and Braintree Road. The road frontage has many mature trees.

The Bardfield Centre occupies the site of the former Great Bardfield Hall farmyard. It comprises a sympathetic conversion of the old farm buildings, together with some recent additions in a similar style. It includes a Grade II* listed barn known as High Barn (LB 1337760), a timber-framed and weatherboarded barn of early fourteenth century date with some sixteenth century rebuilding; it was converted into an events venue in 2003. The whole group is well-screened and unobtrusive from the road; its aspect is inward looking. Formerly a business centre, many of the units are now unoccupied and early signs of neglect are evident.

To the north of the Church is Grade II listed York House (LB 1186771), formerly the Vicarage. The building is two-storey with attic, painted brick with a slate roof and a Tudor Revival porch. It is sited within extensive gardens, with mature trees, particularly along the road frontage. Opposite the church is Vicarage Cottage, (LB 1123495), a seventeenth century, or earlier, Grade II listed timber-framed cottage. It is rendered and thatched, with one storey and attics with eyebrow dormers under the thatch. To the south of Vicarage Cottage is Lower Hall (LB 1123496), a Grade II listed house. Lower Hall is mid-sixteenth century, with seventeenth/ eighteenth century additions. It is timber-framed and plastered with red handmade roof tiles.

Other buildings that make an important architectural or historic contribution to the street scene

The 1950s Roman Catholic Church was built by a local parishioner to fulfil a local need, and can be considered to be of communal value which contributes to its significance. It is unusual in that it incorporates living accommodation on one floor and the church on the other, and is representative of a period when the traditional appearance of a church was being re-interpreted.

Important trees and open spaces

The silver birch in the Vicarage Garden is protected by a TPO. There are other significant trees in the churchyard and associated with Great Bardfield Hall and York House that contribute to the setting of the heritage assets. The churchyard forms an important open space, trial-trenching in advance of the churchyard extension revealed no archaeological features. Glebe Meadow is a large sloping area of pasture, largely concealed behind tall dense hedgerows and hedgerow trees. It can however be accessed via a gate and stile at the eastern end of the boundary, and this location provides excellent views of the Church. Historically this would have formed part of the glebe apportionment of the Vicarage.

The Long Walk public footpath links the original Great Bardfield Hall with its successor at Great Lodge and is an important historical feature linking the village with the wider historic landscape. Opposite the Bardfield Centre, though not included in the Character Area, is a small area of linear green planted with mature trees separating the modern houses from the road.

Detracting elements

No detracting elements were identified.

Revised boundary changes

No boundary changes are proposed.

Area 2 – Brook Street

This area comprises Brook Street, which slopes gently up from the Brook to the High Street. Although an integral part of the historic core of the village, the buildings are on the whole smaller and of a more cottage aesthetic than those on the High Street. The street is wider than the other roads in Great Bardfield, and this fact together with the greens at either end of the street and the Brook, meant that it was the site of the annual horse fair. The gardens on the southern side of the street run down to the Brook, making them unusually long in comparison to those in other Essex villages.

Streetscape and building materials

Brook Street is wider than the other streets that make up Great Bardfield, with an open space in the form of two small triangular greens at either end (Figure 15 and Figure 16). The Brook crosses School Green at the eastern end of the Character Area. The War Memorial is a prominent feature on Memorial Green.

The majority of buildings are historic in origin and listed (see below). There are a number of more modern buildings interspersing the historic properties. These are however largely sympathetic to the historic aesthetic of the Character Area, and can be considered as neutral in their contribution to the streetscape. The majority of buildings are residential properties; however the Character Area also contains the Co-operative Food-store, the butchers and Quaker Meeting house.

The buildings vary in height from single-storey with attics to two-storey with attics. The majority of the buildings are both timber-framed and rendered or of red brick, sometimes as a later addition to a timber-framed structure. St John's Terrace is noteworthy for its exposed decorative timber-framing. The roofs are mainly of tile or slate, but Serjeant Bendlowes' Cottage is thatched.

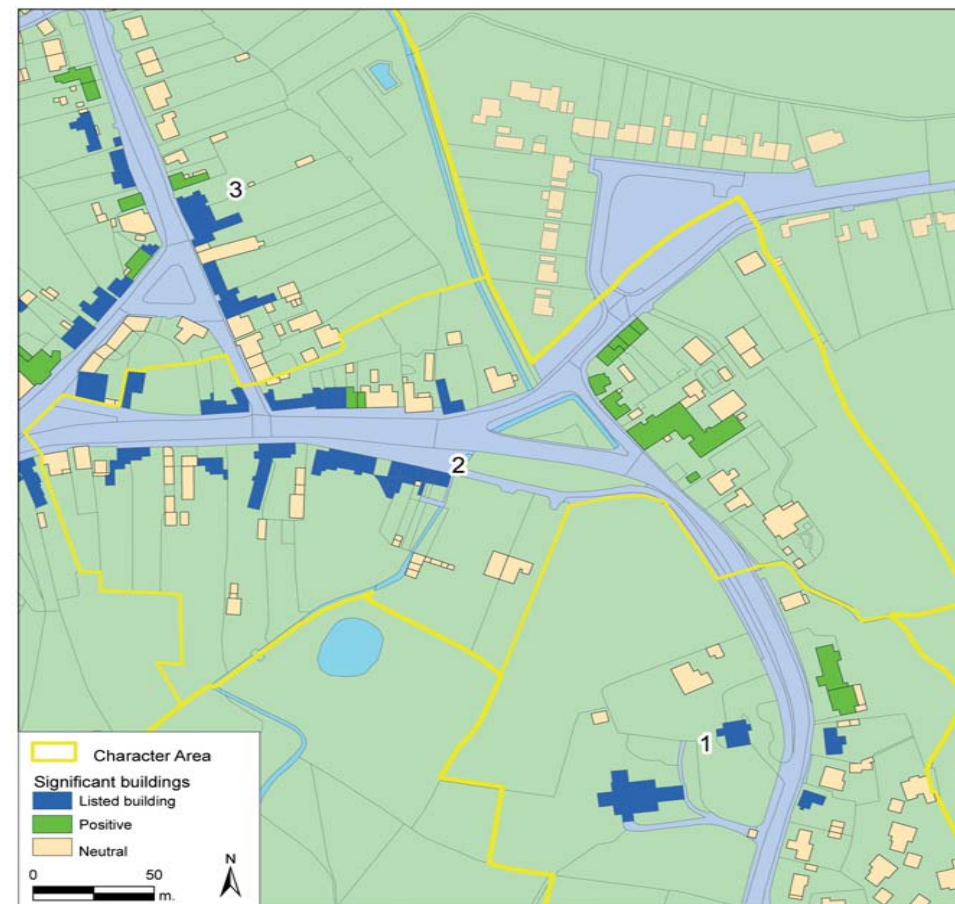


Figure 14 Character Area 2 showing significant buildings

Boundary treatments

There is pavement on both sides of the road. The properties all open directly onto the pavement. There are a number of brick or brick-and-flint garden walls, as well as the brick wall around the Quaker graveyard.

Views

There are significant views along the length of this character area from one green to the other, as well as outwards along the High Street, Mill Lane and Braintree Road. The windmill and the church can be glimpsed above the roofline from numerous points within the Character Area. The Quaker graveyard affords significant views to the rear of the buildings that front onto Vine Street and Crown Street (Figure 17).

There are reciprocal views from the school playing-fields into the wider countryside. There are also views from the Brook Valley footpaths and the churchyard to the gardens and rear of the properties that front onto the south side of Brook Street, these emphasise its rural and topographical setting and its links to the wider landscape.

Individual Listed Buildings

Unless otherwise stated all of the Listed Buildings are listed as Grade II. They are described from east to west

The drinking-fountain in front of 3 Fountain Terrace (LB 1337785) is Grade II Listed. It is of red brick with a moulded stone cap and ball finial. A cast iron plaque states it was 'Erected by Henry Smith in 1860'. The stone basin has been infilled with tarmac.

Adjacent to the drinking-fountain are numbers 1-3 Fountain Terrace (LB 1123464), this terrace of early nineteenth century cottages are two-storeyed, timber-frame and plastered with a pantile roof. Adjoining the terrace is Cottesbrook (LB 1123463), a Grade II listed early nineteenth century house and workshop. The building is two-storeyed, timber-framed, plastered with a tile roof and with a notable linen fold carving on the front door. The workshop, likely former coach house of adjacent Brook House, is of flint and red brick to the first floor, with timber-framing and weatherboarding above and a low-pitched slate roof. Brook House (LB1337784), a Grade II listed late eighteenth century property with Georgian frontage and a large garden which runs down into the valley of the Brook.



Figure 15 Looking westwards along Brook Street to Memorial Green



Figure 16 Looking along Brook Street eastwards to the Brook and School Green



Figure 17 View across the Quaker graveyard to the rear of the properties fronting onto Crown Street



Figure 18 The White Hart, 1957 (ERO I/Mb 16/1/7)

To the west of Brook House is The White Hart (LB 1123506), formerly the White Hart Inn. The building is of early fifteenth century origin with seventeenth and nineteenth century alterations and additions. The timber frame structure is partially rendered and partially exposed, with a tile roof. To the rear of The White Hart, and formerly a part of it, is White Hart House (LB 1086946). It originally comprised a two-storey rear-wing, dating to c.1600 and of similar construction.

The Firs (LB 1335913) is of seventeenth century date with nineteenth century alterations. To the west of this timber framed building is Grade II listed Hillside Cottage and The Homestead (LB 1337763). Originally a single house, it has been sub-divided into two houses, and extended. The earliest part of the building dates to the fifteenth century with later seventeenth century alterations. The timber framed building comprised a two-bay hall range facing north, with a late sixteenth century inserted stack in left bay. The Homestead comprises the left cross-wing and hall range.

On the northern side of the Brook Street at the eastern end, next to the Brook, is Kings House (LB 1337787). It is seventeenth century in date. Numbers 6, 7 and 8 Brook Street (LB 1123467) are Grade II* listed. Originally a single house it was subsequently sub-divided into three houses. This timber-framed and rendered building is fifteenth century in origin with later alterations.

Serjeant Bendlowes' Cottage (LB 1123466) is located on the corner of Brook Street and Crown Street. It comprises two buildings, formerly listed separately, now combined and listed as one item. These were an early seventeenth century house, and an eighteenth/nineteenth century cottage. They are timber framed and the roofs are mainly thatched, with small areas of red tiles. Serjeant Bendlowes' Cottage belonged to Bendlowes' Charity until 1951, and was formerly divided into four almshouses.

On the opposite corner of Crown Street and Brook Street junction is Tudor Cottage and Hockley Cottage (LB 1337786). This comprises a house and range of cottages, now two houses. They are of at least sixteenth century date, with seventeenth and nineteenth century alterations. They are grade II listed, timber-framed, plastered, and roofed with handmade red clay tiles. Originally there was a two-bay cross-wing with a two-bay hall range to the right, with axial stack in left bay. This was extended to right in the nineteenth century to add two cottages with a central chimneystack.

The Quaker Meeting House and graveyard (LB 1123465) was built in 1806, and extended in 1848. It is timber-framed and rendered with a tiled roof. The building faces east onto a small grassed-over graveyard. The headstones have been re-located, 16 of the surviving 21 headstones are for the Smith family, who were a prominent Quaker family in Great Bardfield in the nineteenth century, and are significant for the contribution to they make to the understanding of the history of the village.

There are views from the graveyard to the rear of the buildings that front onto Vine Street and Crown Street. The western end of Brook Street comprises the southern wall of Buck's House (LB 1337815), which fronts onto Vine Street and is included within Character Area 3.

Other buildings that make an important architectural or historic contribution to the street scene

The Primary School was built in 1835 behind the School Green, facing into Brook Street. It was extended in the 1970s. It is of red brick construction with a slate roof, the 1970s extension is not particularly sympathetic to the original architecture. Stone House, next to the School is an attractive flint-faced house with red brick quoins (Figure 20).

Townsend's is a red brick industrial building (Figure 20), which originated as part of the late nineteenth century Great Bardfield Gas Works. It is significant as the only example of a nineteenth century industrial building in the village. Brookside and Meadowside Cottages, Mill Road are also flint-faced with red brick detailing.

Numbers 2 and 3 St John's Terrace are red brick Victorian terraced cottages. Number 1 St John's Terrace has been converted to form the Co-op store.

Important trees and open spaces

The Brook is a significant historic landscape feature, bringing both running water and views into the open space to the rear of the church and High Street.

School Green is a triangular green at the junction of Mill Road, Braintree Road and Brook Street, which is crossed by a small stream and planted with flowering cherry trees and a mature oak. Causeway Green is an elongated strip of Green on the southern side of the road junction; it has a row of flowering cherries. School and Causeway Greens are owned by the Lord of the Manor and permission from them must be sought for any alterations, planting etc. The front gardens of Greenacres and Songsters, on the southern side of the junction, are unusually long and form a significant backdrop to Causeway Green.

Memorial Green, at the western end of Brook Street, is on the site of the former market-cross building which collapsed in 1795. It now is the site of the War Memorial, which commemorates both World Wars.



Figure 19 Townsends and Stone House, School Green Brookside and Meadowside Cottages, Mill Road are also flint-faced with red brick detailing.

The Quaker graveyard forms another important open space in the centre of the village, and affords significant views to the rear of the buildings that front onto Vine Street and Crown Street. These internal views across the Conservation Area, incorporating rears of buildings and gardens are largely a product of the varied topography of the village, are characteristic of Great Bardfield, and are a feature in the paintings and etchings of the Bardfield Artists.

There is a playing-field associated with the Primary School; one corner of this has had a Pre-School and After School Club building constructed on it.

Detracting elements

No detracting elements were identified.

Revised boundary changes

There are no recommended boundary changes.

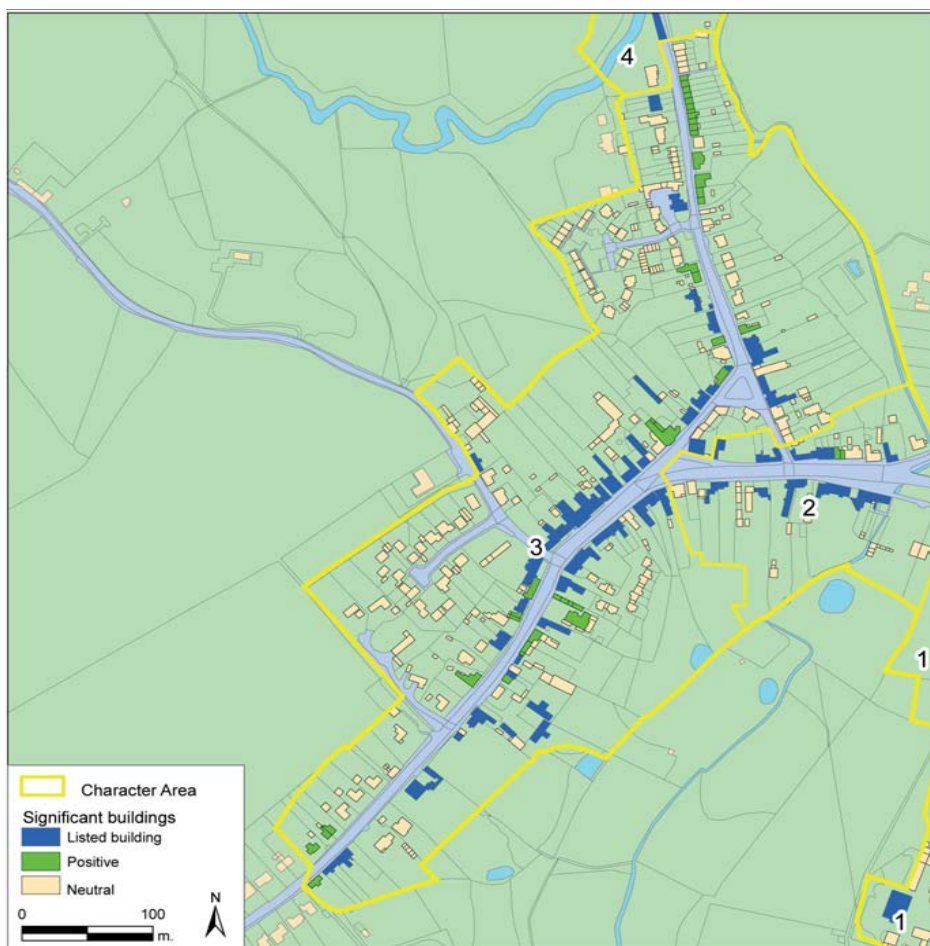


Figure 20 Character Area 3, showing the historic buildings

Area 3 The historic core: High Street, Vine Street, Crown Street and Bridge Street

This area comprises the historic core of Great Bardfield. It is more urban in character than the remainder of the settlement, largely due to the closely-packed nature of the streetscape and the narrowness of the streets. Although many of the properties have unusually large rear gardens, there are few open spaces visible from the street. The exception is a small green with a mature tree at the junction of Vine Street, Crown Street and Bridge Street, and the views into the greens in Brook Street. There has been a certain degree of infilling, largely on former industrial sites to the rear of the historic street frontage. The High Street becomes progressively less 'town-like' as it proceeds southwards from the Bell lane junction, the buildings are less tightly grouped, some have front gardens and they tend to be smaller and more 'cottagey'. Durham Close was built in the 1970s on land previously owned by Gobions. In the mid-1990s the meadow adjacent to Northampton House was developed, the houses are of brick and render. Northampton Meadow comprises a small mixed development which includes social housing. It is focussed on a small oblong green which is planted with ornamental trees. It was designed in accordance with the Essex Design Guide principles.

Streetscape and building materials

The streetscape is typical of a historic Essex village or small town. The roads increasingly narrow as they reach the centre and the buildings get taller and more closely-packed, the majority open directly onto the pavements, which are also narrow. The overall effect is therefore of increased enclosure as the viewer proceeds into the heart of the settlement.

The majority of buildings are late medieval or post-medieval in date, timber-framed and rendered. A few have exposed timber-framing or brick infill in the timber-framing. There are a number of brick-built structures, most notably Brick House, whilst others, such as Bucks House, have had brick facades added in the eighteenth and nineteenth centuries. Most of the roofs are of red, hand-made tiles, but slate and thatch are also present. They range in height from single-storey to two-storey with attics. The modern infill is largely confined to areas to the rear of the High Street, either on former small industrial sites or on former areas of open meadow. They are brick-built and rendered or partly rendered with concrete tile roofs, efforts

have been made to ensure that they are not visually intrusive on the streetscape, many follow the Essex Design Guide principles. The colour palette is largely one of reds, creams, ochres and Suffolk pinks. There is some street signage, but this is not particularly obtrusive. A feature of the village is there is predominantly no street lighting in the historic core, so it is dark at night apart from the light from windows. This factor contributes to the historic aesthetic of the village.

The archway between the Brick House and the Old Police House and the one on the opposite side of the road that marks the entrance to The Corniche, create an interesting addition to the streetscape.

Boundary treatments

The majority of the buildings front directly onto the road with no boundary treatment, apart from the occasional steps up to front doors. However, a few of the buildings have small front gardens, of these the garden in front of Gobions is of particular significance. The Town Hall is set back from the road, with a rectangle area of open ground which serves as a boules pitch with four pollarded limes at the corners.

Views

The views are largely internal looking, either into the character area or into neighbouring character areas, particularly into Character Area 2 (Brook Street) and Character Area 4 (The River Pant). However, there are also views outwards from Bell Lane westwards, from the rear of The Vine car-park westwards along the footpath and the Pant valley and eastwards to Gibraltar Mill and the Pant

valley from the footpath to the rear of Bridge Street. These views are significant in that they link the Character Area to its wider historic rural setting. There are also views across the valley of the Bardfield Brook from the Churchyard and the footpaths to the rear gardens of the buildings that front onto the High Street. These internal views across the Conservation Area, incorporating rears of buildings and gardens are largely a product of the varied topography of the village, are characteristic of Great Bardfield, and are a feature in the paintings and etchings of the Bardfield Artists.

Individual Listed Buildings

All of the buildings are Listed Grade II unless otherwise specified.

High Street:

Numbers 2-4 High Street (LB 1104848) are sited on the eastern side of the road at the junction of Brook Street. The building is of fifteenth century origin with later additions. To its left is Number 5 High Street (LB 1123479), a sixteenth century timber-framed house with a tiled roof. The adjoining Box Cottage and Pippins Cottage (LB 1326260) are an early nineteenth century pair of timber-framed cottages with a slate roof. Trinity Cottage (LB 1123480) is a timber framed and thatched house of at least seventeenth century derivation. It is associated with the artist Marianne Straub. Ethel House (LB 1105643) is an eighteenth century house associated with the artists Michael and Duffy Rothenstein. Royce House (listed as P and A Wood, LB 1123481) is a sixteenth century timber-framed house with a tiled roof. The Bell Public House is of seventeenth century origin (LB 1337791).



Figure 21 View westwards from the Vine car-park looking out across the Pant Valley



Figure 22 Gobions High Street



Figure 23 1953 photograph of the High Street looking towards Gobions (ERO I/Mb 16/1/8)

Bank House (LB 1326668) is located on the west side of the High Street facing on to Memorial Green. The rendered building is of early nineteenth century date. To the rear is the Grade II* listed rear wing (LB 1123478) which had its origins as a late fifteenth century public building, probably a guildhall. It was endowed as a school under the terms of Serjeant Bendlowes' will in 1584. It is timber-framed with a tiled roof. To the south is Hill Place (LB 1123477), a seventeenth century timber-framed house. Walton House (LB 1123476) is a seventeenth century timber-framed house with some weatherboarding to the sides with a tiled roof. It is associated with the artist Audrey Cruddas. The Old Police House (LB 1104868) is an early nineteenth century red brick house; to the left is a carriageway with an arch that connects to Brick House. Brick House (LB 1123475) is an early eighteenth century red brick house approached by four steps. It is associated with the artists Edward and Charlotte Bawden. The Post Office (LB 1104860) originally comprised a pair of sixteenth century timber-framed houses, with tiled roofs. Numbers 1-2 Town House Cottages (LB 1123474) are listed as a single unit. However the left-hand cottage represents the service wing and lower two-bays of a 3-bay hall house dating to c. 1500, whilst the right-hand cottage was constructed in the nineteenth century. The buildings are timber-framed with tiled roofs. Town House (LB 1104891) was once part of a larger house, with the adjacent Town House Cottages making up the other half of the original building. The building is of sixteenth century in origin, timber-framed with a tiled roof.

Numbers 1-2 Bell Cottage (LB1123493), now one cottage, is a block of late eighteenth century timber-framed dwellings, with a thatched roof. It is sited on the northern side of Bell Lane.

Gobions is Grade II* listed (LB 1123473). It is located on the corner of Bell Lane and the High Street, with its frontage facing on to the High Street, in plan it follows the obtuse angle of the building plot. The timber framed building is fourteenth century in origin (Figure 22). Claypits Cottage (LB 1104880) and Hope Cottage (LB 1123472) to the south are eighteenth century timber-framed cottages with tiled roofs. Numbers 1-2 Oak Cottages (LB 1337790) is a seventeenth century house, divided into two cottages.

Hill House Cottages and Primrose Cottage (LB1105649) are sited on the eastern side of the High Street, next to the Town Hall. They comprise a house with a range of cottages behind them that are accessed by an alley between Hill House Cottages and Primrose Cottage, Dunmow Road. They are eighteenth century in date and constructed of rendered brick with tiled roofs. The Cottage Museum (LB 1123482) was built as almshouses under the will of Serjeant Bendlowes, 1584. It comprises a very small late sixteenth century two-bay cottage, timber-framed and thatched. The seventeenth/eighteenth century chimney stack was inserted into the right bay and the rafters are smoke-blackened. It is now used as a museum for Great Bardfield. South End (LB 11063247) is a fifteenth century timber-framed house with a tiled roof.

