



West Hanningfield Village Design Statement Association

Interim planning guidance. Approved by
Chelmsford Borough Council 26th June 2007

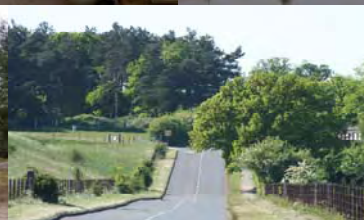
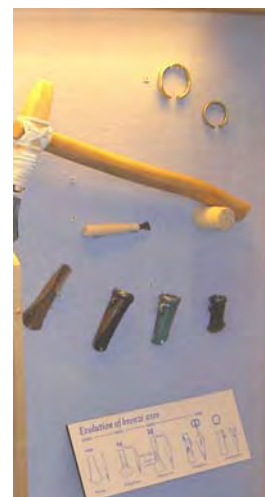




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Our heritage: Two gold Bronze Age bracelets discovered at Tanfield Tye in 1975 are on display in Chelmsford Museum



Introduction

This Village Design Statement (VDS) describes the qualities that we, as West Hanningfield residents, believe are important to consider when designing new development - whether new buildings, changes of use, alteration of buildings or work in green spaces or roadsides. It provides design guidance which, if followed, will protect and enhance the unique character of the parish.

Scope

The scope of this Village Design Statement includes the whole of the Parish of West Hanningfield, as shown by the grey shaded area on the map below:



The parish of West Hanningfield lies six miles south of Chelmsford, bounded by the original A130 to the East, the B1007 to the West, the A12 to the North and the 870-acre Hanningfield Reservoir to the South.

The parish is predominantly rural, with two main developed areas, a number of smaller communities with a dozen or fewer homes and a scattering of individual houses and cottages dotted along the rural lanes.

The most populous and least rural areas are the strip of development along both sides of Church Road from the Church to its junction with Middlemead, which constitutes what most people refer to as the village of West Hanningfield and the area around the junction of Stock Road and Baker's Lane.

Off Bakers Lane there are two sites of static park homes which provide housing for around half of the population of the Parish, which in 2001 was less than 2000 people.



West Hanningfield lies in the Wooded Farmland Landscapes countryside character area



The VDS and Design Guidance

The objective of creating the VDS is to enable development in the Parish to complement and enhance those characteristics residents value and to reduce the possibility of changes that are detrimental to its character. This **Guidance** reflects the views of West Hanningfield residents.

Within the VDS a number of statements are made which are intended to influence design. These statements are referred to as "Guidance" and have been developed through a two year long process overseen by the Committee, working with the community through the Photo day workshops, which over 120 people attended and the Questionnaire, which attracted a 35% response rate.

The VDS and its Planning Status

All significant development requires Planning Permission and each submission is considered against the Borough's main statutory planning instrument, the **Local Development Framework (LDF)**.

The LDF sets out policies and proposals for dealing with new development. It identifies sites where new housing and other development can take place and sets out the policies of the Council in relation to the use of land and buildings.

The LDF is itself governed by regional policies which result from central government policies regarding issues like housing targets through the Village Envelope, and protection of the environment through the Metropolitan Green Belt.

Once accepted as guidance by the Borough Council, the VDS will be a public document and, although unlike the LDF it is not a statutory planning tool, it will carry weight in the determination of planning applications by the local planning authority.



The LDF determines where and what type of development can occur. This VDS assists in determining the physical characteristics each development should exhibit.

The LDF and West Hanningfield

The Village of West Hanningfield is a Defined Settlement in the LDF and is entirely surrounded by Metropolitan Green Belt. LDF policies seek to protect the Green Belt from inappropriate development.

Hanningfield Reservoir is a Site of Special Scientific Interest. There are also other sites of biodiversity and geological value which Policy DC15 protects and also encourages biodiversity across the Borough. There are no conservation areas although West Hanningfield has fourteen listed buildings which have statutory protection backed up by Policy DC20.

Temple Wood Industrial Estate is a rural Employment Area. Temple Farm is a new designated Employment Area. Policy DC56 on industrial and warehouse development seeks to protect this type of employment land to ensure supply and to meet the needs of existing companies.

The design of development is covered by core policies CP20 and CP21 and development control policies DC46 and DC49. Core Policy CP14 provides a direct link between VDS and local planning policy. The policy also sets the scene for the visual impact of all development proposals on the landscape.

It is important to recognise that a number of Supplementary Planning Documents (SPD) exist as well as the VDS and these are taken into account during the planning process, e.g:

- Affordable Housing SPD
- Sustainable Design & Construction SPD
- Urban Design Site Guidance SPD

Readers of this VDS are encouraged to contact the Parish Council for further information about these documents, or visit the Chelmsford Borough Council website www.chelmsford.gov.uk.