Place House is Grade II* listed (LB 1337792). It is a late fourteenth/early fifteenth century timber-framed house, with some exposed brick noggin and a tiled roof. The corner facing the street is jettied, with a carved corner post with a floral design and 'W.B. Mense Aprilis A. Dni. 1564'. The W.B. is William Bendlowes, serjeant-at-law. The artist John Aldridge lived at Place House from 1933-1983.

Associated with Place House is the group of timber-framed and weatherboarded buildings that make up Place Farm, they comprise an eighteenth century byre (LB1106381), two barns, dated c.1800 (LB 1123483 and 1106238), an early nineteenth century cart-lodge (LB 1123484). Together these form a rare survival of a complete group of farm buildings within the village, they have been listed for their Group Value. Chapel Cottage was formerly an outbuilding of Place House, it is of sixteenth century origin. The building is believed to have been built by Serjeant William Bendlowes, and although it is unlikely that it was ever a chapel, it may have had some institutional purpose.

South Lodge (LB 1337789) is early nineteenth century in date. It is of gault brick construction with a slate roof. Its coach house and stable is also listed (LB 1104905), they are also early nineteenth century in date, of red brick, with timber-framing and weatherboarding. Dell Cottage and Vane Cottage (LB 1123471) and Devon and Wayside Cottages (LB 1104913) comprise two pairs of late eighteenth and early nineteenth century cottages. They are timber-framed and plastered with a thatched roof.



Figure 24 Backs of Gardens and Buildings (ink wash on paper), Aldridge, John (1905-83) / Fry Art Gallery / Bridgeman Images



Vine Street:

The ancillary building to the Vine Public House is a sixteenth century building that was extended in the eighteenth century. It is timber-framed and weatherboarded with a corrugated iron roof. The building has a long narrow footprint, formerly used as garages. The original function is unclear although it is probable that it was used for industrial or commercial purposes rather than being domestic in function. It is in poor condition and needs considerable repair work to make it weather-tight and structurally sound.

To the north of The Vine, is Dixon House (LB 1123444), an early nineteenth timber-framed house with a slate roof. The adjoining Hill Cottage (LB 1106322) is eighteenth or nineteenth century in date, timer-framed with a tiled roof. Stubbards (LB 1337814) is of at least seventeenth century date. The Gables (LB 1325945) is fourteenth century in date with seventeenth and twentieth century alterations. Vine Cottage (LB 112343) on the corner of Bridge Street is an eighteenth and nineteenth century house converted to two cottages. It is timber-framed with a tiled roof. Buck's House (LB 1337815) on the eastern side of Vine Street at the junction with Brook Street, dates to c.1500, before being altered c. 1600 and in the nineteenth century. It is timber-framed with red brick facings, roofed with clay tiles and slate.

Crown Street:

Crown House (LB 1123470) dates to c.1500, with seventeenth and twentieth century alterations. It is timber-framed with a tiled roof. Lumleys (LB 1104898) is a seventeenth century house that was subsequently divided into four cottages before being consolidated to form a single house.

Bridge Street:

North Place and Saddlers (LB 1123469) was originally a single seventeenth century house, with eighteenth century and c. 1900 alterations. It is timber-framed, with some faux timber-framing, and a tiled roof. On the west side of the road, are Beam Cottage and Cage Cottage (LB 1335889), an early fifteenth century house now divided into two. It was altered in the seventeenth and nineteenth centuries. The building is timber-framed with a thatched roof. The hall roof of crown-post construction with smoke-blackening. The Great Bardfield Cage

(LB 1123505) is a small early nineteenth century lock-up, constructed of red brick and flint rubble, with a tile roof. It is sub-divided into two small cells. It was built in 1816 in response to the Six Acts (a series of Acts brought in after the Peterloo Massacre, aimed at suppressing any meetings for the purpose of radical reform). It was reputedly last used in 1925. Cage House (LB 1086994) is an early seventeenth century house, with twentieth century alterations. Northampton House (LB 1337762) is a late seventeenth century house, with nineteenth century alterations. Kalons, Shepherd's Cottage and Shepherd's Place (LB 1123504) are of at least sixteenth century derivation, now divided into 3 cottages. It was altered in the seventeenth and nineteenth centuries. It is timber-framed with a tiled roof.

Other buildings that make an important architectural or historic contribution to the street scene

The Town Hall, highlighted by Pevsner for its style, was built in 1859 by Quaker Henry Smith.³ Monthly Petty Sessions were held here until the 1950s. It is of red brick construction with a slate roof. It was depicted many times by the Bardfield Artists, both inside and out.

The Vine Public House is on the site of an original sixteenth century Public House which burnt down at the end of the First World War. The current building is in an early twentieth century style, with projecting bay windows flanking the steps to the front door under a pentice roof, rendered on the ground floor and with red brick above. The roof comprises red handmade tiles. There are significant views from the Vine Car park and pub garden both westwards along the footpath linking the built-up area with its rural setting. There are also northwards views across the adjoining gardens to the rear of the buildings that front onto Vine Street and Bridge Street. These internal views across the Conservation Area are a characteristic of Great Bardfield, that feature within the paintings and etchings of the Bardfield Artists.

Other buildings that make a positive contribution to the Character Area include the Victorian cottages of Kushta, Pump Cottage and Jasmine Cottage, with their decorative detailing at the southern end of the Character Area and the thatched Yew Cottage on the opposite side of the road. The Victorian Rutland Terrace, is a red brick terrace of workers' cottages located at the northern end of Bridge Street.

Important trees and open spaces

There are only a few small but significant open spaces within the Character Area. These comprise the boules pitch/marketing area with its four pollarded lime trees in front of the Town hall, the Green at the head of Bridge Street with its mature oak, and the Green in the centre of Northampton Meadow with its ornamental tree planting. The rear gardens of

³ Pevsner, p390



Figure 25 The Town Hall



Figure 26 View northwards from the Vine car-park to the rear of the buildings fronting on to Vine Street and Bridge Street

many of the historic buildings are unusually large for an Essex village; those on the western side of the High Street and Vine Street are long (up to 90m in some cases) and narrow, whilst those on the eastern side of the High Street are wider and in some cases extend right down the Bardfield Brook. The rear of Rutland Terrace at the northern end of Bridge Street is demarcated by a flint rubble wall, pierced by multiple openings on to the western bank of the Bardfield Brook (Figure 28). The cypress in the garden of Town House Cottage is a TPO tree. There are numerous mature trees within the rear gardens, but these are on the whole not visible from the road, due to the enclosing nature of the built environment.



Figure 27 Garden wall to the rear of Rutland Terrace, Bridge Street

At Risk

The Listed Building (LB 1106348) 25m north of The Vine Public House is in poor condition and needs considerable repair work to make it weather-tight and structurally sound.

Revised boundary changes

There are no recommended boundary changes.



Figure 28 Listed ancillary building 25m north of The Vine Public House



Figure 29 Character Area 4, showing the significant structures

Area 4 The River Pant, bridge and Piper's Meadow

This area comprises the River Pant, the Grade II listed bridge and the adjacent flood meadows, forming an important area of open space between the historic core and the hamlet of Bridge End. The road bridge is grade II listed, with an adjacent modern timber foot-bridge for pedestrians. There are views both up and down the valley of the Pant, linking the village to its historic river-valley landscape as well as to the north and south into the built-up areas. A sixty-foot long timber bridge was recorded in 1551 but by 1655 it was reported as being 'ruinous and in great decay'. It was repaired several times, before being removed in 1782. The current stone and brick bridge was completed in 1784. The wooden footbridge was erected in 1977 to commemorate the Silver Jubilee of Queen Elizabeth II.

Streetscape and building materials

The streetscape is dominated by the brick walls that make up the road bridge, and by the adjoining twentieth century timber foot-bridge. There are open views over the walls along the River Pant and its flood meadows.

Boundary treatments

The boundary treatments in this area comprise the low brick walls that make up the road bridge, and by the timber of the adjoining twentieth century timber foot-bridge. The water-meadows are fenced.

Views

There are significant views southwards up the slope into the historic core of the settlement as well as northwards into the historic hamlet of Bridge End. There are also significant views along the Pant and its flood meadows and into wider countryside setting of the village, emphasising its essentially rural nature.

Individual Listed Buildings

The road bridge over the River Pant is Grade II listed. It was constructed 1782-1784, with twentieth century (1928 and 1982) repairs and alterations. It is of red brick construction in English bond, with moulded V copings of red clay. There is a long approach ramp to the south across the water meadows, with a shorter approach ramp to the north, both with brick walls to each side similar to those of the bridge. It was strengthened recently with concrete arches and iron ties through the springs and buttresses. Some copings have been replaced in moulded concrete blocks of V form, on the west side of the south approach the brick wall has been rebuilt in modern brick, with the original copings replaced.

The bridge is at risk, both due to structural failings and the impact of modern traffic levels.

Other buildings that make an important architectural or historic contribution to the street scene

None have been identified for this Character Area.

Important trees and open spaces

Piper's Meadows is an area of public open space and a Local Wildlife site (LoWS). The rare Bardfield Oxlip (*Primula elatior*) has been successfully re-established in this area. The willows that stood along the bank of the Pant have been recently felled.

On the western side of the road is the garden of Birch Lea House, which was built on the edge of former flood meadow. There are three TPO trees on the boundary between the road and the garden.

The Conservation Area incorporates a portion of former flood meadow on the northern bank of the Pant.

Detracting elements

None have been identified.

Revised boundary changes

None have been identified.



Figure 30 The Listed Bridge, looking north to Bridge End

Area 5 Bridge End

This area comprises the historic hamlet of Bridge End. It is bounded by the River Pant to the South and open countryside to the north. It is entirely residential in character and use. Historically Bridge End was a separate entity to Great Bardfield, forming a small hamlet or 'end' in its own right, however nineteenth century expansion along Bridge Street has linked the two communities.

Streetscape and building materials

The streetscape is noticeably more open than in the historic core of the village. Although most of the dwellings open directly onto the street, there are more gaps between the houses, which are mostly either detached or semi-detached properties. There are also a number of small front gardens, behind hedges as well as a couple of larger side gardens. At the northern end of the character area the streetscape widens out to form a small linear green in front of the modern houses. The buildings comprise a mix of historic timber-framed and rendered or weather-boarded properties and modern brick and render, roofing materials include handmade clay tiles, thatch and slate, the more modern properties have concrete tiles.

Boundary treatments

Many of the houses open straight onto the street with no boundary, those with gardens are delimited by hedges or timber-picket fences.

Views

There are significant views southwards across the bridge into historic core of Great Bardfield and to the north out into open countryside, linking the built-up area to its historic rural setting.



Figure 31 Character Area 5, showing the significant buildings

Individual Listed Buildings

All buildings are Listed Grade II unless otherwise stated.

Valley Cottage and Fullbridge Cottage (LB 1123503) is a fifteenth century timber-framed house, now divided into two properties. To the north, on the opposite side of the road, is Wellington Cottage (LB 1337761), an early eighteenth century timber-framed cottage with a thatched roof. Bridge Farmhouse (LB 1087007) is located on the road junction with Beslyns Road, it is a late medieval farmhouse with seventeenth and nineteenth century alterations. The house retains its original medieval three-bay plan, with a chimney stack inserted into the left bay of the hall. Gatehouse Cottage (LB 1335870) is located opposite, it is a sixteenth century timber-framed house with a tiled roof.

Other buildings that make an important architectural or historic contribution to the street scene

The Old Granary is a timber-framed and weatherboarded building fronting directly onto the road at the point where the village meets the open countryside. It contains an unusually large bread oven and may once have served as a village bakery. It is depicted on the 1875 First Edition Ordnance Survey map and is of probable early-mid nineteenth century date. It is recommended for Local Listing.



Figure 32 The Old Granary, Bridge End

Important trees and open spaces

There are a number of mature trees in private gardens which contribute to the open and rural character of the area. The small linear green at the northern end of the area makes an important contribution and marks the aesthetic transition from the built-up area into the open countryside.

Detracting elements

There are no identified detracting elements

Revised boundary changes

None have been identified.

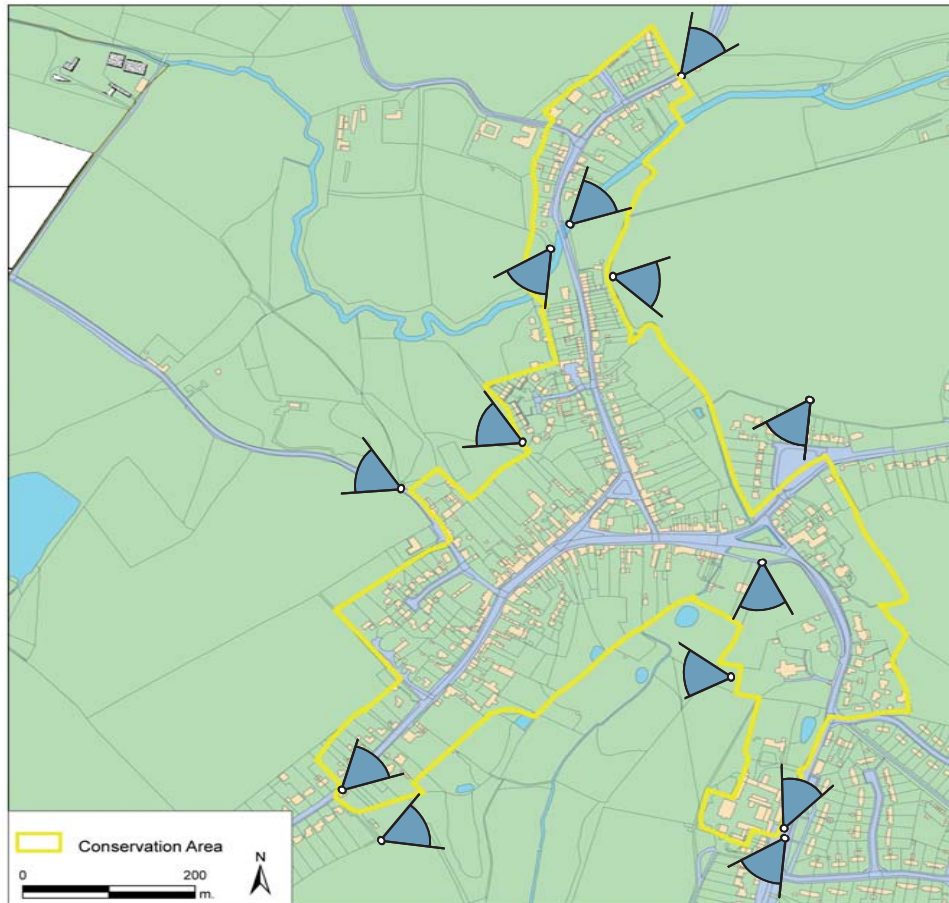


Figure 33 Significant views identified as part of the Conservation Area Appraisal

3.4 Views

Key views are identified on Figure 33. Please note that this character appraisal does not attempt to identify or analyse all of the views into, across or out of the Conservation Area, and there are many others that have not been identified for the purposes of this appraisal that may be of equal significance. Should development proposals be brought forward, for sites in the conservation area or its environs, an assessment of views bespoke to the proposal should be undertaken which may identify additional views to those noted here.

The historic core is built on varying gradients, on the slopes of the Pant Valley. The historic core of the village lies on the southern steeper slope, rising steeply from the river up Bridge Street to the highest point at the end of the High Street. The valley of the Bardfield Brook provides another change in levels, with High Street on the west being higher than Brook Street which drops down into the valley, with Braintree Road rising up and round the hill to the east. These changes in level enhance the views and provide interesting variety, especially to the roof heights throughout the village. The church is prominent on the hill and can be seen from many positions within the village. The street pattern, changes in levels and distribution of open spaces enables an interesting succession of views, both across the settlement into back-yard spaces and out to the windmill, church and open countryside. There are also significant views inwards into the Conservation Area, both from the approaching roads and from the numerous public footpaths which encircle the village. These emphasise the way that the village nestles down into the valleys of the Pant and the Bardfield Brook. The wider landscape setting of the Conservation Area is overwhelmingly rural and historic in origin, and is intimately linked to the development and significance of the Conservation Area. The economy and history of the village was directly related to its relationship with the wider rural economy, as evidenced by the role played by the Horse Fair, and subsequently by the agricultural machinery workshops.



Figure 35 View from rear of Bridge Street to Gibraltar Mill, (Fig. 33, View 4)

It is important that these views are considered in proposals for new development or extensions to existing properties. Any proposed development which is located to the rear of buildings, and cannot be seen from the main streets, should still be carefully considered as it may have a detrimental effect from other viewpoints.

3.5 Public Realm

Generally, the buildings follow the line of the road with most properties fronting directly onto the pavement, with few having land between their front doors and the street. Many of these properties have steps leading to front doors above street level and several feature iron railings.

The public realm is largely confined to pavements and street signs. There are issues with parking, which is largely on the road and partially on the pavement, and in Brook Street entirely on the pavement in front of Fountain Terrace, and this detracts from its overall historic character and appearance. A feature of the village is its unobtrusive street lighting and its consequent darkness at night.



Figure 34 View from Brook Street across Glebe Meadow to the Church (Fig 33, View 3)

3.6 Landscaping and Open Spaces

Great Bardfield Conservation Area includes several small greens, as well as a number of other important open spaces. The largest is Pipers' Meadow which is a water meadow, open to the public, beside the river Pant at the end of Bridge Street. It is protected from development by a Section 106 Agreement with Braintree District Council and has a regular programme of maintenance administered by the Parish Council. In Great Bardfield in the 1840s, the Victorian botanist Henry Doubleday recognised and named the Bardfield Oxlip as a true species, (neither Primrose nor Cowslip). There has been a successful programme of reintroduction in Pipers' Meadow.

There are three small greens all at road junctions: the Memorial Green, School Green and Crown Green. Although these are relatively small, they are especially important as so many of the houses are built right up to the pavement and there is otherwise little greenery in the centre of

the village. The Greens also retain open views through the village which are not only visually important but improve sight lines for emerging traffic. To the Brook Street side of the Church of St Mary is Glebe Meadow. Mostly concealed by hedgerows, this large sloping meadow safeguards significant views of the Church and this open space should be protected from development in the future. Between Glebe Meadow and School Green is Causeway Green which completes the open aspect at this end of the village and should also be protected. Crown, School and Causeway greens are owned by the Lord of the Manor and permission must be sought (from the Great Bardfield Parish Council who purchased the rights of Lord of the Manor) for any alterations, planting etc. The School Field provides an open space at the beginning of Braintree Road, providing a visual break in development between the school and the Catholic Church. Although building of a new Pre-school and After School Club building was allowed in 1999, further development of the School Field should be resisted. The Playing Field, while large and a great asset to the village, is tucked away behind Bendlowes Road at one end of the village. Consequently, while invaluable to Great Bardfield as a community asset, it has little visual impact on the village itself.

On the outskirts of the village, on entering from Dunmow Road, Braintree Road, Mill Road, (including the green at the centre of Mill Close) and in Bendlowes Road are several wide grass verges and all should be retained to soften the effect of the built environment.

There is a substantial network of footpaths and bridleways within the parish which are frequently used. The valley of the brook, known colloquially as 'The Moors', which cuts through the centre of the village is aesthetically important open green space, from behind the Bardfield Centre and Church right into the centre near Brook Street. This provides an important visual break in development between the church, Bardfield Hall and the historic core of the village. The gardens in Great Bardfield are unusually large for an Essex village and contribute much to the unique character of the Conservation Area.

3.7 Contribution by Key Un-Listed Buildings

Although not recognised by listing designations, there are several key buildings of interest located throughout the Conservation Area. These buildings are significant to the Conservation Area as they are often prominent in street scene vistas, have retained their historic architectural form and details and are of significance to the history of the village. They should be considered for Local Listing.

The Primary School, Stone House, Townsends on Braintree Road and Brookside and Meadowside Cottages on Mill Road form a significant group at the junction of Braintree Road, Brook Street and Mill Road. The red brick school dates to 1835 with a 1970s extension. The neighbouring Stone House is an attractive flint-faced house with red brick quoins of probable nineteenth century date. It is linked to Townsends by a flint and brick wall. Townsends is a red brick industrial building, which originated as part of the late nineteenth century Great Bardfield Gas Works. Brookside and Meadowside Cottages are also of flint construction with brick detailing. As a group they make a positive contribution to the street scene and a focal point at the eastern end of Brook Street.

The Town Hall, High Street was built in 1859 by the Quaker, Henry Smith. It is of red brick construction with a slate roof, with four arched windows on the High Street façade with three round windows in the gable end. It was depicted many times by the Bardfield Artists, both inside and out. In front is an open area comprising a boules court and four distinctive pollarded lime trees. The building has retained much of its historic character, and benefits from its association with the Bardfield Artists as well as its significant role within village life.

The Vine Public House, Vine Street, is on the site of the original sixteenth century Public House which burnt down at the end of the First World War. The current building is in an early twentieth century style, with projecting bay windows flanking the steps to the front door under a pentice roof. The building still makes a positive contribution to the historic character of the area and strengthens our understanding of the historic development of the village.

The Old Granary is a timber-framed and weatherboarded building fronting directly onto the road at the point where the village meets the open countryside. It is of probable early-mid nineteenth century date and makes a positive contribution to the historic character of the area

In addition there are numerous buildings, of mostly Victorian date, which though not necessarily of Local List quality but still contribute positively to the overall significance of the Conservation Area, these include Rutland Terrace on Bridge Street, Pump Cottage and Jasmine Cottage on the High Street. There are also a number of buildings outside of the Conservation Area which make a positive contribution to its historic character, for example, the Gibraltar Mill (Section 3.9).

3.8 Traditional/Local Building Materials

A range of building materials have been used, adding to the richness and variety of the street scene. For walls, red brick, timber-framing with lime or cement rendering, pargetting and weatherboarding are all present. The roofs are mainly of handmade clay tiles or slate, with the occasional thatched example. There are also a wide range of chimney styles; these add variety to the interesting roof-scape in the centre of the village. There is also a wide variety in the style of doors and windows, all of which are critical in maintaining the character of existing buildings. Other interesting architectural features include the carved timbers on Place House and the decorative prentice boards over the windows at Sergeant Bendlowes Cottage. The colour palette is largely historic, with whites, creams, buffs and soft red brick predominating.

3.9 Beyond the Conservation Area Boundary

The Conservation Area also draws its significance from key features outside of its boundary, most notably from its agricultural setting and the valleys of the River Pant and Bardfield Brook. Notable historic features include Gibraltar Windmill and the Bardfield Mill, which are historically and visually linked to the history of the Conservation Area. The Walk footpath links the original site of Great Bardfield Hall with its post-medieval successor at Great Lodge. Great Lodge was sited within a deer park, the outline of which can still be largely traced, through field boundaries and the distribution of properties with 'Park' or 'Gate' in their name. Aerial photography and historic cartographic analysis has also established the survival of below-ground archaeological features which relate to the development of the historic rural landscape. There are no other significant settlements visible from the Conservation Area. The closest neighbouring village, Finchingfield, is hidden in the valley of the Finchingfield Brook to the north. The church and hall complex of Little Bardfield is located to the west of the village. The remainder of the settlement pattern is typical of the rural landscape of north Essex, comprising isolated manors, farms and cottages set within a complex network of lanes, greens and footpaths. Much of this landscape survives, and it contributes to the understanding and significance of the Conservation Area.

The views out into this wider landscape and the connecting network of lanes and footpaths that links the Conservation Area to its rural hinterland undoubtedly enhances the special character of the Conservation Area.

4.0 Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Great Bardfield, with many being shared with other Conservation Areas.

4.1 Car Parking

Car-parking is an issue within the Conservation Area. The Conservation Area is characterised by the buildings fronting directly onto the pavement and adjoining each other to form a continuous frontage with no access to the rear gardens other than through the building. The only semi-formal car-parking area is on Brook Street, in front of the Co-Op. The result of this is that cars within the Conservation Area are parked either on the pavement or on the street, which narrows the streets down to single-lane traffic. The two Public Houses have car-parks. There is no formal public car-parking within the surrounding area either, with residents and visitors using either private drives or the road. This detracts from the character and appearance of the Conservation Area and the setting of individual listed buildings.



Figure 36 Cars parked on the road in Crown Street

There is no easy or obvious solution to the issue of car-parking in Great Bardfield. However any future development, either within the Conservation Area or on the outskirts of the village would need to demonstrate how it would mitigate against exacerbating the issue. There may be opportunities to identify discrete areas to use for car-parking, but these would need to ensure that they did not negatively impact on the significance of the Conservation Area.

4.2 Access and Integration

Great Bardfield is a relatively compact village and there are few issues regarding access and integration other than those resulting from the car-parking on the roads and sometimes the pavement, with the resultant constriction of passage through either space. There is scope for enhancements in the form of way-finding signage, to enhance the link between the village and its surrounding countryside through Public Rights of Way.

4.3 Inappropriate Modern Development

There has only been small-scale modern development within the Conservation Area and most of this is located to the rear of older properties on former small-scale industrial sites. These developments have been largely designed in accordance with Essex Design Guideline principles and can be considered as neutral in their impact on the Conservation Area.



The character of the Conservation Area is defined by the historic palette of materials used, and this piecemeal loss of fabric can cumulatively have a more significant impact on the character and appearance than any of the other concerns. The introduction of an inappropriate modern colour palette should also be avoided within the Conservation Area.

The impact of modern development on the outskirts of the village or the Conservation Area will need to be controlled or appropriately mitigated so that it does not impact on the setting of the Conservation Area, or on its wider views, and the contribution these make to its significance.

4.4 Neutral Contributors

A number of buildings are currently considered to make a neutral contribution to the character and appearance of the conservation area. The historic buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows, use of colour, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that currently neutral buildings do not become negative through inappropriate alterations and additions.

4.5 Public Realm

Roads, Bridges, Street Furniture and Hard Landscaping

The Conservation Area benefits from areas of quality public realm, predominantly the greens and Piper's Meadow. At present the Conservation Area lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep. Street furniture that would benefit from a consistent approach includes benches, signage, bins, bollards and railings. A coherent approach to public realm features, which could introduce consistency across the area, would enhance the sense of place and limit long term costs of maintenance.

Consultations should continue to be held with Essex Highways to secure appropriate and sympathetic repairs and a programme of maintenance of the Bardfield Bridge.

Open Spaces and Trees

The open and green spaces across the Conservation Area make a positive contribution to its character and appearance. Appropriate levels of maintenance should be considered to these spaces and where appropriate, opportunities for enhancement sought.

4.6 Site Specific

The Bardfield Centre

This site represents an opportunity for future sympathetic redevelopment to provide new use and ensure the ongoing conservation and understanding of this heritage asset.

5.0 Management Proposals

There are a number of issues facing the Great Bardfield Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.

5.1 Positive Management

These proposals relate to Positive Management and focuses on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

Local Heritage List

Great Bardfield would benefit from the local planning authority adopting and maintaining a comprehensive Local List in order to preserve its historic environment from further deterioration. A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. A Local List may be beneficial to ensure the upkeep of buildings which are significant to Great Bardfield's history and character. The exercise would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding. There are a number of buildings within the Conservation Area which are of sufficient quality to be considered for Local List status, as highlighted in Section 2.6.

Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

General Maintenance: Public Realm and highways

Through the agreement of a standard good practice within the Conservation Area between relevant local authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long term positive impact on the Conservation Area.

Consultations should be held with Essex Highways to secure an ongoing programme of maintenance of the Bardfield Bridge. Early intervention will help halt decay caused by previous inappropriate alterations.

Heritage Statements

Paragraph 189 of the NPPF states that where proposal development could impact on the significance of heritage assets or their settings, applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This information is usually contained within a 'Heritage Statement'.

All applications within the Conservation Area and setting require an appropriately detailed Heritage Statement in order to understand the impact of a proposed development on the area. Any application without a Heritage Statement should not be validated.

The key views identified within this document are in no way exhaustive. The impact of any addition to, alteration to or removal of a building, structure, tree or highway within any of the key views should be considered to aid decision making. This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to have assessed impact upon views, setting and significance should not be validated.

Tree Management

In line with Braintree District Council's policy, all trees in Conservation Areas which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, are subject to protection. They may not be felled or lopped unless six weeks written notice has been given to the Council. If the Council objects to the work a TPO may be served. It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

New Development

One of the distinctive characteristics of the Conservation Area is the unusually large gardens associated with the historic properties. Back-land development of garden spaces for residential or commercial purposes should be discouraged. Care needs to be taken within the Conservation Area that windows, doors, roofs and other architectural elements are not replaced with those of inappropriate design and materials.

To be successful, any future development needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability. Historic England and CABE guidelines are:-

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which are as high in quality as those used in existing buildings;
- Create new views and juxtapositions which add to the variety and texture of their setting.

Braintree Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials;
- Ensuring medium-large scale development schemes are referred to a Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area; and
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Neutral Elements

Braintree Council must not allow for the quality of design to be 'averaged down' by the neutral elements of the built environment, and avoid neutral elements becoming negative through inappropriate alterations and extensions. Where possible the Local Planning Authority should seek opportunities which enhance the built environment.

Public Facing Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shop-fronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not become the accepted norm.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Great Bardfield's built heritage.

Improved Understanding and Awareness

At present there is a Museum highlighting Great Bardfield's history and the role of the Bardfield Artists, and there are further information boards at The Cage and at Piper's Meadow as well as number of 'blue plaques' highlighting those buildings that were associated with the Bardfield Artists. These should be maintained where necessary and further opportunities should be sought to improve understanding and awareness.

5.2 Positive Management: Longer Term

These proposals are focussed around positive management but either take longer to implement or are better suited to a longer time frame.

Boundary

The conservation area boundary has been considered within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (2019).

The Conservation Area should be reviewed from time to time to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.



5.3 Council-Led Projects

Public Realm

The first opportunity to enhance the character and appearance of the conservation area is through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture.

Opportunities should be to work with Essex Highways to preserve and enhance the bridge and the wider highway network.

Funding Opportunities

There are four main funding opportunities which would assist in the execution of these plans:

Heritage Lottery Fund

The Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on HLF schemes [District] Council should consult their appointed Heritage Specialist.

Heritage Action Zones (Historic England)

Heritage Action Zones are intended to help unlock the economic potential of an area through investing in heritage, making them more attractive to resident, businesses, tourists and investors.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Great Bardfield. These agreements could be used to fund public realm or site specific improvements.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

6.0 Appendices

6.1 Appendix 1 Bibliography

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Dyson, J.	2017	Artists of Great Bardfield: 'Great Bardfield Shows Beautiful Things', Between the Lines Press, Great Bardfield
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Great Bardfield Village design team	2005	Great Bardfield Village Design Statement
Historic England	2017	The Setting of Heritage Assets (Dec 2017).
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Ministry of Housing, Communities and Local Government	2019	National Planning and Policy Framework
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6.2 Appendix 2 Listed Buildings

LB NO.	NAME	GRADE
1123494	PARISH CHURCH OF ST MARY THE VIRGIN	I
1337792	PLACE HOUSE	II*
1123473	GOBIONS	II*
1123478	REAR WING OF BANK HOUSE	II*
1337760	BARN APPROXIMATELY 60 METRES SOUTH SOUTH WEST OF GREAT BARDFIELD HALL	II*
1123467	6, 7 AND 8 BROOK STREET (FORMERLY LISTED AS 6, 7 AND 8 ST JOHN'S TERRACE)	II*
1335870	GATEHOUSE COTTAGE	II
1104860	THE POST OFFICE	II
1104868	THE GOLDEN SOVEREIGN AND THE OLD POLICE HOUSE	II
1123443	1 (VINE COTTAGE) AND 2 VINE STREET (FORMERLY LISTED AS NO. 1 AND COTTAGE ADJ NO.1)	II
1123464	FOUNTAIN TERRACE	II
1123496	LOWER HALL	II
1337791	THE BELL PUBLIC HOUSE	II
1086946	WHITE HART HOUSE	II
1087007	BRIDGE FARMHOUSE	II
1105649	HILL COTTAGES AND PRIMROSE COTTAGE	II
1106247	SOUTH END	II

LB NO.	NAME	GRADE
1123477	HILL PLACE	II
1123479	5 HIGH STREET (FORMERLY LISTED AS COTTAGE AND SHOP)	II
1123483	BARN APPROXIMATELY 40 METRES EAST NORTH EAST OF PLACE HOUSE	II
1337761	WELLINGTON COTTAGE	II
1337815	BUCK'S HOUSE	II
1335889	BEAM COTTAGE AND CAGE COTTAGE	II
1335913	THE FIRS	II
1106348	ANCILLARY BUILDING APPROXIMATELY 25 METRES NORTH THE VINE PUBLIC HOUSE	II
1123447	TELEPHONE KIOSK NEXT TO POST OFFICE, HIGH STREET, GREAT BARDFIELD	II
1123466	SERJEANT BENDLOWES COTTAGE	II
1123475	BRICK HOUSE	II
1123476	THE CORN DOLLY RESTAURANT AND WALNUT TREE HOUSE	II
1123504	KALON AND SHEPHERD'S COTTAGE AND SHEPHERD'S PLACE	II
1123505	THE GREAT BARDFIELD CAGE	II
1337793	CHAPEL COTTAGE	II
1087112	GREAT BARDFIELD HALL	II
1104848	2-4 (CONSEC) HIGH STREET (FORMERLY LISTED AS NOS. 2, 3 AND THE BAKEHOUSE)	II

LB NO.	NAME	GRADE
1104880	CLAYPITS COTTAGE	II
1104891	TOWN HOUSE	II
1104905	COACH HOUSE/STABLE BLOCK APPROXIMATELY 10 METRES NORTH EAST OF SOUTH LODGE	II
1106238	BARN APPROXIMATELY 40 METRES EAST OF PLACE HOUSE	II
1123444	DIXON HOUSE	II
1123463	COTTESBROOK	II
1123465	FRIENDS' MEETING HOUSE	II
1123469	NORTH PLACE AND SADDLERS	II
1123470	CROWN HOUSE	II
1123472	HOPE COTTAGE	II
1123482	BARDFIELD COTTAGE MUSEUM	II
1123493	1 AND 2 BELL LANE	II
1123503	VALLEY COTTAGE	II
1123506	THE WHITE HART	II
1186771	YORK HOUSE	II
1337763	HILLSIDE COTTAGE AND THE HOMESTEAD	II
1337784	BROOK HOUSE	II
1337785	DRINKING FOUNTAIN IN FRONT OF NUMBER 3 FOUNTAIN TERRACE	II
1337786	COTTAGE BETWEEN TUDOR COTTAGE AND MARKSWOOD GALLERY AND MARKSWOOD GALLERY AND TUDOR COTTAGE	II
1337789	SOUTH LODGE	II
1337814	STUBBARDS	II

LB NO.	NAME	GRADE
1325945	THE GABLES	II
1326260	BOX COTTAGE AND PIPPINS COTTAGE	II
1086994	CAGE HOUSE	II
1106322	HILL COTTAGE	II
1123474	TOWN HOUSE COTTAGES	II
1337787	KING'S HOUSE	II
1337790	OAK COTTAGES	II
1326668	BANK HOUSE	II
1335871	ROAD BRIDGE OVER THE RIVER PANT	II
1104898	LUMLEYS	II
1104913	DEVON AND WAYSIDE COTTAGE	II
1105643	ETHEL HOUSE	II
1106381	BYRE APPROXIMATELY 10 METRES SOUTH EAST	II
1123471	DELL COTTAGE AND VANE COTTAGE	II
1123480	TRINITY COTTAGE	II
1123481	P AND A WOOD	II
1123495	VICARAGE COTTAGE	II
1337762	NORTHAMPTON HOUSE	II

6.3 Legislation and Planning Policy

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance.	

Local Policy	Braintree Local Plan Review (2005)	RLP 81 Trees, Woodland Grasslands and Hedgerows RLP 90 Layout and Design of Development RLP 95 Preservation and Enhancement of Conservation Areas RLP 96 Demolition in Conservation Areas RLP 97 Changes of Use in Conservation Areas RLP 98 Environmental Improvements in Conservation Areas RLP 99 Demolition of Listed Buildings RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings RLP 101 Listed Agricultural Buildings RLP 102 Enabling Development RLP 104 Ancient Monuments and Sites of Archaeological Importance RLP 105 Archaeological Evaluation RLP 106 Archaeological Excavation and Monitoring RLP 107 Outdoor Advertisements RLP 108 Fascias and Signs in Conservation Areas RLP 109 Illuminated Signs in Conservation Areas
Local Policy	Braintree Core Strategy (2011)	CS 8 Natural Environment and Biodiversity CS 9 Built and Historic Environment
Local Policy	Draft Braintree Local Plan (2017 - unadopted)	SP 6 – Place Shaping Principles LPP 55 – Layout and design of development LPP 56 – Conservation Areas LPP 57 - Demolition in Conservation Areas LPP 58 – Shop fronts, fascias and signs in Conservation Areas LPP 59 – Illuminated signs in Conservation Areas LPP 60 – Heritage Assets and their setting LPP 61 – Demolition of Listed Buildings or structures LPP 62 – Enabling Development LPP 63 – Archaeological evaluations, excavation and recording LPP 66 – Cemeteries and churchyards LPP 69 – Tree protection

6.4 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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Kelvedon Conservation Area Character Appraisal and Management Plan (2019)		Agenda No: 8
Portfolio	Planning and Housing	
Corporate Outcome:	A sustainable environment and a great place to live, work and play	
Report presented by:	Alex Evans, Planning Policy Officer	
Report prepared by:	Alex Evans, Planning Policy Officer	
Background Papers:		Public Report: Yes
<ul style="list-style-type: none"> • Kelvedon Conservation Area Character Appraisal and Management Plan • National Planning Policy Framework • National Planning Practise Guidance • Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (second edition) 		Key Decision: No
Executive Summary:		
<p>This report seeks approval for the Kelvedon Conservation Area Character Appraisal and Management Plan to become a material consideration when Braintree District Council is carrying out its planning functions.</p> <p>The Council appointed Place Services in November 2018 to undertake four Conservation Area Character Appraisal and Management Plans (CACAMP) for Great Bardfield, Wethersfield, Kelvedon and Feering. It should be noted that parts of Kelvedon Conservation Area are within the parish of Feering.</p> <p>The CACAMP provide an analysis of the Conservation Area which will inform future development and design with regard to the sensitivities of the historic environment and its unique character. The purpose of the Management Plan (Section 5) is to identify issues facing the Kelvedon Conservation Area and to recommend management proposals which address these issues in both the short and long term.</p> <p>Further information on the CACAMP, proposed boundary changes and details of the public consultation and responses can be found in the body of the main report below.</p>		

If approved, the document will be published on the Council's website and the relevant bodies will be notified.

Recommended Decision:

1. To approve the boundary changes for Kelvedon Conservation Area as shown at Figure 5 page 11 of the CACAMP.
2. To approve the Kelvedon Conservation Area Character Appraisal and Management Plan as a material consideration when Braintree District Council is carrying out its planning functions.

Purpose of Decision:

To enable the Kelvedon Conservation Area Character Appraisal and Management Plan to be used as a material consideration when Braintree District Council is carrying out its planning functions.

Any Corporate implications in relation to the following should be explained in detail.

Financial:	None
Legal:	A legal challenge could take place on the adoption of the Appraisal.
Safeguarding:	None
Equalities/Diversity:	None
Customer Impact:	None
Environment and Climate Change:	None
Consultation/Community Engagement:	A consultation on the Kelvedon CACAMP took place between 23rd August and 23rd September 2019. A joint 'drop in' event for both the Kelvedon and Feering Appraisals was held on 4th September at Feering Community Centre.
Risks:	A legal challenge could take place on the adoption of the Appraisal.
Officer Contact:	Alex Evans
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1. Introduction

- 1.1 The Council appointed Place Services in November 2018 to undertake four Conservation Area Character Appraisal and Management Plans (CACAMP) for Great Bardfield, Wethersfield, Kelvedon and Feering. These are part of a larger project to complete several appraisals within the next few years.
- 1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to review their Conservation Areas from 'time to time'.
- 1.3 The Kelvedon Conservation Area was designated on 19th June 1969 and amended in November 1989. There is currently no previous appraisal document for the Conservation Area.
- 1.4 The purpose of the Conservation Area Character Appraisal is to provide an analysis of the Conservation Area which will inform future development and design with regard to the sensitivities of the Historic Environment and its unique character. The Appraisal recommends three reductions to the Conservation Area boundary shown on Figure 5, page 11 of the appraisal. These are:
 - Reduction to exclude the area of car show-rooms and garages on Station Road to reflect current land use and significance;
 - Reduction to exclude recent development of Barnfield to reflect current land use and significance; and
 - Reduction to exclude the area of modern housing along World's End Lane on the former flood plain to reflect current land use and significance
- 1.5 The purpose of the Management Plan (Section 5) is to identify issues facing the Kelvedon Conservation Area and to recommend management proposals which address these issues in both the short and long term.
- 1.6 A copy of the appraisal is at Appendix 1.
- 1.7 The Appraisal is split into the following sections:
 - Section 1 provides an introduction to the Appraisal and Management Plan including a brief summary, the purpose of the appraisal and the planning policy context.
 - Section 2 provides information on the context and general character of the Kelvedon Conservation Area including its origin and evolution, details of heritage assets and proposed Revisions of the Boundary to the Conservation Area boundary
 - Section 3 provides an in-depth character analysis of the Conservation Area through dividing it into seven specific character areas.
 - Section 4 discusses opportunities for enhancement including issues such as: car parking, access and integration, inappropriate modern development, neutral contributors, public realm and site specific details.
 - Section 5 is the Management Plan for the Conservation Area. It raises issues such as: the local heritage list, enforcement, maintenance, tree management and the public realm.

- Section 6 – appendices

2. Consultation

2.1 A consultation on the Kelvedon CACAMP took place between 23rd August and 23rd September 2019. A joint 'drop in' event for both the Kelvedon and Feering Appraisals was held on 4th September at Feering Community Centre.

2.2 Eight responses were received as part of the consultation (Table 1). The main issues raised included:

- Suggestion of the introduction of an Article 4 Direction
- Additional buildings to be considered for inclusion on a Local Heritage List
- The Conservation Area boundary
- Tree protection

2.3 The full comments can be seen via the link below:

https://braintree.objective.co.uk/portal/ca_appraisals/kelvedon_ca/kelvedon_conservation_area_appraisal?tab=list

Table 1. Summary of comments and response

Consultee	Section / Topic	Comment (summary)	Council Officer / Place Services' Response
John Marler Charity & David Chaplin Trust (J Hackworth)	Local listings - Almshouses (Section 3.8)	Opposed to locally listing the building. They believe that listing, even of the local kind, may impose costs on the maintenance of the building that we would choose to avoid. In the distant future it might be necessary to demolish and rebuild but this would be governed by overall planning regulations in any event. They are therefore believe listing does not serve the interests of the charities and object to the proposal.	<p>Officer response:</p> <p>The Appraisal does not create a local list but identifies buildings which should be considered for local listing subject to further analysis.</p> <p>Place Services' response:</p> <p>Local listing should not impose maintenance costs, beyond the normal maintenance required for any building. It is recognising the importance of the buildings and offering them further protection from insensitive development – however this does not mean that no development can occur in the future. The planning balance must be employed as part of any application, be that of demolition or extension etc.</p>
Cllr Jenny Sandum	Article 4 direction	Supports the Kelvedon and Feering Heritage Society's request that additional protection should be provided by means of an Article 4 Direction to control piecemeal alterations	<p>Officer Response:</p> <p>The introduction of an Article 4 Direction is beyond the scope of this Appraisal and would require a separate project / process.</p> <p>Place Services' response:</p> <p>An Article 4 requires a robust argument and lots of legal work. 'Piecemeal' alterations should come under planning permission, by warrant of the CA status. A list</p>

Consultee	Section / Topic	Comment (summary)	Council Officer / Place Services' Response
			of the concerns e.g. boundary treatments, satellite dishes etc would be beneficial prior to the creation of an Article 4.
	Local list	Supports the Kelvedon and Feering Heritage Society's suggested buildings for inclusion within the local list	<p>Officer response:</p> <p>The Appraisal does not create a local list but identifies buildings which should be considered for local listing subject to further analysis. Place Services have reviewed the suggested local list provided by the heritage society and made their own recommendations. The Heritage Society's list could be reassessed as part of any future Local Listings project.</p> <p>Place Services' response:</p> <p>The local list provided by the society was very broad and not all the buildings provided were exhibitors of enough qualities to warrant their inclusion. A thorough review of the local list is a separate project of BDC.</p>
	Conservation Area Boundary	A concern been raised about the removal of Worlds End Lane from Conservation Area. The resident felt that this lane is of special character and should not be removed from the Conservation Area.	<p>Place Services' response:</p> <p>The lane does not exhibit the characteristics typical of other sections of the CA – removal should not compromise the significance of the CA as the lane still forms an important part of the setting of the CA. The development along the lane largely dates to the 1960s and is of no historic significance.</p>

Consultee	Section / Topic	Comment (summary)	Council Officer / Place Services' Response
	Tree protection	A concern has also been raised about the reduced protection for trees that will result from removing Worlds End Lane from the Conservation Area. They share a general concern about reduced protection from trees which results from reducing Conservation Areas, and given the climate and biodiversity crisis that we are facing and feel that any reductions in Conservation Areas should be accompanied by thorough assessment and application for Tree Protection Orders (TPOs). Increases, not reductions, in protection of our trees are absolutely vital as part of addressing the climate and biodiversity crisis.	<p>Officer response:</p> <p>BDC landscape services have assessed the areas being removed from the Conservation Area and have taken necessary</p>
Mrs Christa-Marie Dobson	Parish boundaries	Some of Kelvedon's Conservation Area actually now exists in the boundary of Feering Parish. They understand this is due to historic referencing but feel that in the current day this is misleading and an inaccurate reflection of the two Parishes.	<p>Officer response:</p> <p>The Kelvedon Conservation Area Boundary is drawn to reflect the extent of historic interest and does not take into account administrative boundaries. The Kelvedon Conservation Area does extend into Feering parish including the Feering Hill area. However, the Conservation Area has been named after the settlement which forms the majority of its boundary and to avoid confusion with the other Conservation Area in Feering Parish.</p> <p>Place Services' response:</p>

Consultee	Section / Topic	Comment (summary)	Council Officer / Place Services' Response
			The name is mostly to avoid confusion, it could be renamed Kelvedon and Feering but this diminishes Feering Conservation Area.
	Tree protection	Concerned that the existing trees with the areas being removed from the CA will no longer get the same protection (Barnfield and Worlds End Lane).	BDC Landscape Services have assessed the areas being removed from the Conservation Area and taken appropriate action.
	Conservation Area boundary	Removing Worlds End Lane will leave views of the ancient Scheduled Monument and the old Crab and Winkle Line less protected.	Place Services' response: This is not the case, the lane still contributes to the setting of the CA (which is HE acknowledged as an important contributor to the significance of the heritage asset) and the scheduled monument has a great deal of protection, due to its scheduling.
Mr Ted Allan	Conservation Area boundary – Character Area 3	Propose the removal of houses within Bellingham Place from the Conservation Area. This would reflect current land use, significance and the unique artisan style of the dwellings. The narrow access off the High Street into Bellingham Place offers privacy and the majority of properties are not visible from the High Street, with one having a partial side view approximately 70m off the High Street. The houses on Bellingham Place do not contribute to	Place Services' response: Although modern, the appearance and form of the buildings reflects the character of Kelvedon and they are a good example of modern housing within a CA. Keeping them in shows that modern development can be acknowledged as positive contributors to the significance of a CA and provides an example of how sympathetic building styles and materials can reinforce the character of a CA.