The VDS and Planning Permission

Developers, wishing to build new or replace or significantly alter existing properties, are obliged to seek Planning Permission from the Local Authority. Sometimes these submissions fail because developers do not know beforehand what is likely to be objected to within that process, particularly at the Parish Council level. The VDS gives Guidance to developers which, if it is followed closely, increases the likelihood that Parish Council support can be relied upon.

The VDS and External Improvements

The VDS does not remove people's rights to improve their properties: however it is hoped that by providing Guidance to individual homeowners as to what others in the community like and dislike, a harmonious approach to design will develop.

Most property works tend to be of this type but can have a large visual impact. Before embarking on projects involving fencing, guttering, replacement windows and doors, driveways and so on, the impact of these proposals on neighbouring properties, the locality and the environment should be considered.

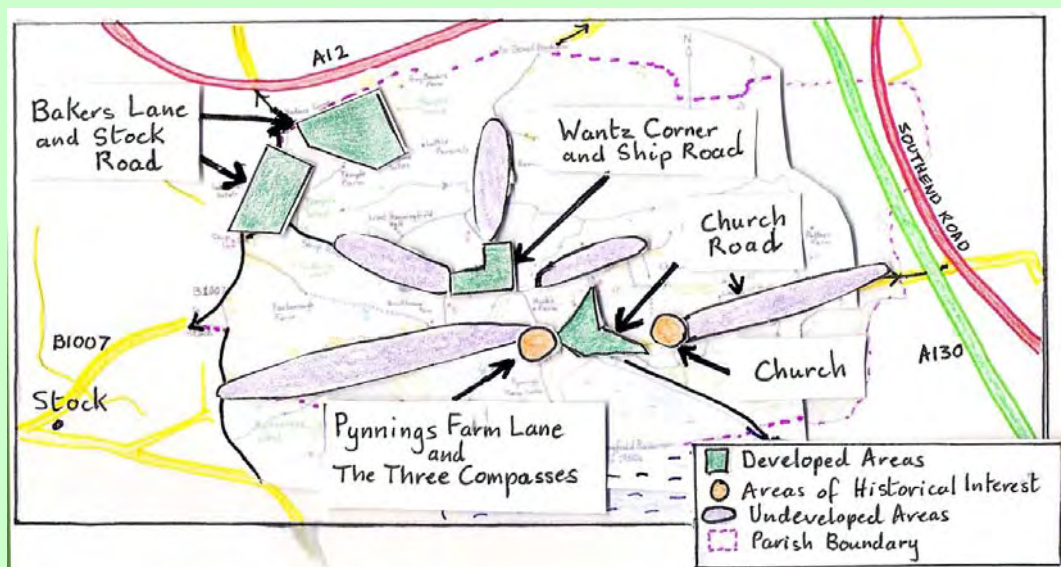
The VDS and Character Areas

The term "Character Area" is used widely within the VDS to describe locations within the Parish that have unique characteristics. Whilst general Guidance can be applied in all these locations, the specific outcomes of following guidance may be different depending on which Character Area is affected by development plans. For example, an acceptable design for a proposed dwelling in Pynnings Farm Lane would need to be entirely different from a proposed dwelling on an infill site on Church Road, since the general guidance encourages new buildings to be in keeping with existing properties in the vicinity.

The Character Areas described in the VDS fall into two main categories – **Developed Areas**, where residents generally approve of further development with account taken of the context and design of new and improved buildings and **Areas of Historical or Natural Interest**, predominantly within the Metropolitan Green Belt, where residents generally disapprove of further development in the interests of preservation of the character of the Parish.

The **Developed Character Areas** within the Parish are Baker's Lane and Stock Road, Wantz Corner and Ship Road and Church Road from the Church to the junction with Middlemead.

The **Historical or Natural Interest Character Areas** within the Parish are the areas immediately surrounding the Church, Pynnings Farm Lane and the junction with Lower Stock Road, including the Three Compasses and Bay Tree House and the "Lanes" including Lower Stock Road, Blind Lane, West Hanningfield Road and Tanfield Tye.





The Parish of West Hanningfield

West Hanningfield has retained its unique character largely through its location “off the beaten track”. It lies on a ridge to the south of the London to Colchester Roman Road with the original A130 to the east. Although Church Road and Ship Road are very old and in earlier times provided links between the ancient market towns of Brentwood and Maldon, it is unlikely these roads were ever a significant trade route.

Historical Character – The Origins of West Hanningfield

The layout of the Village has always followed a linear pattern with the Church of St Mary and St Edward in the East, indicating Saxon or earlier origins. Entries in the Little Domesday book describe the manors held by Saxon freemen of the Haningefelda in the time of Edward the Confessor. The use of Roman tiles in the fabric of the Church and a Roman Road running across the north of the Parish indicates Roman occupation, although no Roman buildings have been found locally.