Consultee	Section / Topic	Comment (summary)	Council Officer / Place Services' Response
		the character and appearance of the Conservation Area and removal of them would ensure that repairs and general maintenance could be carried out using more modern materials that will stand the test of time, reflect the Historical surroundings while not cause substantial harm to the Conservation Area or its special character. Bellingham Place is built behind the site of the former Star & Fleece public house in the old beer garden/carpark, the area has no archaeological significance and the 6 houses in the place are a modern development built around 1999.	Due to the proximity to listed buildings and positioning, modern materials would likely not be appropriate in this close and removal of the buildings from the CA would, as the comment suggest, encourage this.
Kelvedon PC	General	Kelvedon Parish Council welcome and support the production of the Conservation Area Character Appraisal and Management Plan, along with the proposed changes to the Conservation Area boundary.	Noted
Mrs Amanda Button	Conservation Area boundary – Character Area 3	Would like to propose the removal of houses within Bellingham Place from the Conservation Area. This would reflect current land use and significance. Built on the site of the former Star & Fleece public house beer garden, the area has no archaeological significance	As before

Consultee	Section / Topic	Comment (summary)	Council Officer / Place Services' Response
		<p>and the 6 houses on Bellingham Place are a modern development built around 1999. The narrow entrance off the High Street into Bellingham Place offers an air of seclusion and most properties are not visible from the High Street, with one having a partial side view some 70m off the High Street.</p> <p>The houses on Bellingham Place do not contribute to the positive character and appearance of the Conservation Area and removing them would not cause substantial harm to the Conservation Area.</p>	
Tim Pailthorpe (Kelvedon & Feering Heritage Society)	Conservation Area Boundary	Include "Marneys" in Worlds End Lane together with the adjacent Ancient Barrow.	<p>Place Services' response:</p> <p>As before, they have been removed as they do not exhibit key characteristics of the rest of the CA</p>
	Conservation Area Boundary	Include a new grouping at Gore Pit, Feering comprising:- " Blue Anchor PH", Gore House and its Wall, Cobham Oak Cottage and Wayside Cottage.	As before
	Conservation Area Boundary	Accept the Barnfield / related proposed adjustments	Noted
	Local list	Disappointed more of the properties from the K and F Heritage Society Local	As before

Consultee	Section / Topic	Comment (summary)	Council Officer / Place Services' Response
		Heritage Lists have not been used in the appraisal.	
	Article 4 direction	In favour of an Article 4 Direction for Kelvedon and Feering to sustain and preserve their distinct Heritages	As before
Kelvedon & Feering Heritage Society Chairman (Mr Chris Papworth)	Article 4 Direction	To include Kelvedon and Feering Conservation Area under an Article 4 Direction to control piecemeal alterations.	As before
	Local list	Disappointed more of the properties from the K and F Heritage Society Local Heritage Lists have not been used in the appraisal.	As before

3. Next steps

- 3.1 If approved, the document will be published on the Council's website. Under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will notify the Secretary of State for Digital, Culture, Media and Sport and Historic England. A notice will also be placed in the London Gazette and a local newspaper.

4. Recommendation

1. To approve the boundary changes for Kelvedon Conservation Area as shown at Figure 5 page 11 of the CACAMP.
2. To approve the Kelvedon Conservation Area Character Appraisal and Management Plan as a material consideration when Braintree District Council is carrying out its planning functions.

Appendix 1

Kelvedon Conservation Area Character Appraisal and Management Plan

Kelvedon Conservation Area Character Appraisal and Management Plan



Client:
Braintree District Council

Date:
July 2019





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1.0 Introduction

1.1 Summary

This Appraisal and Management Plan will provide an overview of the designation of the Kelvedon Conservation Area, outlining its designation history, alterations to the Conservation Area boundary, and highlight the special interest of the area. The appraisal will also consider those buildings and features which contribute to its character and special interest.

Conservation Area designation gives broader protection than the listing of individual buildings as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration.

The special interest of the Kelvedon Conservation Area is principally derived from its history as a small town and a key centre for seed production in the late nineteenth century. Pevsner describes the settlement as giving the general impression of 'a great variety of skyline and more of gables than of Georgian brick-cubes'. Unusually, the early medieval town was multi-focal, being centred on the cross-roads at either end of the High Street which follows the line of the original Roman road to Colchester. The location of the Saxon manorial sites and the early mills appear to have governed the early development of Kelvedon. The historic market-place was located at the staggered road junction of Church Street, Maldon Road, London Road and the High Street, with the church located to the north on Church Street with the Saxon manor of Church Hall behind it. At the eastern end of the High Street a second settlement grouping developed around the crossing-point of the River Blackwater and the junction with the road to Coggeshall. The eastern side of the river is in Feering parish and was originally a separate hamlet, again focussed on the main road and river crossing. In the eighteenth and nineteenth centuries, ribbon development gradually infilled the area between the two medieval cores and linked Feering to Kelvedon.

There are numerous Listed Buildings, of which the most significant are the Grade I listed Numbers 1-5 High Street (Templar Terrace) and the Grade II* Sun Inn and Cottage, Feering House, Easterford Mill, Old Timbers, Red House, St Mary's House, Numbers 26-30, 180,

Bridgefoot House and Chambers and Dormers. For the full list of Listed Buildings see Appendix 2.

The River Blackwater forms a natural divide between Kelvedon and Feering; it also marks the line of the parish boundary. The river also delimits the settlement with modern development being confined between the river and the High Street. To the north the railway performs a similar role. The wider landscape setting remains rural, despite the presence of the A12. There are good views of the rural landscape and the Blackwater from Swan Street and Maldon Road.

1.2 Conserving Braintree's Heritage

Braintree District Council has appointed Place Services to prepare a Conservation Area Appraisal for the Kelvedon Conservation Area. The Conservation Area Appraisal and Management document is provided as baseline information for applicants to consider when designing or planning new development in Kelvedon and its environs.

This appraisal provides an assessment of the historic development and character of Kelvedon Conservation Area. This will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Area's to new development, highlighting key assets of importance.

This assessment will consider how different Character Areas within Kelvedon came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of Kelvedon. This assessment is based on information derived from documentary research and analysis of the individual Character Areas.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2019) and The Setting of Heritage Assets (2017).

1.3 Purpose of the Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the Historic Environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This appraisal will strengthen understanding of Kelvedon Conservation Area and its development, informing future design.

1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation

and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Part 16 (Conserving and enhancing the natural environment) of the Government's National Planning Policy Framework (MHCLG February 2019).

The Conservation Area, which is the subject of this appraisal, is located within the area covered by Braintree District Council. Local planning policy is set out in the Braintree Development Plan. The current adopted Braintree District Development Plan is made up of a number of documents, including the Local Plan Review 2005 and the Core Strategy 2011. Policies which are relevant to heritage assets are listed below.

Local Plan Review 2005 policies:

- RLP 81 Trees, Woodland Grasslands and Hedgerows
- RLP 90 Layout and Design of Development
- RLP 95 Preservation and Enhancement of Conservation Areas
- RLP 96 Demolition in Conservation Areas
- RLP 97 Changes of Use in Conservation Areas
- RLP 98 Environmental Improvements in Conservation Areas
- RLP 99 Demolition of Listed Buildings
- RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings
- RLP 101 Listed Agricultural Buildings
- RLP 102 Enabling Development
- RLP 104 Ancient Monuments and Sites of Archaeological Importance
- RLP 105 Archaeological Evaluation
- RLP 106 Archaeological Excavation and Monitoring
- RLP 107 Outdoor Advertisements
- RLP 108 Fascias and Signs in Conservation Areas
- RLP 109 Illuminated Signs in Conservation Areas



Core Strategy 2011 policies:
CS 8 Natural Environment and Biodiversity
CS 9 Built and Historic Environment

In 2014, Braintree District Council began on a new Local Plan which will set out the Council's strategy for future development and growth up to 2033. The document is in two parts:

Section 1 - Strategic Plan for North Essex - including the Garden Communities (This document is shared with Colchester Borough Council and Tendring District Council)

Section 2 - Policies, maps and sites for development, housing, employment, regeneration etc. within Braintree District Council.

The New Local Plan was submitted to the Planning Inspectorate in October 2017. Section 1 is currently under examination by a Planning Inspector. We are advised that Section 2 will follow. Once adopted, it will replace both the Core Strategy (2011) and the Local Plan Review (2005). Policies within the draft Braintree District Local Plan (2017) which are relevant to heritage assets include:

- SP 6 – Place Shaping Principles
- LPP 55 – Layout and design of development
- LPP 56 – Conservation Areas
- LPP 57 - Demolition in Conservation Areas
- LPP 58 – Shop fronts, fascias and signs in Conservation Areas
- LPP 59 – Illuminated signs in Conservation Areas
- LPP 60 – Heritage Assets and their setting
- LPP 61 – Demolition of Listed Buildings or structures
- LPP 62 – Enabling Development
- LPP 63 – Archaeological evaluations, excavation and recording
- LPP 66 – Cemeteries and churchyards
- LPP 69 – Tree protection

The latest policy position and Development Plan Documents can be found in the Planning Policy section of the Council's website.

Brockwell Meadows beside the River Blackwater, located southeast of Kelvedon, comprises former floodplain meadows and is designated as part of the Local Nature Reserve (LNR). This is freely accessible at all times and regularly managed by Kelvedon Parish Council in conjunction with the Brockwell Group.

2.0 Kelvedon Conservation Area

2.1 Context and General Character

Kelvedon is located in the southern half of Braintree District. Kelvedon is a linear development along the former main London-Colchester Roman road. The historic town overlaps the site of an earlier Roman town, also sited on the main Roman route. The eastern limit of the town, and parish, is formed by the River Blackwater.

The medieval settlement developed around two cores. The first of these comprised the manor and church complex at the western end of the town, together with the staggered road junction of Church Street, Maldon Road and the High Street, with a market place located on the junction itself. The second area of historic settlement was at the north-eastern end of the town, centred on the crossing-point of the River Blackwater and the junction of the High Street and Coggeshall Road. Ribbon development along the High Street gradually infilled the area between the two original centres. To the northeast of the Conservation Area, Feering Church and Hall (which form a separate Conservation Area), are now linked to Kelvedon by recent developments. Kelvedon is now largely a 'commuter village', with the majority of inhabitants employed outside the village itself.

The town is sited along a gravel terrace above the water-meadows of the River Blackwater. There is modern development to the rear of the historic High Street; this is bounded by the railway line to the north-west and the Blackwater to the south-east. The wider settlement's setting is largely rural and historic in origin.

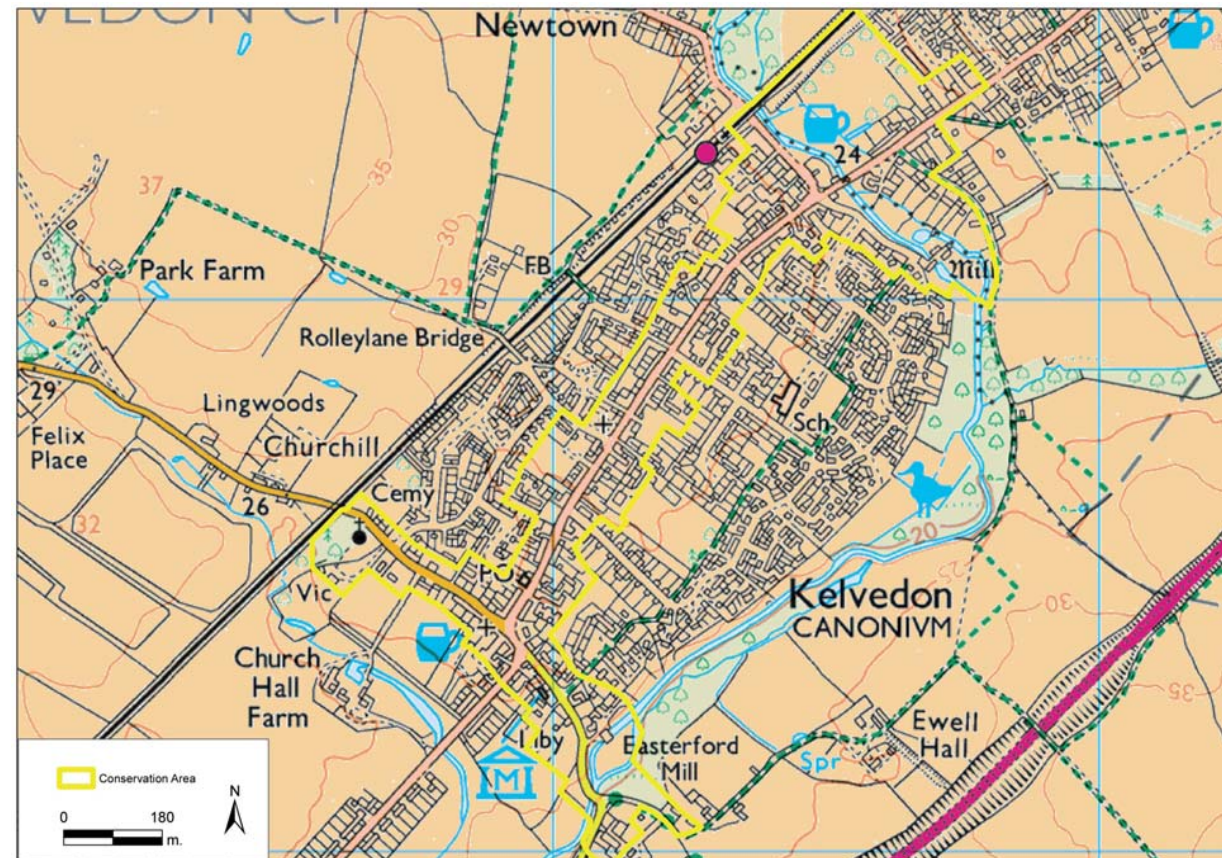


Figure 1 Kelvedon Conservation Area within its wider context ©OS Maps

2.2 Origin and Evolution

The following section provides an overview of the history of Kelvedon and its environs.

Early history of the area

Kelvedon is located immediately to the north-east of what was a large lake in the Palaeolithic period. Flints from the Palaeolithic and Mesolithic periods have been recovered from the area and a number of Palaeolithic flint tools have been found in Kelvedon itself. Mesolithic flintwork and one Mesolithic feature have also been found in the town and Neolithic, Bronze Age and Early Iron Age finds have also been recovered.

Middle Iron Age settlement, including roundhouses, has been revealed west of the High Street, set back from the main road. Evidence of Late Iron Age settlement has been found throughout the area of the Roman town indicating this was the first substantial settlement of the area.

The earliest Roman settlement in Kelvedon consisted of a probable fort and civilian settlement. The location of the early Roman built-up area approximates to that of the preceding Late Iron Age settlement. The Roman road from London to Colchester was the dominant feature of the local landscape and formed the northern limit of the Roman settlement. The alignment of this Roman road dictated all subsequent layouts of the town. The town was surrounded by a large defensive ditch, with a temple and a possible mansio (government inn) located within the town enclosure. Four separate Roman cemeteries are known to be located within the immediate environs of the town. By the end of the Roman period the town was in decline, although there is some evidence for continuation of settlement, not necessarily urban in nature, into the early Saxon period.

Saxon and medieval period

The early Saxon period is represented by a cemetery on the border between Feering and Kelvedon parishes, which occupied the same area as one of the Roman cemeteries; this indicates some continuity of occupation in the area. This site is a Scheduled Monument. The location of the accompanying settlement is not known. The later Saxon period provides more substantial evidence for settlement. Two principal manors existed in Kelvedon parish, Church Hall to the rear of the church and Felix Hall to the north-west of the settlement. Church Hall manor was given to Westminster Abbey in 998 by Leofwine son of Wulfstan. The later Saxon settlement is known to have included two mills and a church. These mills probably stood on the site of the present Easterford (TL 8669 1907) and Grey's Mills (TL 8610 1822) on the River Blackwater, both are recorded in the Domesday Book.

The later medieval town was under the control of several different manors, with Church Hall and Felix Hall holding the majority of the High Street properties. Many of the Listed Buildings on the High Street date to this period. The medieval town consisted of two distinct nuclei of settlement, at the south-western end the settlement was centred on the church and hall complex on Church Street and the staggered cross-roads formed by the High Street, Church Street, Maldon Road and London Road. The Parish Church of St Mary the Virgin is twelfth century in date, though the majority of the structure dates to the thirteenth and fourteenth century and is of transitional style. At the opposite end of the town a second focus of settlement developed, centred on the crossing-point of the River Blackwater and the road junction of the High Street, Coggeshall Road, Swan Street and Feering Hill.

No documentary evidence has been found for the granting of a market in Kelvedon; however it is presumed that the town had some form of market function. St Mary's House on St Mary's Square is a fifteenth century public building, probably originally a market hall built by the Abbey of Westminster. In 1491, a John Marler bequeathed money for the maintenance of the Common Well which was sited within the presumed market-place. Other key buildings dating from the period include the manorial court-house, the mansion of the Abbot of Westminster (Numbers 1-5 High Street and Number 1 Church Street) the vicarage and two mills.

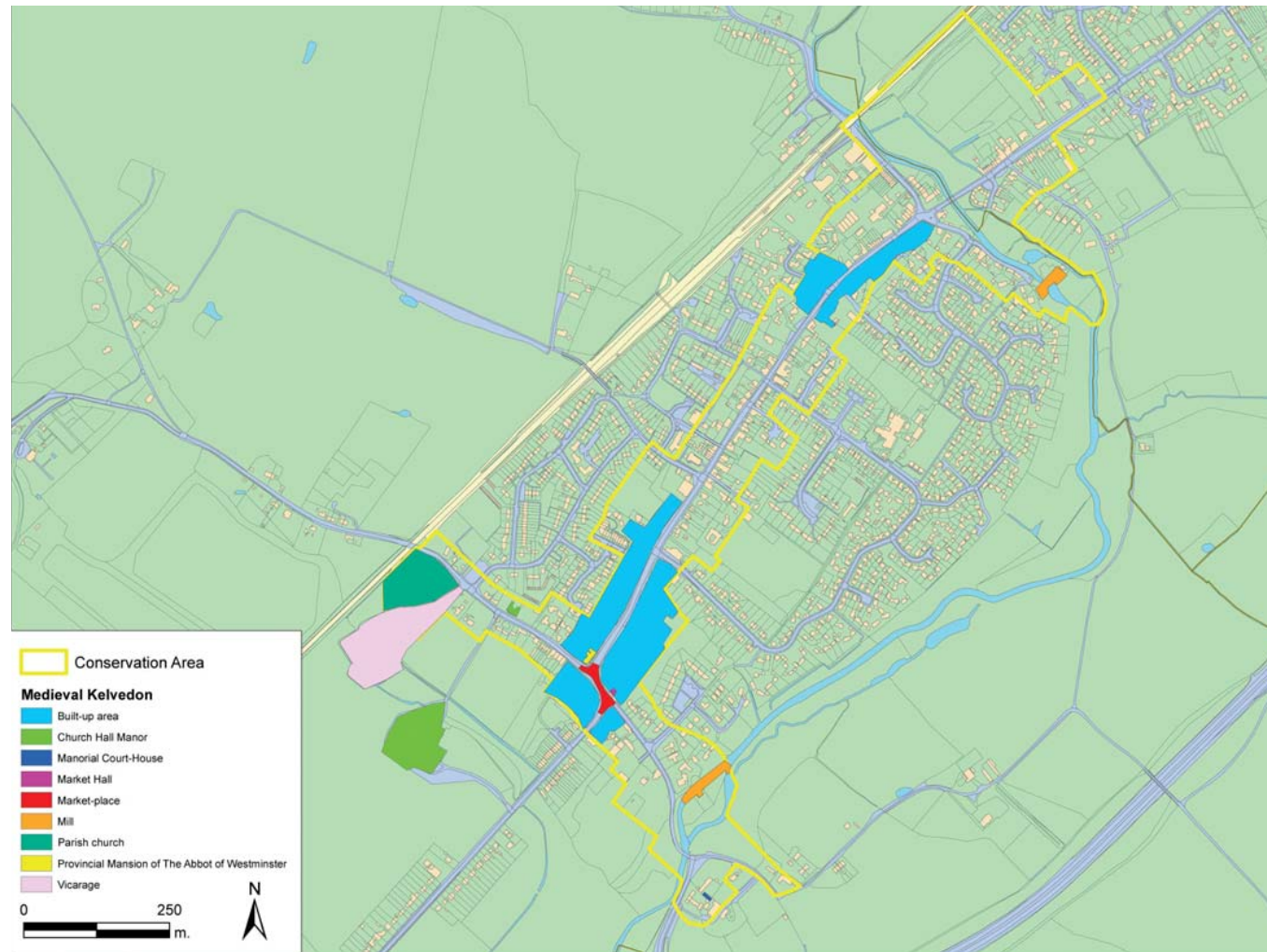


Figure 2 Distribution of medieval settlement within Kelvedon

Post-medieval period

The 1777 Chapman and André map depicted the town as retaining its original historic cores at either end of the High Street but these have now been linked by piecemeal ribbon development. By the mid-nineteenth century, the entirety of the High Street was built-up. Many significant buildings of this later period survive, including a wide range of civic buildings including a school, the Kelvedon Institute and the fire-station. The Congregational Church is sited prominently on the High Street, and a Quaker Meeting House with its own burial ground opened in 1711 to the rear of the High Street. The parish church was extensively restored in the nineteenth century. The railway opened in 1843.

The traditional agricultural industries continued in Kelvedon. The present Easterford Mill is sixteenth century in origin with early nineteenth century additions, whilst Greys Mill was rebuilt in 1830 following a fire. Ten malt-houses existed in the early nineteenth century and these are likely to have been supplied by grain grown in the fields surrounding the settlement. The malt industry eventually declined with the advent of the railway in 1843 when the barley started being transported to Ware for malting. In the late nineteenth century the

town became a centre for seed production. In addition the town's location on the main London – Colchester Road meant that it served as a staging-post town and provider of accommodation for travellers.

Modern

Kelvedon is now largely a commuter village. Further infill development led to the coalescing of Kelvedon and Feering, which are now separated only by the river and the water-meadow. The site of the Roman fort and town to the south of the High Street was largely developed over in the 1970s and 80s, and development on this side of the High Street now stretches as far as the Blackwater flood plain. To the north of the High Street, the infilling of the area between it and the railway line dates to the later twentieth century.

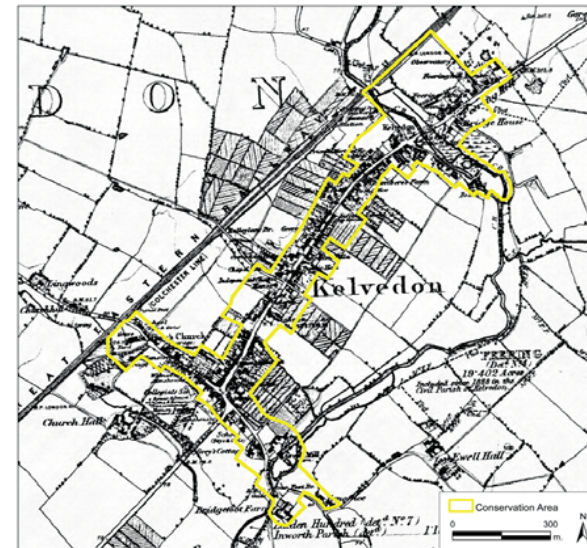


Figure 3 (Above) Extract from 1st edn. OS map, 1881

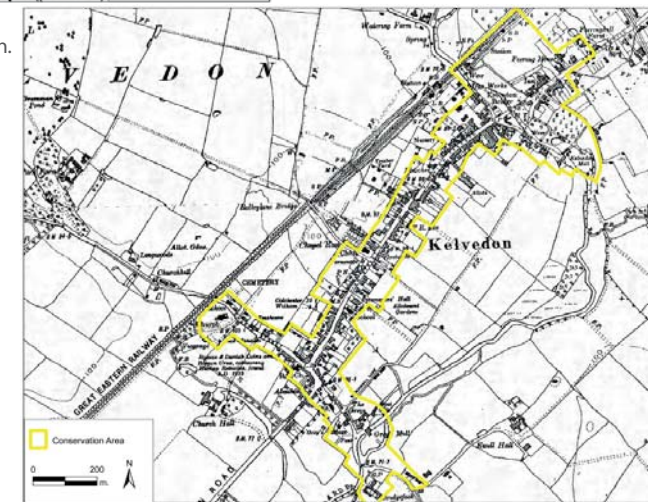


Figure 4 (Above) 1920 3rd edn. OS map showing gradual expansion along the High Street

2.3 Designation of the Conservation Area

Kelvedon Conservation Area was designated in 1969. The extent of the Conservation Area was mapped, but there has been no accompanying Character Appraisal or Management Plan. In 1988 Braintree District Council produced a booklet on 'Conservation Areas and Historic Buildings in Braintree District' which in the introduction makes comment that "The 1967 Civic Amenities Act introduced the concept of conservation areas as a basis for safeguarding areas of special architectural or historic interest thereby acknowledging that the quality of the architectural interest lay not only in the buildings themselves but in building groups and entire environments." The criteria for Conservation Area designation include the setting of the Conservation Areas 8a. Landscape setting/topography (settlement in valley, hilltop or ridge), 8b. Settlement landscape: village greens, ponds, trees, riverside setting.

2.4 Revisions to the Boundary

As part of this review, the conservation area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Kelvedon's unique built environment. The NPPF (2019, para. 186) states that "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".

Necessary Reductions

- Reduction to exclude the area of car show-rooms and garages on Station Road to reflect current land use and significance;
- Reduction to exclude recent development of Barnfield to reflect current land use and significance; and
- Reduction to exclude the area of modern housing along World's End Lane on the former flood plain to reflect current land use and significance.

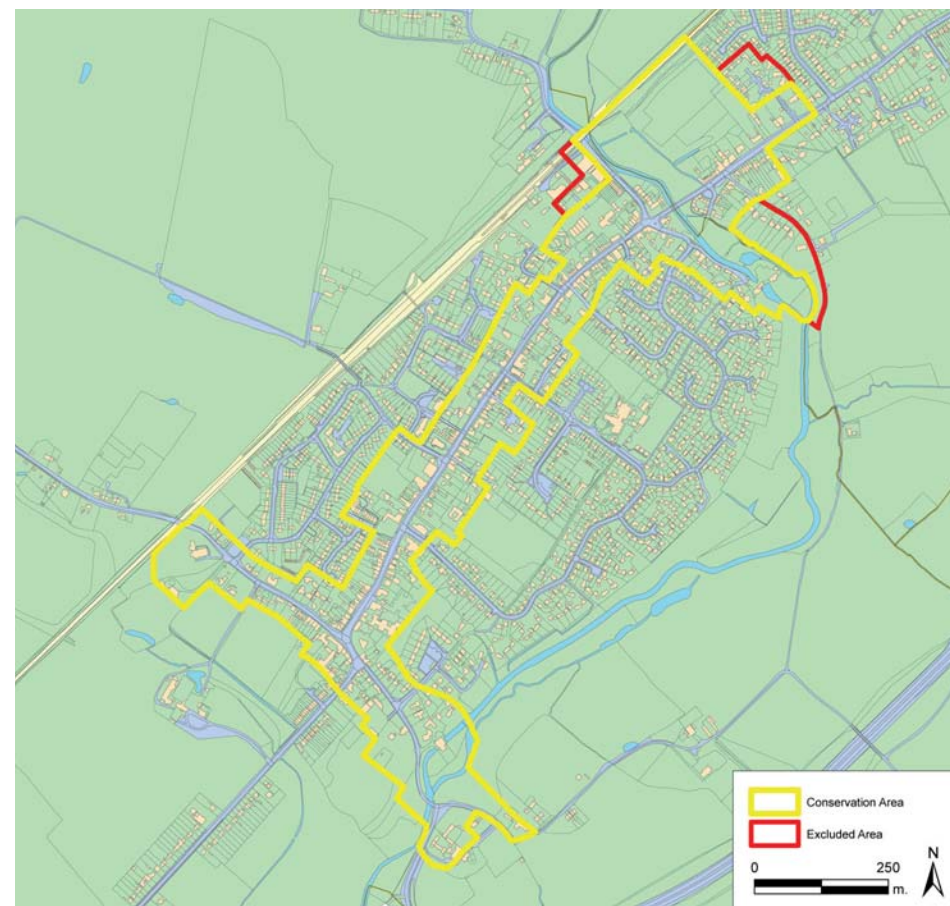


Figure 5 Revisions to Boundary

2.5 Setting of the Conservation Area

The Conservation Area is sited on a slight ridge above the flood-plain of the River Blackwater. The wider setting of Kelvedon is still largely rural (Figure 6) and is integral to the understanding of the history of the village. To the west and north are the former manorial holdings of Church Hall and Felix Hall, who were responsible for the initial development of the medieval settlement. The economic basis of the medieval and post-medieval town was founded on a combination of its agricultural setting, particularly its association with the two mills, the malt industry and seed production, as well as its location on the route of the road from London-Colchester and the opportunities to cater to the needs of travellers on the road. The road was Roman in origin; however its route remained a dominant landscape feature through the subsequent millennia, influencing both the location and morphology of the medieval settlement. The Roman fort and town was located to the south of the High Street, the area was only fully developed in the 1970's and 80's.

Modern expansion to the rear of the buildings that front onto the High Street has been confined by the River Blackwater to the south and the railway line to the north. The modern A12, which replaced the original Roman route as the primary arterial route through Essex, is located to the south-east of the town and it is not visible from the Conservation Area.

There are significant views out from the Conservation Area into the wider landscape, particularly from Greys Mill to the south and west along the Blackwater valley and from Swan Street across the Blackwater to the rising ground of Feering parish. From the rail crossing on Church Road the view westwards and northwards encompasses the historic estates of the two principal manors associated with the town, Church Hall and Felix Hall. The field pattern, together with the pattern of lanes, footpaths and isolated farmsteads is historic in origin and in many cases derive from the medieval period. There has been hedgerow loss, but the overall grain of the historic fieldscape is still legible. There are also significant views towards the Conservation Area from the wider landscape and environs, particularly from the south-west and south-eastern ends of the town and from the rail-crossing southwards along Church Street to the historic market-place and road junction. Brockwell Meadows, beside the River Blackwater, is designated as part of the Local Nature Reserve (LNR).

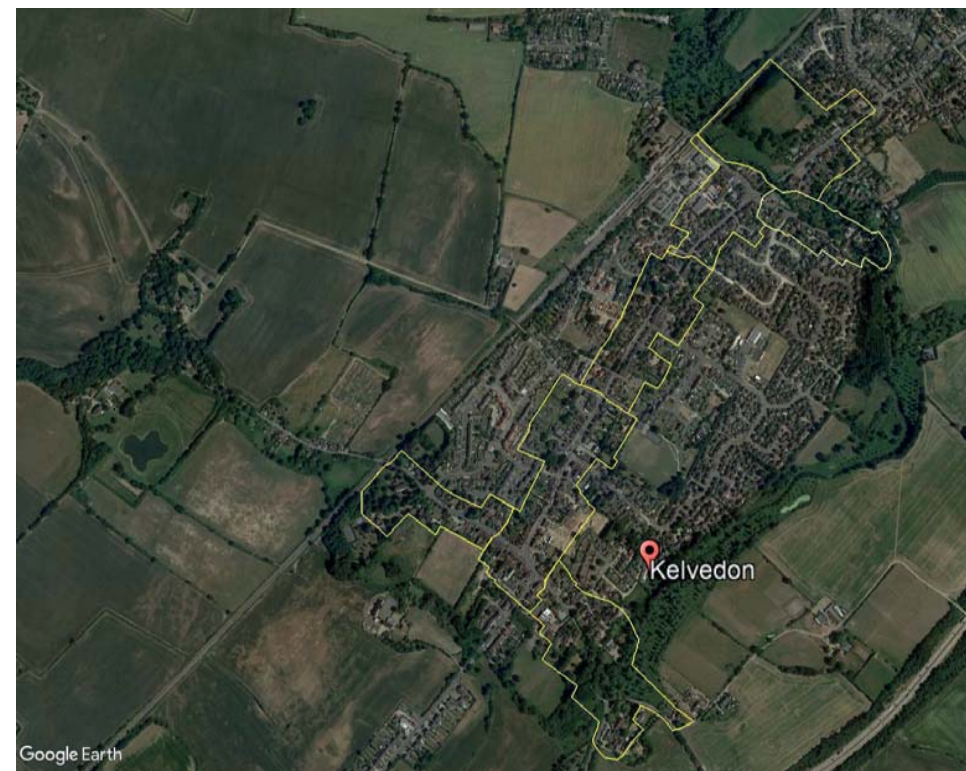


Figure 6 GoogleEarth image of Kelvedon showing the wider rural setting of the Conservation Area

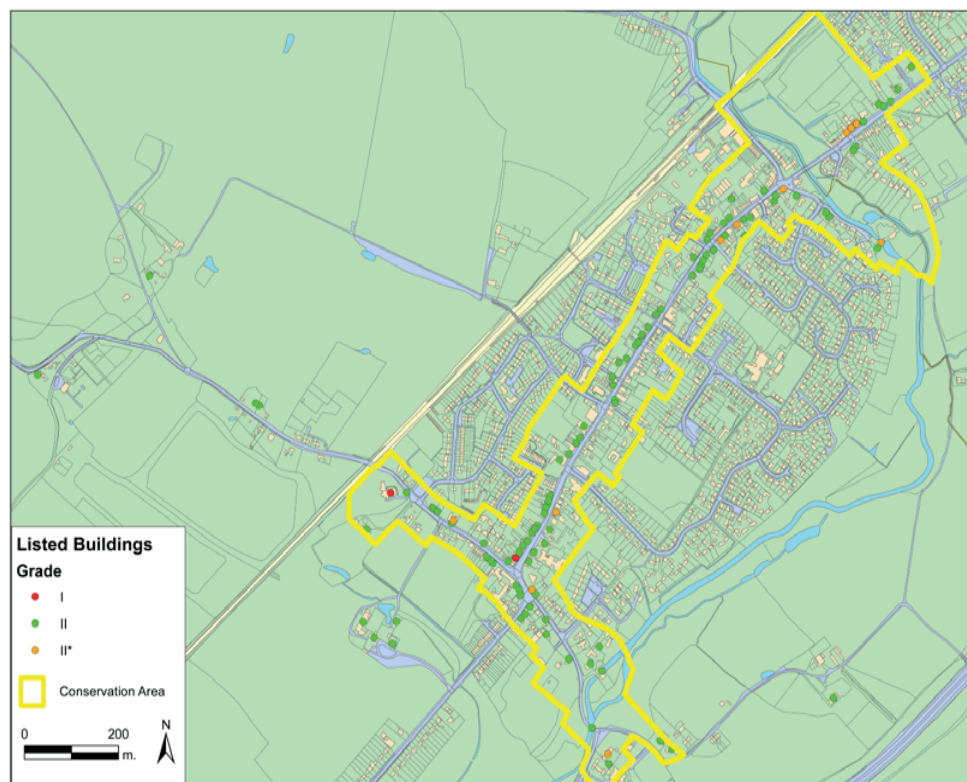


Figure 7 Distribution of designated heritage assets within the Conservation Area

2.6 Designated Heritage Assets

In total there are 103 designated heritage assets within the Conservation Area (see Appendix 2). Numbers 1-5 High Street (Templar Terrace) in Kelvedon are Grade I listed. Eleven buildings are Grade II* listed; These include The Sun Inn and Cottage, Feering House, Easterford Mill, Old Timbers, Red House, St Mary's House, Numbers 26-30, 180, Bridgefoot House and Chambers and Dormers.

2.7 Non-Designated Heritage Assets

In 2017 Braintree District Council, in partnership with Place Services, began the process of compiling a Local Heritage List. The Kelvedon and Feering Heritage Society have also prepared a draft Local Heritage List of non-designated heritage assets to be considered for inclusion or considered as making a positive contribution to the overall significance of the Conservation Area. These two pieces of work have informed the recommendations below.

Buildings within the Conservation Area which should be considered for inclusion are identified below. These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

Buildings to be considered for a Local List

- Mahler's Almshouses, High Street
- The Fire Station (Number 102), High Street
- The Masonic Hall, High Street
- The Kelvedon Institute, High Street



2.8 Archaeological Potential

A large amount of archaeological fieldwork has been undertaken within Kelvedon since the 1940s, largely concentrated on the area of the Roman town. Unfortunately only those excavations undertaken by K. and W. Rodwell, and the site at Doucecroft, have been fully published. Although large areas of the Roman town were destroyed or damaged by the development of Kelvedon in the 1970s, subsequent work has established the survival of cut features and shallow stratigraphy in open areas, such as back gardens, within the present urban area. There has been dispersed localised quarrying within the urban area, largely dating to the post-medieval period, but these are small-scale in nature. Waterlogged deposits can be anticipated in the immediate vicinity of the river and probably survive in deeper features such as wells and cess-pits. Soil-conditions are variable, the brickearth is conducive to the preservation of faunal remains whilst the gravels are acidic and faunal survival is poor. Artefacts such as ceramics, building materials and metal survive on both soil-types, albeit in better condition on the brickearth.

3.0 Assessment of Significance

3.1 Summary

The principal significance of the Conservation Area is derived from its history as a small medieval and post-medieval town, and the tangible evidence for its development over the millennia from a major Roman route with associated fort and town, to a Late Saxon church and hall complex to the northwest of the Roman road, and the subsequent shifting of settlement back to the main road in the medieval period. The medieval High Street echoed the line of the original Roman road (which was located approximately 20m to the south of the present road). The medieval settlement comprised the church and hall complex and an area of settlement focused on the market-place on the staggered road junction of the High Street, Church Street, Maldon Road at the south-western end of the town and a second area of settlement focussed on the junction of the High Street, Station Road and Swan Street at the crossing-point of the River Blackwater at the north-eastern end of Kelvedon. Feering, during this period was a separate small hamlet on the opposite bank of the river. During the nineteenth century there was gradual expansion along the High Street so that it formed a single continuous street frontage by the end of the Victorian period.

The existing historic building stock significantly contributes to the character of the Conservation Area. The late medieval and post-medieval buildings, dating from the twelfth to the nineteenth century, are in good condition. The streetscape is varied with a combination of medieval buildings, small Victorian terraces, interspersed with the occasional large house in a range of different styles. Nineteenth and twentieth century public buildings, such as the Kelvedon Institute, contribute to a varied street scene. The earlier buildings are mostly timber framed and rendered, with handmade clay roof tiles. The later buildings are in a mix of timber-framed and rendered and brick with slate roofs. Infilling over the centuries has both added to the richness of the built environment. A number of solitary stately buildings monopolise the upper High Street towards Feering. Modern development is mainly visible to the northern end of Kelvedon.

The River Blackwater is visually very important both within the settlement, forming a physical separation between Kelvedon and Feering, and as a settlement boundary around the modern extent of Kelvedon and the open agricultural land beyond. The trees and bridges over the river emphasise the boundaries and significantly delimit views throughout the Conservation Area. This is particularly the case looking south from Feering Hill into Kelvedon where much of the town is obscured by trees bordering the river. Glimpses of the river itself can be found along Swan Street and Maldon Road. Modern development is mostly not visible from the historic core and this should be maintained. There are only small areas of public open space within the centre of the Conservation Area. However the areas of public realm which comprise the meadows and banks of the River Blackwater are arguably the most significant spaces, providing an amenity space for a variety of activities. These spaces all contribute to the character of the built environment and views, both through, and out, of the settlement.

3.2 Land Usage

The Conservation Area largely comprises of residential buildings as well as the Parish Church of St Mary the Virgin and the Roman Catholic Church of St Mary Immaculate, public houses, the Conservative and Labour Halls, the Kelvedon Institute, shops, business centres and a residential home. The River Blackwater forms the eastern and southern boundary of the town with the railway line forming the north and west boundaries. Much of the open green space within the Conservation Area is either formed by the meadows around the river, the cemeteries and the narrow green strips along the part of the High Street.

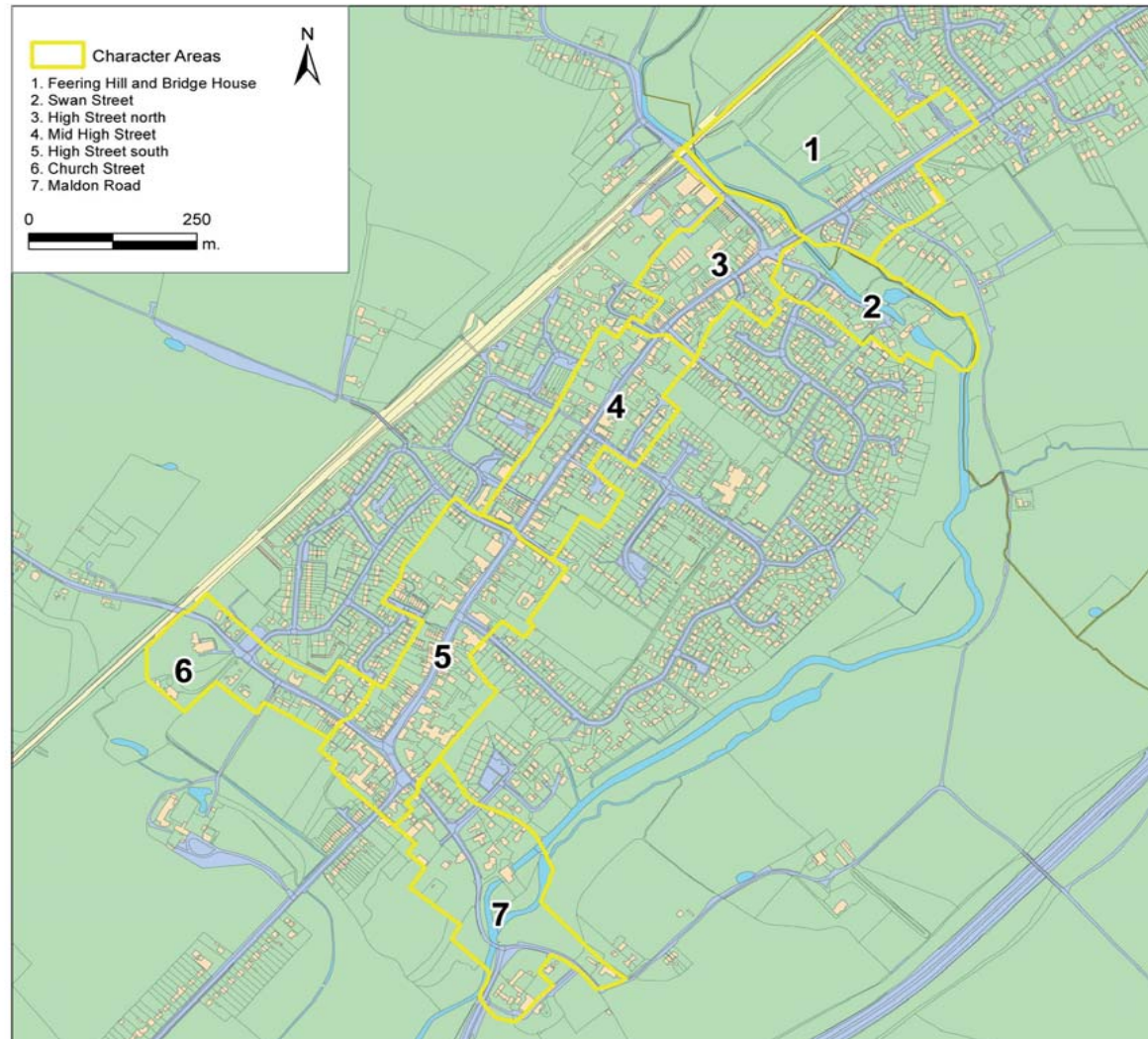


Figure 8 Kelvedon Character Areas

3.3 Character Analysis

The Conservation Area is divided into seven Character Areas, reflecting the predominant land use, and historic development of the village.

Area 1 – Feering Hill and Bridge House

This area comprises the historic hamlet of Feering Hill, at the north-eastern end of the Conservation Area. It consists of a wide street with a small historic green; large listed historic buildings are interspersed with modern development. The Listed Buildings include Feering Hill House, Feering House, Bridge House and the cottages along the right-hand side of Feering Hill. The oldest buildings, such as the former Sun Inn and Timbers, are medieval in origin. The River Blackwater forms the southern edge of this Character Area.

Streetscape and Building Materials

Historically, Feering Hill had its origins as a small roadside hamlet at the crossing-point of the River Blackwater. The buildings included a farmstead, inn, nineteenth century mansions and some earlier housing around Feering Hill Green. Entering the area from the north, the street is wide with large later post-medieval buildings set back from the street. These are imposing in style, with grand brick entrances or hedges separating them and their gardens from the road. They contrast with Feering Hill Green, where many of the buildings are built close together and open directly onto the street. There has been some modern infill, but this is considered to be neutral in its contribution to the character of the area. The modern development is largely confined to the left-hand side of the road, and follows a similar building line to that of the older properties. The historic buildings are timber framed and lime rendered with tiled roofs. The Victorian buildings are largely in brick with slate roofs, some with faux timber framed detail to the gable end. The modern development is of brick construction with cement rendering, with concrete tiled roofs. All of the buildings are residential apart from the Grade II* listed Sun Inn. They are consistently two storeys, although they vary in height according to their respective age and status. In some cases inappropriate windows have been installed which harms the character of the area. There is a pavement on both sides of the street, and trees and other planting visible within private gardens.



Figure 9 Character Area 1, Feering Hill and Bridge House



Figure 10 Feering Hill, Kelvedon (ERO IMb 141-1-8)

Boundary Treatments

This area contains a range of boundary treatments; these include walls, often extensively repaired, hedges of significant height and grand gateways associated with the larger Listed Buildings on the northern side of the road. The red brick wall between Feering Hill House and The Vicarage is Grade II listed (LB 1169292), is eighteenth-nineteenth century in date with extra height added in the twentieth century. Brick piers mark the entrances to Feering Hill House and St Andrews. The red brick wall, railings and gates of The Vicarage is also Grade II listed (LB 1169227). It is sixteenth century in origin with numerous subsequent repairs and additions. The Grade II listed wall, which continues south of the gateway forming the boundary of Number 9 Feering Hill, dates to eighteenth-nineteenth centuries (LB 1306660).

On the northern side of Feering Hill are a number of trees within gardens which provide significant height to an often low boundary wall of red brick. These are largely well kept and make a positive contribution to the overall street scene. Continuing south, a number of new buildings on the eastern side have open drives onto the pavement and visible gardens to the front of the plot. In contrast, on the opposite side of the road the medieval Listed Buildings' generally open direct on to the pavement with minimal boundary treatments

Views

From this relatively high point Feering Hill provides good visibility down the valley to the bridge and northwards and southwards along the River Blackwater and into its associated water meadows. The view enhances the appreciation of the original historic rural setting of this area. The original course of the river and Packhorse Bridge, the earlier crossing-point of the River Blackwater, is still visible through the recent development south of the small green. This is an important historic route and the preservation of the view through this area adds to the significance of the Character Area.

Individual Listed Buildings

All of the Listed Buildings are Grade II listed unless otherwise stated.

The oldest known building within this area formed a mansion known as 'Strangers', it is now subdivided into Feering House (LB 1123833), No.5, Sun Cottage (LB 1337605) and No. 3, The Sun Inn (LB 1123832). The Grade II* structure comprises a timber-framed building with its origins in the 14th century that underwent extensive remodelling in the sixteenth century. It is shown on the 1875 Ordnance Survey map as The Sun Public House. At the junction with World's End Lane are the timber-framed Bridge House and Timbers. Timbers, is a fifteenth century hall-house with eighteenth century alterations (LB 1337607). Bridge House (LB 1169327), was built as a sixteenth century crosswing to Timbers, it was altered in the seventeenth and eighteenth centuries.

At the entrance to Feering Hill from the east is a barn and attached ancillary buildings (LB 1123835). Shown on the Tithe map of 1843 as Feering Mill (Farm), the group of buildings are all timber framed and weatherboarded with some modern extensions. It is probable that there was an earlier farmstead on the site. The group of buildings reflects the historic transition from the more urban areas to the west to the wider rural setting to the east.

On the opposing side of Barnfield is the brick-built Feering Hill House/St Andrews (LB 1337606) dating to c.1700. Number 11, The Vicarage, dates to the early nineteenth century (LB 1123834). The building comprises a long rendered brick range with a slate roof. The building is named on an 1875 map as Feering House; this name was later attributed to Number 7, Feering Hill.

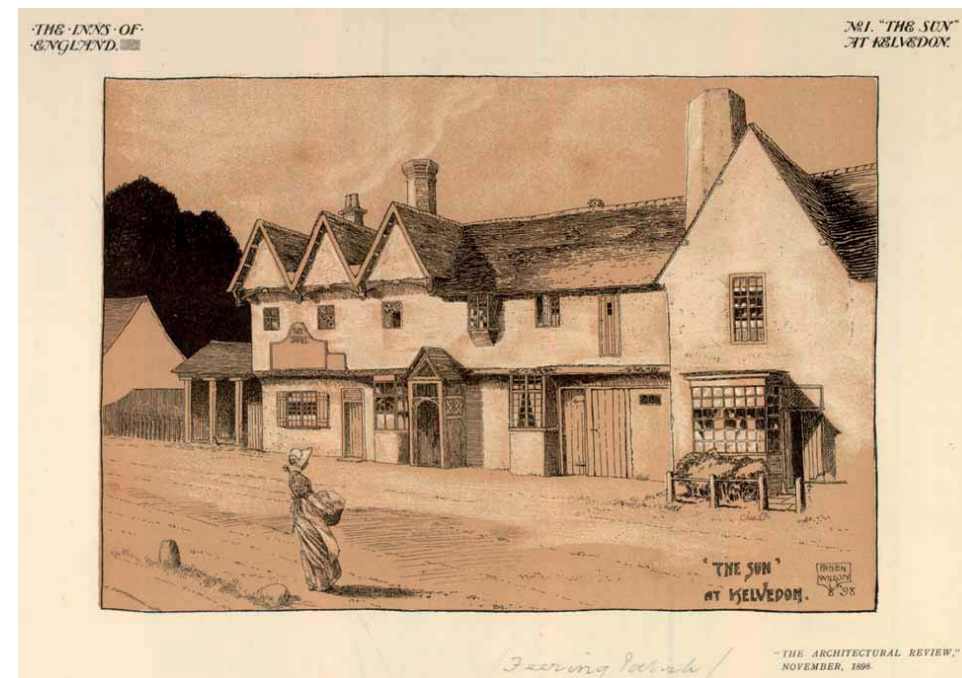


Figure 11 The Sun, Kelvedon 1898 from 'The Architectural Review' (ERO Imp 141-1-2)

Other buildings and structures that make an important architectural or historic contribution to the street scene

The modern bridge, which links Kelvedon and Feering, is a brick structure with railings. There are significant views from it into the adjoining Character Areas and to the river and its water meadows. Packhorse Bridge, an earlier bridge the ruins of which have been recently renovated lies approximately 35m downstream of the current crossing-point. It can be accessed from Feering Hill Green, where the Victorian brick cottages, Numbers 8 to 14, which line this original routeway, further enhance the historic character of this area.

Other significant buildings include 16 Feering Hill, a Victorian built villa and the well maintained Edwardian cottages, Numbers 26-32.

Important trees and open spaces

There is significantly more greenery in this area than within the historic core of the Conservation Area, with trees, both on the street boundary and in private gardens making a positive contribution to the character and significance of the area. This reflects the former agricultural character of the area as well as its subsequent history as the location of some of the larger and wealthier properties in the area. On first entering this Character Area from the east the wide character of the road is enhanced by a large grassy verge to the left hand side of the pavement. Along with the well-spaced trees, the verge draws the view down to the river and into the Conservation Area. The Green, which forms the focal point of the junction of Worlds End Lane and Feering Hill, was formerly the location of the town's water pump. The ornamental planting further enhances the area forming a barrier between some of the historic buildings and the busy road.

The River Blackwater, which forms the boundary of this Character Area, is a significant landscape feature, bringing both running water and views outwards. The 'Lady Meadow' is visually very important and forms a natural divide between the two areas. It emphasises the historic end of the settlement and the transitional nature of this Character Area between an urban and a more rural landscape.

Detracting elements

There are few detracting elements to this area though it is advised that a consistent paint or style of street furniture and street lamp would enhance the whole Conservation Area. The pavement also appears to be a mismatch of repairs which would be beneficial aesthetically if consistent.

Revised boundary changes

The area has been reduced to the north. The Conservation Area no longer includes the modern houses along World's End Road which once formed part of the Blackwater meadows to the north of the settlement, nor the modern housing development at Barnfield.

Area 2 – Swan Street

This area comprises Swan Street, including the Railway Tavern on its corner with the High Street, and follows the boundary of the River Blackwater terminating in Easterford Mill. The streetscape has numerous buildings which make a positive contribution to the historic character of the village. Swan Street is aesthetically 'historic' in character and the post-medieval Easterford Mill is the latest mill on a site that has probably existed since the late Saxon period. The Character Area is more open than the High Street, with views over the river to its other bank. The area remains largely as it would have been in the medieval period with the buildings fronting on to the road looking out across the river to green open spaces and the former crossing-point of the River Blackwater (see above).

Streetscape and building materials

The streetscape comprises the historic buildings on the south-western side of the road and the river and open space on the opposite side, reflecting the former open and rural character of the area. Views are maintained along the river and along the full length of the street. The majority of the buildings timber framed and rendered with tiled roofs. The Railway Tavern and its outbuildings are brick-built. Swan Street terminates with the large white weather-boarded mill with its tiled roof. The railings and street furniture here are consistent throughout and positively contribute to the character of the area.

Boundary treatments

The boundary treatments are limited with most buildings fronting directly onto the street. There is however a limited amount of soft boundary treatments comprising low hedging and some brick walls with railings. The river bank is marked by low metal-railings, grass and the occasional tree.



Figure 12 Character Area 2, Swan Street

Views

The more open nature of this area, both at the edge of the settlement and at the crossroads, allows for significant views into the road junction as well as to the river. The view along Swan Street, towards Easterford Mill is exceptionally well- preserved with little to detract from its contribution to the significance and character of the area. There are also significant views across the river from Swan Street into the small community open space around Packhorse Bridge and the grounds of the Mill. There are additional views from the road junction into the neighbouring Character Areas and towards the railway viaduct.

Individual Listed Buildings

All the Listed Buildings are Grade II unless otherwise specified.

Furthest from the High Street, at the end of Swan Street, are Easterford Mill (LB 1171251) and Easterford Mill House (LB 1337651). Dating to the seventeenth century, the former mill is timber framed, weatherboarded and roofed in handmade red plain tiles. It is an outstanding example of a typical country watermill. The mill house associated with the mill dates to the eighteenth century and is similarly timber framed with weatherboarding. The main range of the building abuts Easterford Mill. It is likely that the site has been occupied by a watermill since the late Saxon period.

The fifteenth century Old Bridge House (LB 1171223) stands on the corner of Swan Street and Heron Road, it is timber framed and tiled. In the late nineteenth century it was The Swan Inn. The Old Cottage (LB 1337650) also dates to the fifteenth century, it is timber framed and rendered with some exposed framing. No. 3 Swan Street dates to the eighteenth century (LB 1123769).

Other buildings and structures that make an important architectural or historic contribution to the street scene

The Railway Tavern and its associated brick outbuildings make a significant contribution to the Character Area. It is prominently sited at the entrance to the road bridge which links Kelvedon to Feering and contributes to the historic nature of the area.

Important trees and open spaces

The trees which line the northern boundary along Swan Street frame the views of the Blackwater and enhance the rural sense of place. The Packhorse Bridge (Roman Arches) on the original crossing point of the Blackwater and the small island in the river is being managed as a wildlife area and community open space by the Packhorse Bridge Society. They make an important contribution to the understanding of the Conservation Area.

Revised boundary changes

No boundary changes are proposed.

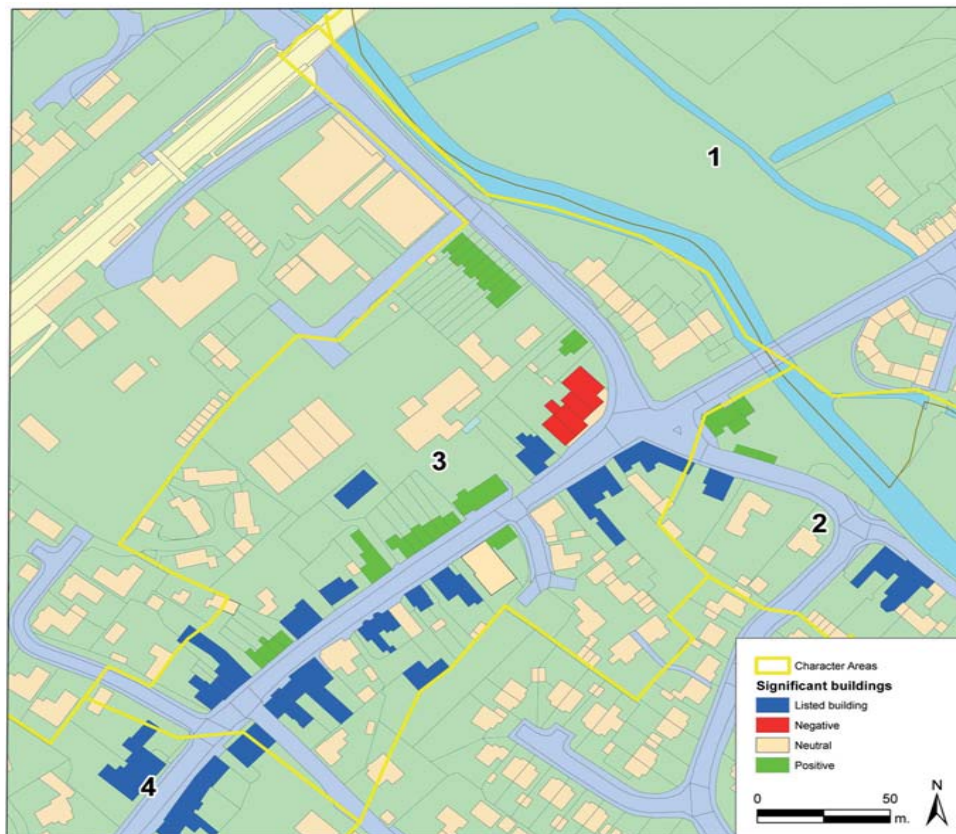


Figure 13 Character Area 3, High Street north and Station Road

Area 3 – High Street north, from Kelvedon Bridge to Trews Gardens

This area comprises the north-eastern half of the High Street which slopes gently up from the River Blackwater valley to midway at Trews Gardens. The historic buildings here formed parts of the less densely developed area of historic Kelvedon, they included inns (The Star and Fleece), farm buildings and a Quaker burial ground. It was largely more rural in character and stemmed from development at the Swan Street cross roads. Subsequent infilling has taken place within gardens or areas of former agricultural land.

Streetscape and building materials

The streetscape, comprising the historic buildings and remaining open space at the crossroads preserve aspects of the former open and semi-rural character of the area with views outwards to the River Blackwater. The buildings are varied in form and finish but generally comprise smaller dwellings. The buildings are a mixture of both residential and commercial two storey buildings. Timber framed sixteenth century buildings are interspersed with brick Georgian and Victorian buildings. The majority of the residential properties are smaller artisan dwellings, this is particularly apparent on Station Road. The modern development between Station Road and the bridge is considered neutral in its contribution to the streetscape with the style of housing within this area. There is a small block of modern commercial development at the junction of Station Road which is intrusive to the character of this area. Station Road and the railway viaduct are included within this Character Area. The eastern edge of the area is the river which is bordered by concrete and metal railings.

Although the buildings are generally well-maintained within the Character Area, some individual properties are in need of repair or general maintenance.



Figure 14 View along the High Street from junction with Station Road

Boundary treatments

The majority of buildings open directly on to the pavement with no boundary treatments present. However, occasionally soft boundary treatments are used comprising low hedging and some brick walls with railings. The frontage of the modern retail units at the junction with Station Road is marked by bollards; these detract from the surrounding area.



Figure 15 View of 'neutral' modern development at road junction

Views

The more open nature of this area, both at the edge of the settlement and at the crossroads, allows for a number of significant views into other areas of the settlement as well as to the river. These include the view across the bridge into the former hamlet of Feering Hill.

Here the more open and tree-filled aspect of Feering Hill contrasts with the view in the other direction into the High Street which has a more enclosed urban aesthetic. The view into Swan Street (Character Area 2) has not changed significantly over the last two hundred years and contributes to the significance of the Conservation Area. There are also significant views northwards to the historic railway viaduct and north-west across the river into the Blackwater and into the old water-meadows.

Individual Listed Buildings

All of the Listed Buildings are Grade II unless otherwise specified.

The earlier buildings within this Character Area are of timber frame construction, rendered with tiled roofs unless otherwise stated. The oldest buildings in the Character Area are the Grade II* Orchard House Post Office (LB 1170818) which originates in the fourteenth century, with sixteenth century and later alterations. 156-160 High Street (LB 1170862) is also Grade II*, it has its origins as a fourteenth century house, before being sub-divided into three cottages

(Chambers, Dormers and Gables). 180 (A, B and C) High Street (LB 1337625), dates to the late fourteenth/early fifteenth century with later alterations. 152 High Street (LB 1247997) is fifteenth century or earlier in origin, with the addition of an early Victorian shopfront. Ruskin, Shepherds and Wells Cottage (LB 1170406) was built as a fifteenth century house before being subdivided into three cottages.

There are a number of sixteenth and seventeenth century buildings; these include Gages (LB 1123792), Lawn House (LB 1123793), Wyvern House (LB 1123795), Virginia House, (LB 1170430), and a weatherboarded barn (LB 1337624).

The eighteenth and nineteenth centuries saw a change in preferred building material to red brick, as demonstrated by Bridge House (LB 1170952). A number of earlier timber-framed buildings were also 'updated' in this period with the addition of new brick facades; these include Deacon's Newsagents (LB 1170945) and The Bell House (LB 1337622). Set back from the western side of the High Street, is the former Quaker Meeting House (LB 1170446), now a shop, and its burial ground. This plain red brick building dates to the eighteenth century.

Other buildings and structures that make a contribution to the character and appearance of the conservation area

A historic metal signpost on the road junction (Figure 14) contributes to the Character Area and helps illustrate the role that the transport network played in the development of the town, it would however benefit from re-painting. The railway viaduct also demonstrates the historic links of the railway both with Station Road and the later nineteenth century development of this end of the High Street. There are also a number of Victorian buildings that contribute to the appearance and understanding of the significance of the character area; these include 168-170 High Street, 183-189 High Street, 201-213 High Street and the early twentieth century artisan dwellings on Station Road (1-2 Station Cottages and 1-9 Rosslyn Terrace).

Important trees and open spaces

A number of trees are located next to the River Blackwater; these enhance the views into Kelvedon High Street from Feering. Also at the road junction is a small green which comprises a lawn, planting containers and a historic sign post; these contribute to the character of the area but could be better maintained in order to maximise their contribution. Opportunities should be sought to replace the existing plastic planting containers with a more in-keeping fixture. The Quaker burial ground is historically significant, but not publically accessible.

Detracting elements

The small terrace of commercial properties at the junction of Station Road and the High Street is inappropriate for the Character Area. The style and materials of the development are unsympathetic to its historic surroundings, with inappropriately positioned and designed signage, and modern elements such as the satellite dish and flat-roofed canopy intruding the streetscape. The surrounding public realm is of a distinctly urban character, and appears cluttered, as a result it does not respond to the overall aesthetic of the Character Area.



Figure 16 Inappropriate development on northern junction

In addition some of the shop signage elsewhere in the area is unsympathetic in scale and colour, and a number of windows have had inappropriate modern replacements which are not in keeping with the historic character of the buildings. With some careful rethought of these, and maintenance of the nearby green, this situation could be improved.

Revised boundary changes

The commercial van and car units to the west and south of Station Road have been excluded from the Conservation Area. These negative buildings detract from the special historic character of the area.

Area 4: Mid High Street ending at New Road

This area comprises the middle section of the High Street from Trews Gardens to New Road. It slopes very gently upwards from the Blackwater Valley. It largely comprises eighteenth and nineteenth century infilling between the older areas of the settlement at either end of the High Street. There are a number of significant institutional buildings, largely of nineteenth or early twentieth century date. These include the United Reformed Church, Mary's House and the Conservative Club. There is some more recent development on the site of former gardens of Dowches/Douches.

Streetscape and building materials

This section of the High Street is characterised by larger properties on the northern side of the High Street, some with gardens bounded by high brick walls or railings and with overhanging vegetation or planting on the front of the property. The houses on the southern side are mostly smaller, and more densely spaced, and many open directly onto the pavement. The older buildings, many of which are Listed, are largely concentrated on the northern side of the High Street, they comprise timber-framed buildings, rendered in white or cream, with red handmade clay roof tiles. Those on the southern side of the High Street include nineteenth century brick buildings with slate roofs.

Boundary treatments

There is pavement on both sides of the High Street and properties vary between abutting the street and having hard boundary treatments comprising high brick walls and railings, these are often contemporary with their associated buildings. The northern side of the High Street has noticeably more vegetation, both visible behind the walls and railings and as plantings in front of the buildings. There is a small strip of grassed verge with mature trees and ornamental planting at the entrance to 155-159 High Street.

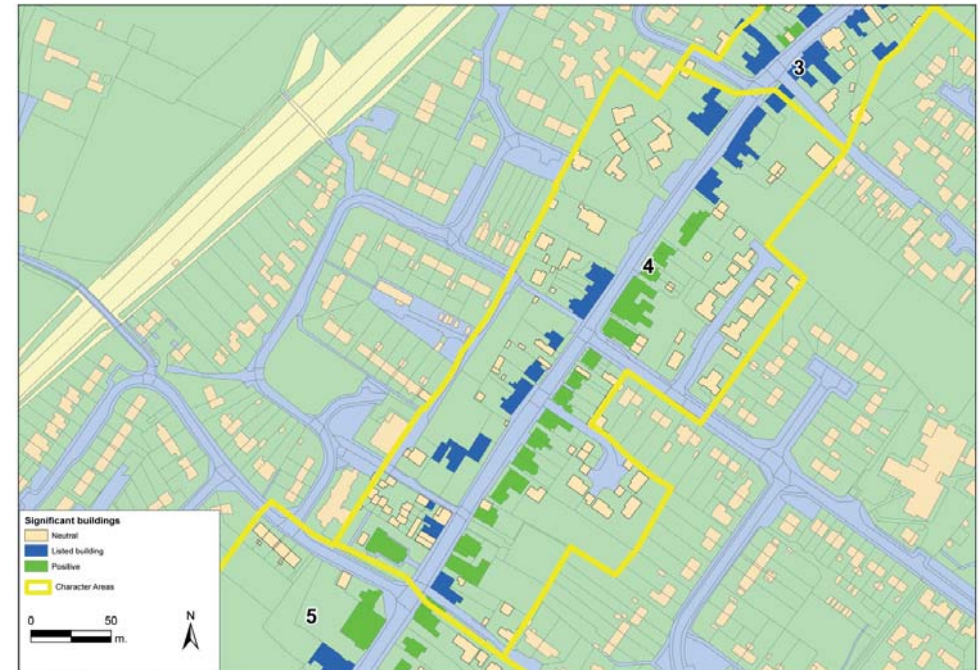


Figure 17 Character Area 4

Views

The principal significant views are along the length of the Character Area though due to the slight rise in the road and varied spacing between houses visibility is limited, contributing to the enclosed feeling of the Character Area. Views along St Mary's Road and The Chase afford some glimpses of the Blackwater Valley.

Individual Listed Buildings

All of the Listed Buildings are Grade II unless otherwise specified.

The fifteenth and sixteenth century buildings are all timber-framed and rendered. Western Cottage (LB 1123790) dates to the fifteenth century with later alterations. Walnut House (LB 1366145), Ormonde Cottage and Ormonde House (LB 1123821) are sixteenth century in origin. Alma Cottage and Norbury House (LB1337601) and St Andrews (LB1170359) date to the 1600s. Number 119 (LB 1123822) is also 17th century in date, however this listing also includes mid--nineteenth century heavy cast iron railings of linked loops in the French Renaissance style to either side of porch, forming the boundary with street and returning to house at each end. The eighteenth century buildings in this area are a mix of timber-framed and rendered structures, such as 133-139 High Street (LB 1170390) and the former George Inn (LB 1123823) or of red brick construction, such as Doucecroft School (LB 1123824) and Ormonde Lodge (LB 1170329).

The 19th century Warehouse and Workshop at Mellons Timber Yard (LB 1123820) is timber framed, weatherboarded and roofed with corrugated iron and red clay pantiles. It is depicted on the tithe map of 1840 (Essex Record Office, D/CT 196), a timber business was founded on this site by Jeremiah Braddy in 1818, and remained in the family until 1964, when it was sold to Mellons. The timber-framed and rendered 91-97 High Street (LB 116489) are a range of four cottages dating to the mid-nineteenth century.

Other buildings and structures that make a contribution to the character and appearance of the conservation area

This Character Area includes a large number of eighteenth and nineteenth century buildings which are not designated but contribute to its historic character and the overall street scene.

These include a number of nineteenth century cottages, Numbers 128-130 Lawson Villas, Numbers 104-112, 114 a/b, Salisbury Villas, Numbers 90/92 Whiffins, Indian Cottage, Wendon House and Margaret House and the nineteenth century terrace of Numbers 91-97. The large Victorian houses which include Kelvedon House, Numbers 84, 124, Peters House and Numbers 132- 134 which are in a mock Queen Anne style, are scattered throughout this area. Boydens was the former stable for the No. 119 High Street (LB 1123822).

There are also a number of significant public or community buildings, reflecting the central position of this Character Area within the overall Conservation Area. These include the imposing Victorian United Reform Church which is still in use and Mary's House (a Church Hall), as well as the former Fire Station at No. 22, the former Manse (built in 1872), the neo-Tudor Kelvedon Institute and the Conservative Club which dates to 1931.

Important trees and open spaces

Adjacent to Trews Gardens the narrow line of trees and green space bordering the pavement are the remnants of the historic green boundary of Doucecroft School and provides a canopy of shade when walking into this area. Also on the left-hand side of the High Street is an area which formed the gardens of Dowches/Douches; this is now largely built on, however part of the former gardens to the front as a public space with two benches and a number of trees. The ancient oak on this area is likely to remain from the former gardens; this positively contributes to the overall aesthetic of the area.

Detracting elements

Consistent use of appropriate street furniture and lighting would overall improve the aesthetic of the area but this is a generic improvement for the Conservation Area as a whole.

Revised boundary changes

No boundary changes are proposed.

Area 5: High Street South; New Road to St Mary's Square

This area comprises the southern end of the High Street in Kelvedon. This area begins at the junction of North Road with the High Street and stretches south along the High Street to include St Mary's Square and part of Church Street and London Road. It has its origins as one of the historic areas of settlement that made up Kelvedon and has a more urbanised aesthetic than the neighbouring Character Areas of Church Street and Maldon Road. Many of the houses are medieval in date and open directly onto the street front, with jetties or bay windows adding to the overall effect of them crowding forward towards the road. A number of the properties have been gentrified in the eighteenth or nineteenth centuries with investment in later extensions and in some cases the addition of red brick facades.

The road width is greatly increased at the road junction, reflecting its origins as the probable site of the medieval market-place. The road-junction is rather cluttered with street-furniture including bollards, signage and street lights. There are numerous Listed Buildings, as well as numerous historic but undesignated structures.

Streetscape and building materials

The streetscape is typical of a historic Essex small town with buildings being closely packed together especially towards the former historic core focussed on the Church Street junction. The southern end of the High Street in this Character Area is wider than in the other Areas reflecting its probable origin as the former market-place for the town. The medieval houses open directly onto the street front, with jetties or bay windows pushing forward onto the pavement. The older properties are all timber-framed and most are rendered, although there are also a number of exposed timber-frames. The colour palette is largely of creams and pinks, with red handmade clay tile roofs. A number of the properties have been gentrified in the eighteenth or nineteenth centuries with investment in later extensions and in some cases the addition of red brick facades. The later buildings are mainly of red brick construction with slate roofs. The buildings are consistently a maximum of two storeys though due to the variable dates of the houses the roof heights vary greatly, some have additional gabled extensions.

There are fewer occurrences of shops here than elsewhere along the High Street though this appears to have not always been the



Figure 18 Character Area 5, High Street south

case as historic shop frontages can still be identified in what are now residential buildings. There are climbers on the walls of some of the houses and some small-scale planting in front of them, adding touches of greenery to the overall street-scene.

The road junction is marked by an open space, St Mary's Square, formed by the wider pavement and the large car park space in front of the Angel Inn. This creates a wider field of view deriving from the original market-square which is thought to have been located at this junction. The buildings which border the junction are substantial; they include the timber framed manorial building belonging to the Abbot of Westminster, the Angel Inn and the red brick group comprising the former Convent and the Parish Church of St Mary Immaculate.

The Conservation Area lacks a consistent style of street furniture with an eclectic and varied mix of styles, ages and upkeep. The lamp-posts are of various colours and form and are not placed equidistantly along the street leaving areas of darkness.

Boundary treatments

Most of the older buildings front directly onto the pavement, with the Angel Inn being the notable exception. Where there are boundaries to the front of a property these mainly comprise of red brick low walls, some with black railings. The frontage of the Angel is dominated by the concrete carpark surface and some frontages, especially along St Mary's Square, are poorly maintained.

Views

There are views, which contribute to the significance of the Conservation Area, along the length of this character area along the High Street and there are vistas at the southern end of this area out across St Mary's Square. There are significant views both into and out of Maldon Road, Church Street and London Road. There is also a significant view along Rolley Lane which was historically a public right of way west out of Kelvedon to Park Farm.

Individual Listed Buildings

All of the Listed Buildings are Grade II unless otherwise stated.

The earlier buildings are all timber-framed and mostly rendered, although some have exposed timbers. 31, Oakland Cottage, is Grade II* and comprises a fourteenth century crosswing. Cobbins (LB1306157) was also built in the fourteenth century with later alterations.

The fifteenth century is represented by a number of significant buildings. 1-5 High Street (LB 1123814) on the junction of the High Street with Church Street is Grade I Listed. It was the provincial manor house for the Abbot of Westminster. Built in the early sixteenth century it is timber framed with a façade of yellow brick with stone dressings. Timbers (LB 1123808), is also fifteenth century in date, it is timber framed which is largely exposed. It comprises a two bay hall with an early sixteenth century crosswing to rear and later extensions. The crosswing is similar in construction to Numbers 1-5 High Street indicating that they were both built by the carpenters of the Abbot of Westminster. St Mary's House (LB 1305733) is Grade II*, it appears to have been built as a late medieval public building, probably a market-hall, before being converted to a house. Top House (LB1123767), Newman's (LB 1171166), Lady Mason's Butchers (LB 1123818) and 35 and part of 33 High Street (LB1170241) are all fifteenth century in date.

The late sixteenth century No. 7 (LB 1170131) was originally built as an extension to St Mary's House. It became part of an inn following the Dissolution of the Monasteries. Forge Cottage (LB 1306108) whose listing includes the attached railings and gate, dates to the sixteenth century with later alterations. Thomas Sykes Antiques (LB 1123789) and 4-8 High Street (LB 1337659) are also sixteenth century in date. Lavenders and Joyes, London Road (LB 1171208), are late sixteenth century in date, updated in the late nineteenth century with a façade of yellow brick. The former parish workhouse, which is now Kelvedon Labour Club (LB 1337639) with attached cottage, dates to the early seventeenth century; it closed as a workhouse in 1834. The building became the Labour Club in 1837. It is timber framed, clad in painted brick. No. 37 High Street (LB 1123817) is also seventeenth century in origin.

The eighteenth century is represented by 71, Spurgeon House, and 73, Spurgeon Cottage (LB 1170300); these were originally a single timber-framed house with a façade of gault brick. A plaque on the outside of No. 71 commemorates Charles Haddon Spurgeon, 1834-92, Baptist preacher and philanthropist, who was born there. 65-69 High Street (LB 1123819), The Old Timbers (LB 1123816), Brunswick Villa (LB 1123811) and Brunswick Lodge (LB 1337633) are also timber framed. Brunswick Cottage (LB1123810), Chase House (LB 1123815) and Elizabeth House (LB 1170233) are of brick construction. Rosary Cottage and Shop (LB 1337649) is timber framed with a façade of gault brick.

The nineteenth century buildings are largely of brick construction with slate roofs. They include Brimpton House (LB 1337638), dates to the early nineteenth century of gault brick in Flemish bond with a roof of slate. Dial House (LB 13347636) and Fabia (LB 1123768), they are timber framed with brick facades. St Osyth Cottage (LB1123802), is a partially painted brick/partially timber framed building of early nineteenth century origin. It is reputed to be the former toll cottage.

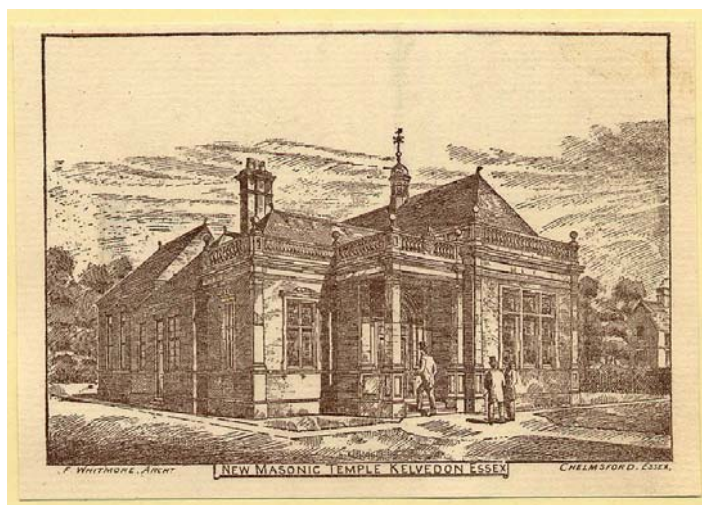


Figure 19 New Masonic Temple, Kelvedon (ERO IMb 199-1-12)

Other buildings and structures that make a contribution to the character and appearance of the conservation area

The non-designated buildings which contribute to the historic character of this area comprise eighteenth and nineteenth century infill buildings.

The former Convent and Parish Church of St Mary Immaculate and The Presbytery form a distinctive grouping on the north-western side of St Mary's Square. They are of red brick with timber detailing, they date to the 1890s. There is a number of nineteenth century cottages, including Hope Villas and Rosebank, Blandford House, Upperfield and the Doctor's Surgery and the former building for Barclays Bank. The Co-op, dates to 1905, it has the Co-operative 'Hand-shake' symbol on the façade. The Masonic Hall, designed by Frank Whitmore, and 'Falcon House' also contribute to the overall character of the area.

Important trees and open spaces

There are very few trees along this area of the High Street. Those trees which exist overhang the road to the south and are within gardens to the right of the High Street. The main area of open space is the car-park of The Angel, and there is some scope for enhancement here.

Detracting elements

Some of the signage is intrusive to the historic character of the area, the Co-op and Boots being particularly prominent in the area. A number of buildings, particularly on the southern side of the road, would benefit from improved maintenance. Similarly, the road signage at St Marys Square could be amalgamated and improved. Some of the buildings would however benefit from maintenance. The wall, just north of the Masonic Hall, has unsuitable cement covering which detracts from views along this Character Area.

Revised boundary changes

No boundary changes are proposed.

Area 6: Church Street

This area comprises what is thought to have been the earliest historic centre of Kelvedon which developed next to the Saxon manor and church complex. The area now represents a transition between the rural, formerly manorial, landscape into the later urban settlement. Church Road, together with Maldon Road, would have provided a north-south route from the Saxon period onwards linking the mill on the river to the main London Road and northwards to Church Farm manor, the Church and onto Felix Hall manor. As a result, linear growth along the road largely dates to the eighteenth century. This area comprises the Parish Church of St Mary with the Old Vicarage, the historic houses of Fullerthorne and Lawn Cottage and the thirteenth century Red House.

Streetscape and building materials

The streetscape transitions from being largely rural and open in character around the church and Old Rectory to being more enclosed and compact towards the former St Mary's Square. Moving towards St Mary's Square the character becomes more

built-up with terraces and almshouses marking the urban centre of the late medieval settlement. In contrast to the High Street, the buildings on Church Street are largely constructed of red brick, the few timber framed buildings are white or yellow rendered. Some modern development does exist along the road but these are largely set back from the road, designed in terraces and are in-keeping with the red brick.

Boundary treatments

There is a pavement to the north of Church Road and it continues from the Old Vicarage onwards on both sides of the road. The boundary treatments include hedging, red brick wall, railings and a picket fence. The Churchyard is delimited by a red brick wall and the eastern boundary wall is Grade II listed (LB1123809). The wrought iron railings and gate in front of Fullerthorne is listed (LB1123847), as is the gate, gateway and railings on the dwarf wall to the southwest of Red House (LB1123848). The red brick nineteenth century wall in front of Number 1 and Harvesters, Millers Garden and The Gardens Bungalow, Church Street is Grade II listed (LB1123807).



Figure 20 Character Area 6, Church Street

Views

Views within this area are very significant as they comprise the former views into and out of the historic core, into the later medieval settlement and out into its surrounding rural landscape. There are views northwards from the rail-crossing towards the manorial lands of Felix Hall. There are also views south-westwards, between the buildings on the western side of Church Street and from the churchyard enhancing and emphasising the relationship between the two and the railway crossing towards the manorial lands and buildings of Church Hall Farm. There are also views across Church Road from the nineteenth century graveyard to the Parish Church.

From the main road junction there are views along the historic High Street, southwards into Character Area 7 towards the river valley and westwards along London Road.



Figure 21 St Mary's Parish Church, Kelvedon (ERO IMb 199-1-11)

Individual Listed Buildings

All of the buildings are Grade II Listed, unless otherwise stated.

The oldest and most significant building within the Character Area is the Grade I listed Parish Church of St Mary (LB 1337631). Dating to twelfth century, the nave is the earliest part of the building but only the northwest corner retains its original detail. The two aisles and arcades date to the early and mid-thirteenth century with the chancel and western tower being added in the fourteenth. Later extensions were added in the fifteenth and sixteenth centuries. The walls are mainly of coursed flint rubble with dressings of limestone and clunch, the spire is timber framed and shingled. The Old Vicarage (LB 1337632), which lies to the rear of the Church, dates to the eighteenth century. Red House, is listed Grade II* (LB 1169951), it is timber framed, with a post-medieval façade in red brick. The building's complex plan comprises a thirteenth century aisled hall range, with three sixteenth century wings to rear.



Figure 22 View southwest from the churchyard towards Church Hall.



Figure 23 View from cemetery to St Mary's Parish Church

Red House was the probable former manor house of Church Hall, which subsequently moved to Church Hall Farm. Fullerthorne (LB 1123847) dates to the late medieval period with a late sixteenth century extension. Lawn Cottage and its railings and gate, (LB 1306295), are Grade II listed and date to the late eighteenth century. The timber framed building comprises three bays with a rear wing. Adjacent to this,

Other buildings and structures that make a contribution to the character and appearance of the conservation area

Other buildings which contribute to the Character Area includes Mahler's Almshouses which exhibits good quality joinery, detail and sophisticated boundary treatments. The adjoining Griffins is a large Victorian house with an orangery. The early 20th century Lances is notable for its large garden, which included a roofed well (now in the garden of the New Vicarage). By contrast Church Cottage, opposite the church, is a small cottage with its prominent mansard roof makes a distinctive visual impact when approaching the Character Area from the north.

Important trees and open spaces

The avenue of trees to the Old Vicarage, are visually pleasing as well as delimiting the ancient trackway leading to Church Hall Farm. Similarly, the three large cedars form a distinctive grouping on the churchyard boundary. The churchyard itself provides an important open space. The late nineteenth century graveyard, while not within the Conservation Area, provides an important buffer between the urban development area and the agricultural landscape which surrounds Kelvedon. The small green at the entrance to Thorne Road also provides a useful green barrier between the church with the historic core and modern development.

Detracting elements

A number of the modern buildings have open driveways or paved areas in front of the house, with little to no boundary treatments. This dilutes the sense of enclosure within the Character Area and is in contrast to the existing listed historic brick walls and railings in front of the older properties

Revised boundary changes

No boundary changes are proposed.

Area 7: Maldon Road

This Character Area is in effect a transition from the agricultural landscape into the urban settlement. This area comprises the site of the historic Grays Mill on the River Blackwater and Bridgefoot Farm, together with a straggle of historic houses and the Old School House along the Maldon Road. The former mill complex comprises Little Greys, Greys East, The Greys (formerly the house and office of Greys Mill), Greys Mill itself and the sixteenth century barn which served the mill. Crossing the River Blackwater, the agricultural complex of Bridgefoot House and Bridgefoot Farmhouse, Noah's Ark Cottage and Tanners are also included. The Maldon Road is a historic routeway linking the late Saxon church and manorial complex with the mill site on the river and then onto Maldon. Later residential infill along the road reflects the expansion of the urban area southwards from its historic core at the road junction.

Streetscape and building materials

The streetscape is relatively built-up at the northern end of the Character Area, close to the road junction, becoming increasingly open and rural as it drops gently down into the valley of the River Blackwater. At the northern, more urban end there is a pavement on both sides of the road, but as the road transitions to a rural lane the pavement is only retained on the western side and there is no pavement at all from the mill onwards. The building materials include timber-framed and rendered and red brick and weatherboarding.



Figure 24 Character Area 7

Their building forms reflect their purpose, either as the school, houses, farm and mill with barn.

Boundary treatments

Along Maldon Road, from the north, the pavement continues both sides of the road with hard boundary treatments left comprising of hedges and brick walls. Largely, the historic buildings to the southwestern edge abut the road and their gardens are surrounded in high red brick walls representing an increased enclosure and, as a result, a more urban environment. Just before the bridge over the River Blackwater, the boundary is defined by a low white railing, with open views along the river and to the mill. This subtle treatment works well within the landscape.

Views

There are significant views from the beginning of Maldon Road into the core of the urban area at St Mary's Square. Emerging from the road, at the bend which begins at the entry to the Greys Mill complex, there are wide open views along the River Blackwater in both directions and out into the agricultural landscape. As a result of this, the mill and Bridgewater Farm are seen within their historic setting, highlighting the transitory nature of this Character Area.

Individual Listed Buildings

All of the listed buildings are Grade II unless otherwise stated.

The oldest building in this area is the Old School House, (LB 1171082) is a fifteenth century house. Little Greys (LB117089), has its origins in the early seventeenth century, although it was considerably expanded in the nineteenth century.

The County Library and Local History Museum buildings (LB 1123804) are located in the former village school later extended to form a rectangular plan. It is of redbrick construction with white weatherboarded extensions;

in appearance it is typical of many small village schools of that date. In the middle of the rear wall the date 1743 exists in a cartouche in high relief.

Adjacent to the River Blackwater, are three buildings associated with Grey's Mill complex. Greys East and The Greys, were formerly the house and office of Greys Mill (LB 1171108). They were built in 1858 of painted brick with a slate roof. Greys Mill (LB 1123806) is a former water and steam mill, now flats. Dating to 1858, the structure is built of painted brick and comprises five bays with an engine house of three narrow parallel ranges. The mill was built for George Docwra after the earlier mill was destroyed by fire in 1858, and the engine house was added before 1872. Set back from the road, just north of the mill, is a weatherboarded sixteenth century barn (LB 1123805).

The road bridge (LB 1337630) over the River Blackwater, dates to 1839. It is of red brick construction with one segmental arch.

At the junction of Ewell Hall Chase with Maldon Road sits Bridgefoot House, formerly Bridgefoot Farmhouse, which is listed Grade II* and dates to the fifteenth century (LB 1337648). It is timber framed and rendered. The adjacent ancillary building, southeast of Bridgefoot Farmhouse, (LB 1123766) is a sixteenth century manorial courthouse. The structure is timber framed, weatherboarded and roofed with corrugated asbestos. North of the bend in Ewell Hall Chase, is Noah's Ark Cottage (LB 1170973), which was a pair of eighteenth century timber-framed cottages, now one house, and Tanners (LB 1123796), which is similar in date and construction. They are rural in nature and together with Bridgefoot House they represent the final transition from the urban area to the countryside.

Other buildings and structures that make a contribution to the character and appearance of the conservation area

The late nineteenth century, semi-detached Trewyn and Kintbury on the east side of Maldon Road are typical of the later piecemeal infill development so characteristic of the urban area. The barn to the rear of the Bridgefoot Farm complex is depicted on the 1st edition OS map (1875), it contributes to the understanding of this complex as the transition from an urban landscape to a rural one.

Important trees and open spaces

The open land next to Grey's Mill forms part of the Brockwell river meadows, a Local Nature Reserve, is a significant area of open public space. The green verge, which exists at the junction of Brockwell Lane and Maldon Road, also preserves the historic rural nature of this area.

Detracting elements

The condition of the library fencing and wall detracts from the views along Maldon Road and similarly the wooden fencing behind the railings at Grey's Mill is inappropriate.

Revised boundary changes

No boundary changes are proposed.



Figure 25 Pooley, L. 2017, 'A Roman roundhouse: archaeological excavation and monitoring on land at St Mary's Primary School, Docwra Road, Kelvedon', Colchester Archaeological Trust internal report 1007



Figure 26 View north of road bridge (ERO Imp 141-1-2) also showing Mill in its setting

3.4 Views

Key views are identified on Figure 27. Please note that this character appraisal does not attempt to identify or analyse all of the views into, across or out of the Conservation Area, and there are many others that have not been identified for the purposes of this appraisal that may be of equal significance. Should development proposals be brought forward, for sites in the Conservation Area or its environs, an assessment of views bespoke to the proposal should be undertaken which may identify additional views to those noted here.

The historic settlement of Kelvedon initially developed around the road junctions at either end of the High Street and along Church Road, with Feering Hill as a separate hamlet on the main road to Colchester. As a result, subsequent development has been largely linear in form. The views associated with the High Street are largely linear along the street itself, with views out at either end along the route of the former Roman and medieval main road from London.

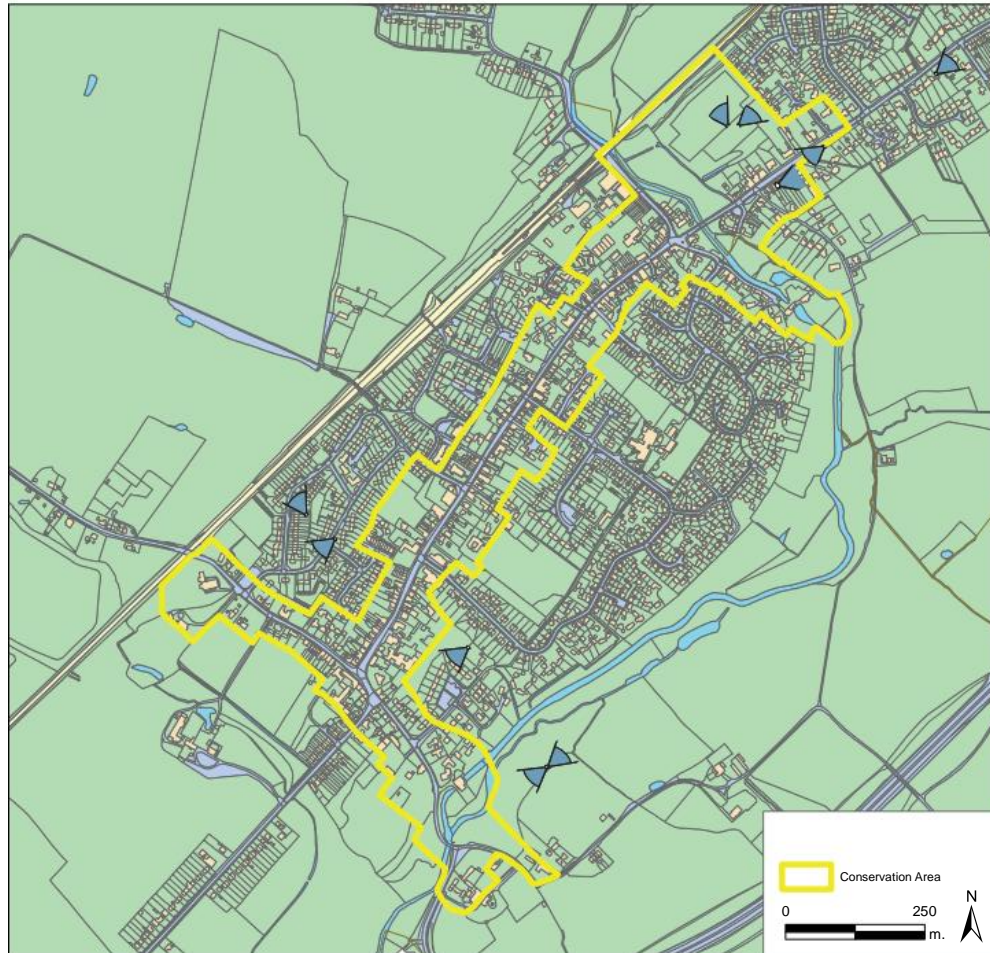


Figure 27 Significant views identified as part of the Conservation Area appraisal

Feering Hill slopes down to the River Blackwater and as a consequence provides views down the slope to the bridge and the eastern end of the High Street. There are views from Station Road and Swan Street into the historic water meadows of the Blackwater and the former crossing-point of the river, as well as up to the Victorian railway viaduct.

There are significant views from Swan Street and Maldon Road of both the historic mills and their relationship with the River Blackwater and its flood plain, reflecting the wider rural setting of the settlement and the role that the river played in the location and subsequent development of the town. There are also significant views outwards from the Church and the railway crossing towards the two principal manors, Church Hall to the south-west of the Church and Felix Hall to the north of the railway. These illustrate both the historic role of the manors in the development of the medieval settlement.

The wider landscape setting of the Conservation Area is rural and historic in origin, and is intimately linked to the development and significance of the Conservation Area. The economy and history of the town was directly related to its relationship with the wider rural economy, as evidenced by the role played by the seed industry. The role of the wider transport networks, both road and rail which linked London to Colchester also contributed significantly to the origins and development of the town.

It is important that these views are considered in proposals for new development or extensions to existing properties.



Figure 28 View outwards from St Mary's Churchyard to Church Hall manor



Figure 29 View northwards to railway viaduct across the blackwater



Figure 30 Looking from Swan Street across the Blackwater to Packhorse Bridge gardens



Figure 31 View northwards from level-crossing to Felix Hall manor

3.6 Public Realm

In an area where many buildings open straight onto the pavement or have hard boundary treatments, public space is limited. The public realm is therefore largely confined to pavements and street signs, as well as a number of benches and planters. At present, the Conservation Area lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep. In particular, the historic sign post to the north of the High Street, just before Kelvedon Bridge, is in poor condition and could be significantly improved. The benches facing on to the Blackwater are a welcome addition to the public realm.

The bus shelters are largely consistent in style and their wooden construction sits well within the Conservation Area. On the other hand, excessive uses of signage, both at St Mary's Square and at the shops at the junction of the High Street and Station Road could be rationalised.

There is variation throughout the Conservation Area in the quality of hard-landscaping with some areas falling short of the expected quality. The hard surfacing within the historic core suffers from multiple additions and repair works where utility companies have left an unsightly patchwork of repairs often executed poorly with inferior materials. In addition to this, in places along the High Street, materials vary on opposing sides of the street detracting from the view north along the High Street.

Within the Conservation Area any remaining green amenity space is well preserved and it is clear that recent development has made a significant effort to provide areas of open space, such as at Packhorse Bridge. The churchyard and cemetery are well maintained and clearly used. However, although an effort has been made to introduce planters into areas where greenery is absent, the planters are largely of unsympathetic materials, especially at the green by Kelvedon Bridge and at St Mary's Square.



Figure 32 Historic signpost at the Station Road junction

3.7 Landscaping and Open Spaces

The key open spaces within the Conservation Area mainly constitute the Local Nature Reserve at Brockwell Meadows beside the River Blackwater, the Packhorse Bridge Island and the areas of surviving flood plain between the railway line and the river, as well as the churchyard and cemetery, St Mary's Square and a number of small landscaped spaces along the High Street. The enclosed character of the High Street, with properties fronting straight onto the main street, gives limited opportunities for open space in that area. Although Kelvedon does not have a typical 'Village Green', St Marys Square and the forecourt to The Angel Inn evokes the former market site in this area.

From Kelvedon Bridge there is access to and views into the open areas associated with the

River Blackwater at the eastern end of the town, which stretch from the railway to the north to Easterford Mill to the south. The recent restoration of the Packhorse Bridge at the historic crossing point between Feering Hill and Swan Street, the addition of a talking bench and the clearing of much of the foliage, makes this a pleasant open space for public use. Similarly the open space of Brockwell Meadows and the Blackwater at the southwestern end of the Conservation Area both enhances the understanding of the links between the river and the town and also acts as a transition space between the built-up area and its agricultural hinterland. Brockwell Meadows is maintained by Kelvedon Parish Council.



Figure 33 The River Blackwater with Grey's Mill visible behind the bridge

Other examples of large open areas constitute the churchyards of Kelvedon Parish Church and Kelvedon United Reformed Church and the cemetery are open to the public and remain quiet areas of open space with historic associations.

There are a few smaller areas of green space, comprising a historic green and landscaping in association with new development. At the bottom of Feering Hill, before Kelvedon Bridge, is a small green with trees. Historically this was the site of the water pump for the settlement. The former garden space of 'Dowches' has been preserved following redevelopment as a small linear green area with mature trees fronting on to the High Street. There is also landscaping at the entrance to the new development at Thorne Road. Although these are all relatively small, they bring greenery into the urban area and should be retained to soften the effect of the built environment.

3.8 Contribution by Key Un-Listed Buildings

There are several key un-designated buildings within the Conservation Area. These buildings are of significance to the Conservation Area because they are prominent in street scene vistas, or have retained their historic architectural form and details or are of significance to the history of the town or make a positive contribution to the local character and distinctiveness.

Buildings which should be considered for local listing subject to further analysis:

- The group comprising the Church of St Mary Immaculate, the former Convent and the Presbytery
- Mahler's Almshouses,
- The Fire Station (102 High Street)
- The Masonic Hall
- The Kelvedon Institute

Other buildings which contribute positively to the Conservation Area comprise largely of eighteenth and nineteenth century houses and cottages along the High Street infilling gaps between the earlier buildings. These buildings exhibit a variety of architectural styles of interest including mock Tudor detailing and Art Deco influences. They include 170 (the former butchers), 91-97, 106-112, 183-189, 203-213, Peters House and Salisbury Villas, High Street. 5, 7 and 8 on Swan Street also positively contribute to the retaining of the historic character of the area through their sympathetic nature. The Railway Tavern is also sympathetic to the historic setting of Swan Street and the river and contributes positively as a local landmark, despite though extensive alterations.

3.9 Traditional/Local Building Materials

Building materials vary within Kelvedon largely relating to date and purpose. This adds to the overall richness of the townscape and maintains the character of distinctive areas. The oldest buildings, with the exception of the Parish Church, are timber framed buildings with red tiled roofs. However the current external appearance of many of these buildings reflects their remodelling or 'updating' in the eighteenth and nineteenth centuries. The majority of the timber-framed buildings are rendered (historically lime render). The historic paint palette, which is evident throughout the town, comprises of creams, buffs, pinks and ochres. The eighteenth and nineteenth centuries saw the introduction of brick as a building material, usually in a soft red colour but sometimes gault bricks are used, and slate roof tiles are used for the first time. The red brick boundary walls that are a feature of some of the larger properties also date to this period. Weatherboarding appears to be largely a modern

introduction and is not in keeping, except for when used on agricultural buildings or workshops. Sash windows predominate throughout the area. There are a number of chimney and door styles, all of which maintain the character of existing buildings. The use of locally sourced materials and skills unites the character of the historic vernacular structures to give them their special interest.

St Mary's Church is the only significant flint built structure within the Conservation Area and maintains its unique nature with later in keeping modern extensions.

3.10 Beyond the Conservation Area Boundary

The most significant features beyond the Conservation Area are the River Blackwater, the old London-Colchester road and the railway, all of which have contributed significantly to the origins and subsequent development and economy of the town. Also of significance is the wider agricultural setting which provided the economic hinterland to the settlement. The bridleways, footpaths, lanes and roads that link the town to its rural setting and contribute to the understanding and significance. There are no other significant settlements visible from the Conservation Area. The manorial complexes of Church Hall and Felix Hall are located respectively to the west and northwest of the town. The remainder of the wider settlement pattern is typical of the rural landscape of central Essex, comprising isolated manors, farms and cottages set within a complex network of lanes, greens and footpaths. Much of this landscape survives, and it contributes to the understanding and significance of the Conservation Area.

The views out into this wider landscape and the connecting network of lanes and footpaths that links the Conservation Area to its rural hinterland undoubtedly enhances the special character of the Conservation Area.

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Kelvedon; many being shared with other Conservation Areas.

4.0 Opportunities for Enhancement

4.1 Car Parking

There are carparks at the Co-op, Kelvedon Library Car Park, the Rolley Lane and at the Church. However on-street parking though this detracts from the character and appearance of the Conservation Area and impacts the setting of is also evident throughout the Conservation Area.

There is also parking in front of the Angel Inn, which although it retains the open plan of St Marys Square, detracts from the character and appearance of the Conservation Area and intrudes upon the setting of the Grade I and Grade II Listed Buildings in the immediate vicinity. The negative visual impact of the parked vehicles at this prominent location could be reduced with the introduction of positive boundary treatments.

Any future development, either within the Conservation Area or on the outskirts of the village would need to demonstrate how it would mitigate against exacerbating the on-street parking issues. There may be opportunities to identify discrete areas to use for car-parking, but these would need to ensure that they did not negatively impact on the significance of the Conservation Area.

4.2 Building Frontages

There are some inconsistent frontages and inappropriate signage for both shops and pubs within Kelvedon which, impact on the overall character and appearance of the Conservation Area. The modern weather boarded frontage and awning of the buildings at the junction of Station Road and the High Street combined with the intrusive signage makes them unsympathetic element within the historic street scene. Opportunity should be sought to enhance, or preferably replace, in a style more in keeping with its surroundings. The current boundary treatments in front of these buildings and in front of The Angel Inn at the other end of the High Street are inappropriately modern and intrusive on their historic setting. Opportunities should be sought to reinstate a boundaries more in keeping with the Conservation Area.

4.3 Vacant Premises

There are very few vacant premises in Kelvedon. The building to the right of Bellingham Place is currently empty, but the building itself is a positive contributor.

4.4 Access and Integration

There are few issues regarding access and integration within Kelvedon. The on-street parking on the High Street sometimes impedes traffic and impinges on the pavements. Clearer signage and consolidation of what already exists, particularly in the vicinity of St Mary's Square would benefit the area and make navigation through the town easier. There is also scope for enhancement in the form of way-finding signage, to enhance the link between the village and its surrounding countryside.

4.5 Inappropriate Modern Development

There has been little opportunity for modern development within the Conservation Area mainly due to its enclosed, built-up nature. However the modern group of shops at the junction with Station Road is inappropriate to the area, with unsympathetic materials being used as well as unsightly street furniture in the form of concrete bollards.

Care needs to be taken within the Conservation Area that windows, doors, roofs and other architectural elements are not replaced with those of inappropriate design and materials. The character of the Conservation Area is defined by the historic palette of materials used, and this piecemeal loss of fabric can cumulatively have a more significant impact on the character and appearance than any of the other concerns. An Article 4 Direction to remove Permitted Development rights for alterations to the front elevations of buildings could provide a framework in which to better manage the loss of original architectural features and the sympathetic replacement of those already lost. The introduction of an inappropriate modern colour palette is also considered to be a concern within the Conservation Area. It is also important that any back land development is subordinate with the historic landscape of the

Character Area it can be viewed from.

The impact of modern development on the outskirts of the village or the Conservation Area will need to be controlled or appropriately mitigated so that it does not impact on the significance of the setting of the Conservation Area or on its wider views.

4.7 Neutral Contributors

A number of buildings are currently considered to make a neutral contribution to the character and appearance of the Conservation Area. The historic buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows, use of colour, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that neutral buildings do not become negative through inappropriate alterations and additions.

4.8 Public Realm

At present the Conservation Area lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep. Public realm signage should be revised, especially within St Mary's Square, and similarly conservation style street lighting would be an important unification of the street furniture within the Conservation Area. Currently, the street lights vary in style and colour and those which are painted are in poor condition.

At the junction of Swan Street, Station Road and the High Street, the street furniture is mismatched, with various bins and mismatched bollards outside the shop frontages; these

varied styles continue towards the south of the High Street. This area of shops to the north of the High Street would also benefit from the removal of visual clutter and signage. The bus shelters are largely consistent and the wooden style sits well within the Conservation Area.

Hard Landscaping

There is variation throughout the Conservation Area in the quality of hard-landscaping with some areas falling short of the expected quality. Well executed surface treatments contribute considerably to the character of an area and can help define different Character Areas within the whole. The hard surfacing within the historic core suffers from multiple additions and repair works where utility companies have left an unsightly patchwork through inconsiderate surface replacement; often executed poorly with inferior materials. In addition to this, in places along the High Street, materials vary on opposing sides of the street detracting from the view north along the High Street.

Open Spaces

In terms of Open Space, Kelvedon has limited potential along the High Street and it does well in using the limited opportunities available. Further maintenance of these, potentially with bedding, would prevent degradation from use as footpath, which is evident at the green south of Kelvedon Bridge.

Trees and Planting

The green amenity spaces within the Conservation Area make a positive contribution to the character and appearance of Kelvedon. These are largely well maintained. Sponsored planting has been undertaken in tubs throughout the Conservation Area and though this is well appreciated, a more in-keeping style of planter would further enhance the historic built environment.

As outlined in the previous chapter, there are a number of issues facing the Kelvedon Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.



Figure 34 View of The Railway Tavern and historic signpost

5.0 Management Proposals

5.1 Positive Management

The proposals relate to Positive Management and focus on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

Local Heritage List

Kelvedon would benefit from the local planning authority adopting and maintaining a comprehensive Local List in order to preserve its historic environment from further deterioration. A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. A Local List may be beneficial to ensure the upkeep of buildings which are significant to Kelvedon's history and character. The exercise would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding. There are a number of buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.6.

Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long term positive impact on the Conservation Area.

Heritage Statements

Paragraph 189 of the NPPF states that where proposal development could impact on the significance of heritage assets or their settings, applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This information is usually contained within a 'Heritage Statement'.

All applications within the Conservation Area and setting require an appropriately detailed Heritage Statement in order to understand the impact of a proposed development on the area. Any application without a Heritage Statement should not be validated.

The key views identified within this document are in no way exhaustive. The impact of any addition to, alteration to or removal of a building, structure, tree or highway within any of the key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to assess impact upon views, setting and significance should not be validated.

Tree Management

In line with Braintree District Council's policy, all trees in Conservation Areas which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, are subject to protection. They may not be felled or lopped unless six weeks written notice has been given to the Council. If the Council objects to the work a TPO may be served. It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

New Development

To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability. Historic England and CABI guidelines are:-

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

Braintree Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials;
- Ensuring medium-large scale development schemes are referred to a Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a Conservation Area; and
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Neutral Elements

Braintree Council must not allow for the quality of design to be 'averaged down' by the neutral elements of the built environment, and avoid neutral elements becoming negative through inappropriate alterations and extensions. Where possible the Local Planning Authority should seek opportunities which enhance the built environment.

Public Facing Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a Conservation Area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shop-fronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not become the accepted norm.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Kelvedon's built heritage.

5.2 Positive Management: Longer Term

These proposals are focussed around positive management but either take longer to implement or are better suited to a longer time frame.

Boundary

The Conservation Area boundary has been considered within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (2018).

The Conservation Area should be reviewed from time to time to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

5.3 Council-Led Projects

Public Realm

The first opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture.

5.4 Funding Opportunities

There are four main funding opportunities which would assist in the execution of these plans:

National Lottery Heritage Fund

The National Lottery Heritage Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on HLF schemes Braintree District Council should consult their appointed Heritage Specialist.

Heritage Action Zones (Historic England)

Heritage Action Zones are intended to help unlock the economic potential of an area through investing in heritage, making them more attractive to resident, businesses, tourists and investors.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Kelvedon. These agreements could be used to fund public realm or site specific improvements.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of Conservation Areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

6.0 Appendices

6.1 Appendix 1 Bibliography

Bettley, J. and Pevsner, N.	2007	The Buildings of England: Essex, Yale University Press, New Haven and London, 388-92
Historic England	2017	The Setting of Heritage Assets (Dec 2017).
Historic England	2019	Conservation Area Appraisal, Designation and Management (Advice Note 1)
Medlycott, M.	1999	Kelvedon Historic Town Assessment, Essex County Council internal report
Ministry of Housing, Communities and Local Government	2019	National Planning and Policy Framework
Rodwell, K.A.	1988	The prehistoric and Roman settlement at Kelvedon, Essex. CBA Research Report 63
Rumble, A.	1983	Domesday Book: Essex, Phillimore, Chichester

6.2 Appendix 2 Listed Buildings

DESIGNATION NO.	NAME	GRADE
1123814	1-5 (ODD) HIGH STREET	I
1123816	OLD TIMBERS	II*
1123832	THE SUN INN	II*
1123833	FEERING HOUSE	II*
1169951	RED HOUSE	II*
1170862	CHAMBERS AND DORMERS AND GABLES	II*
1171251	EASTERFORD MILL	II*
1305733	ST MARY'S HOUSE	II*
1337605	SUN COTTAGE	II*
1337621	26-30 (EVEN) HIGH STREET	II*
1337625	NUMBERS 180A, B AND C, AND WING TO EAST IN SWAN STREET	II*
1337648	BRIDGEFOOT HOUSE	II*
1123845	1 THE CHASE	II
1170390	133-139 (ODD) HIGH STREET	II
1123791	138 HIGH STREET/ PEPPERCORN WHOLE FOODS (formerly Cedar Cottage)	II
1247997	152 HIGH STREET	II
1123794	162 AND 164 HIGH STREET	II
1123827	219 AND 221 HIGH STREET	II
1123769	3 SWAN STREET	II
1170265	39 HIGH STREET	II
1123818	41 (KELVEDON LADY) and 43 (MASON'S BUTCHERS) HIGH STREET	II
1337659	4-8 (EVEN) HIGH STREET	II

1123819	65-69 (ODD) HIGH STREET	II
1170131	7 HIGH STREET	II
1170318	91-97 (ODD) HIGH STREET	II
1337601	ALMA COTTAGE AND NORBURY HOUSE	II
1123766	ANCILLARY BUILDING 5 METRES SOUTH EAST OF BRIDGEFOOT FARMHOUSE	II
1123805	BARN 10 METRES WEST OF GREY'S COTTAGE	II
1337624	BARN AT REAR OF NUMBERS 156 TO 160 (EVEN)	II
1337622	BELL HOUSE	II
1305900	BELLE COUTURE	II
1169327	BRIDGE HOUSE	II
1170952	BRIDGE HOUSE	II
1337638	BRIMPTON HOUSE	II
1123810	BRUNSWICK COTTAGE AND BRUNSWICK HOUSE	II
1337633	BRUNSWICK LODGE	II
1123811	BRUNSWICK VILLA	II
1123815	CHASE HOUSE	II
1306157	COBBINS	II

1169227	COMPLEX OF WALLS, RAILINGS AND GATES FORMING THE STREET BOUNDARY OF NUMBER 11 (THE VICARAGE), FROM THE NORTH EAST END EXTENDING 128 METRES TO THE NORTH WEST AND THEN 17 METRES TO THE SOUTH WEST, AND FROM THE SOUTH WEST END EXTENDING 52 METR	II
1123804	COUNTY LIBRARY AND LOCAL HISTORY MUSEUM	II
1170945	DEACONS NEWSAGENTS	II
1337636	DIAL HOUSE	II
1123824	DOUCECROFT SCHOOL	II
1123809	EAST BOUNDARY WALL OF CHURCHYARD OF ST MARY'S CHURCH, EXTENDING FROM THE GATEWAY ON THE AXIS OF THE CHURCH APPROXIMATELY 15 METRES TO THE EAST GATEWAY	II
1337651	EASTERFORD MILL HOUSE	II
1170233	ELIZABETH HOUSE	II
1123768	FABIA	II
1337606	FEERING HILL HOUSE AND ST ANDREWS	II
1306108	FORGE COTTAGE INCLUDING ATTACHED RAILINGS AND GATE	II
1123847	FULLERTHORNE AND RAILINGS AND GATE TO FRONT	II
1123792	GAGES	II
1123848	GATE, GATEWAY AND RAILINGS ON DWARF WALL, FORMING THE ROADSIDE BOUNDARY TO SOUTH-WEST OF RED HOUSE	II

1123788	GRANGEWOOD	II
1171108	GREYS EAST AND THE GREYS	II
1123806	GREY'S MILL	II
1123826	HEIGAINES	II
1171208	JOYES AND LAVENDERS	II
1337639	KELVEDON LABOUR CLUB	II
1123817	KENTWELL	II
1306295	LAWN COTTAGE AND RAILINGS AND GATE TO FRONT	II
1171089	LITTLE GREYS	II
1171166	NEWMAN'S	II
1170973	NOAH'S ARK COTTAGE	II
1123822	NUMBER 119 AND RAILINGS TO FRONT	II
1170241	NUMBER 35 AND NORTH WEST PART OF NUMBER 33	II
1123808	TIMBERS	II
1337637	OAKLAND COTTAGE	II
1170818	ORCHARD HOUSE AND POST OFFICE	II
1123821	ORMONDE COTTAGE AND ORMONDE HOUSE	II
1170329	ORMONDE LODGE	II
1337631	PARISH CHURCH OF ST MARY	II
1170446	QUAKER MEETING HOUSE, TO REAR OF NUMBERS 203-5	II
1337630	ROAD BRIDGE OVER RIVER BLACKWATER	II
1337649	ROSARY COTTAGE AND SHOP ADJOINING TO NORTH EAST	II

1170406	RUSKIN AND SHEPHERDS AND WELLS COTTAGE	II
1170300	SPURGEON COTTAGE AND SPURGEON HOUSE	II
1170359	ST ANDREWS	II
1123802	ST OSYTH COTTAGE	II
1123825	T C NEWS	II
1123796	TANNERS	II
1123835	THE BARN AND ATTACHED ANCILLARY BUILDINGS	II
1123823	THE GEORGE INN	II
1171223	THE OLD BRIDGE HOUSE	II
1337650	THE OLD COTTAGE	II
1171082	THE OLD SCHOOL HOUSE	II
1337632	THE VICARAGE	II
1123834	THE VICARAGE	II
1123787	THE WHITE HART INN	II
1123789	THOMAS SYKES ANTIQUES	II
1337607	TIMBERS	II
1123767	TOP HOUSE	II
1170430	VIRGINIA HOUSE	II
1169292	WALL ALONG THE STREET BOUNDARY OF NUMBER 15 (ST ANDREWS) AND NUMBER 15A (FEERING HILL HOUSE) FROM THE EAST CORNER OF THE WALL OF NUMBER 11 (THE VICARAGE), 42 METRES TO THE NORTH EAST	II
1123807	WALL FORMING THE BOUNDARY OF CHURCH STREET, FROM THE VEHICLE ENTRANCE OF THE GARDENS BUNGALOW, EXTENDING 49 METRES TO THE NORTH WEST TO THE SPLAYED ENTRANCE OF MILLERS GARDEN	II

1306660	WALL FORMING THE STREET BOUNDARY OF NUMBER 9, AND EXTENDING 25 METRES ALONG THE SOUTH WEST BOUNDARY	II
1366145	WALNUT HOUSE	II
1337623	WHITE HOUSE	II
1123820	WAREHOUSE AND WORKSHOP AT MELLONS TIMBER YARD	II
1123790	WESTERN COTTAGE	II
1123795	WYVERN HOUSE	II

6.3 Legislation and Planning Policy

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance.	

Local Policy	Braintree Local Plan Review (2005)	RLP 81 Trees, Woodland Grasslands and Hedgerows RLP 90 Layout and Design of Development RLP 95 Preservation and Enhancement of Conservation Areas RLP 96 Demolition in Conservation Areas RLP 97 Changes of Use in Conservation Areas RLP 98 Environmental Improvements in Conservation Areas RLP 99 Demolition of Listed Buildings RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings RLP 101 Listed Agricultural Buildings RLP 102 Enabling Development RLP 104 Ancient Monuments and Sites of Archaeological Importance RLP 105 Archaeological Evaluation RLP 106 Archaeological Excavation and Monitoring RLP 107 Outdoor Advertisements RLP 108 Fascias and Signs in Conservation Areas RLP 109 Illuminated Signs in Conservation Areas
Local Policy	Braintree Core Strategy (2011)	CS 8 Natural Environment and Biodiversity CS 9 Built and Historic Environment
Local Policy	Draft Braintree Local Plan (2017 - unadopted)	SP 6 – Place Shaping Principles LPP 55 – Layout and design of development LPP 56 – Conservation Areas LPP 57 - Demolition in Conservation Areas LPP 58 – Shop fronts, fascias and signs in Conservation Areas LPP 59 – Illuminated signs in Conservation Areas LPP 60 – Heritage Assets and their setting LPP 61 – Demolition of Listed Buildings or structures LPP 62 – Enabling Development LPP 63 – Archaeological evaluations, excavation and recording LPP 66 – Cemeteries and churchyards LPP 69 – Tree protection

6.4 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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