The earliest visible parts of the Church are Norman although Roman bricks are in evidence in the fabric of the existing building.

To the east of the Church lies Church House, with its barn and outbuildings and Cob Cottage. These buildings are all that remain of what was once one of the centres of Village life.



Church of St Mary and St Edward



Church House and Cob Cottage



Another important historical character area is the collection of buildings around the junction of Pynnings Farm Lane, Lower Stock Road and Church Road, which encompasses four listed buildings.

This area was once the main commercial centre of the parish.

There are fourteen buildings in West Hanningfield which have been listed for reasons of historical significance and there are many other examples of period dwellings dotted around the Parish. These dwellings and their immediate surroundings contribute significantly to the rural ambience. The locations of these buildings can be found on the Parish Map on page 7.

In the early 20th century the need for agricultural labour and smallholdings drove development of cottages and houses at several locations in the Parish alongside the country lanes. **We describe these parts of the Parish as the “Lanes” and define them as a character area by themselves.**



Early in the 20th century these groups of homes created “islands” of development between the fields and orchards that lined the lanes, but from 1950 onwards some of these islands began to merge through infill development. This was particularly the case along Church Road which is now a more or less continuous ribbon of houses from the Church to Crowsfield Cottages.



20th Century Growth – 1950 to present day

West Hanningfield changed more in the last hundred years than in the previous twelve centuries combined, although the fundamental structure of the Parish changed little until the 1950s. Since then, development has been concentrated in three main character areas: **Church Road**, the extreme west of the Parish along **Stock Road and Baker's Lane** and the strip of development along **Ship Road to the west of Wantz Corner**

In 1955, part of the village, including Pynnings Farm and Peadown, was flooded to form the Hanningfield Reservoir. Middlemead, which was laid at the same time, replaced the flooded Pynnings Farm Lane as the main route to Wickford.

In the 1950s Hanningfield Water Company built "Middlemead" in a "garden village" style.

This won a design award at the time and is a recognised post-war heritage site. This shows that relatively large numbers of homes can be built in an area without destroying the open, airy ambience.



The 1960s, 70s and 80s saw the Village develop rapidly especially along Church Road as groups of bungalows and family houses were built to attract families who were able to commute to work. During this period, a number of the old weather boarded cottages, that had lined the road, were demolished, making way for newer styles of property.



Church Road: one of the most heavily developed areas of the Parish!



Church Road contains a wide variety of housing styles

A rural ambience has largely been maintained by properties being built within large garden plots, incorporating hedges and trees, particularly along the road.

Rooflines on the south side of the road have been kept low to protect views, from the larger homes built on the higher ground on the north side, over the top of them to the reservoir beyond.

In the extreme west of the Parish lies a further large settlement encompassing Baker's Lane and Stock Road. Within this area are the two industrial estates, Temple Wood and Temple Farm. Homes within this area also exhibit a mix of styles.

The eastern side of Stock Road, running from the Ship to Bakers Lane, contains a ribbon of semi-detached properties of various styles.

On the northern boundary of the Parish are two Park Home sites. These overlook woodland to one side and farmland to the other. A pleasant garden-like environment is encouraged.



Stock Road and Bakers Lane: an eclectic mix of housing styles



Bakers Lane Park Homes

The only other significantly developed area within the Parish is the row of dwellings at Wantz corner. Homes in this character area range in style from 17th century cottages to 1960s bungalows.

In common with Church Road, Wantz Corner is characterised by an eclectic mix of housing styles, predominantly bungalows.

The three developed areas in the Parish all exhibit this characteristic. It is only in Church Road that we find the groups of very similar homes that most residents feel have an urbanising effect.



1960s Bungalow at Wantz Corner



Wheelgates, Wantz Corner

Our Listed Buildings

The photographs below show our listed buildings – the numbers refer to the map on page 7, where the locations of these buildings can be seen.



1. The Ship Inn



2. Clovile Hall



3. Elms Farm



4. Little Barns



5. Kents Farm



6. Slough House Farm



7. The Old Bakery



8. Gascoignes Farm

LISTED BUILDINGS

1. The Ship Inn
2. Clovile Hall
3. Elms Farm
4. Little Barns
5. Kents Farm
6. Slough House Farm
7. The Old Bakery
8. Gascoignes Farm
9. Bay Tree House
10. The Three Compasses
11. Helmons Farm
12. Brooksbys
13. St Mary's and St Edward's Church
14. Church House



9. Bay Tree House



10. The Three Compasses



11. Helmons Farm



12. Brooksbys



13. St Mary and St Edward



14. Church House



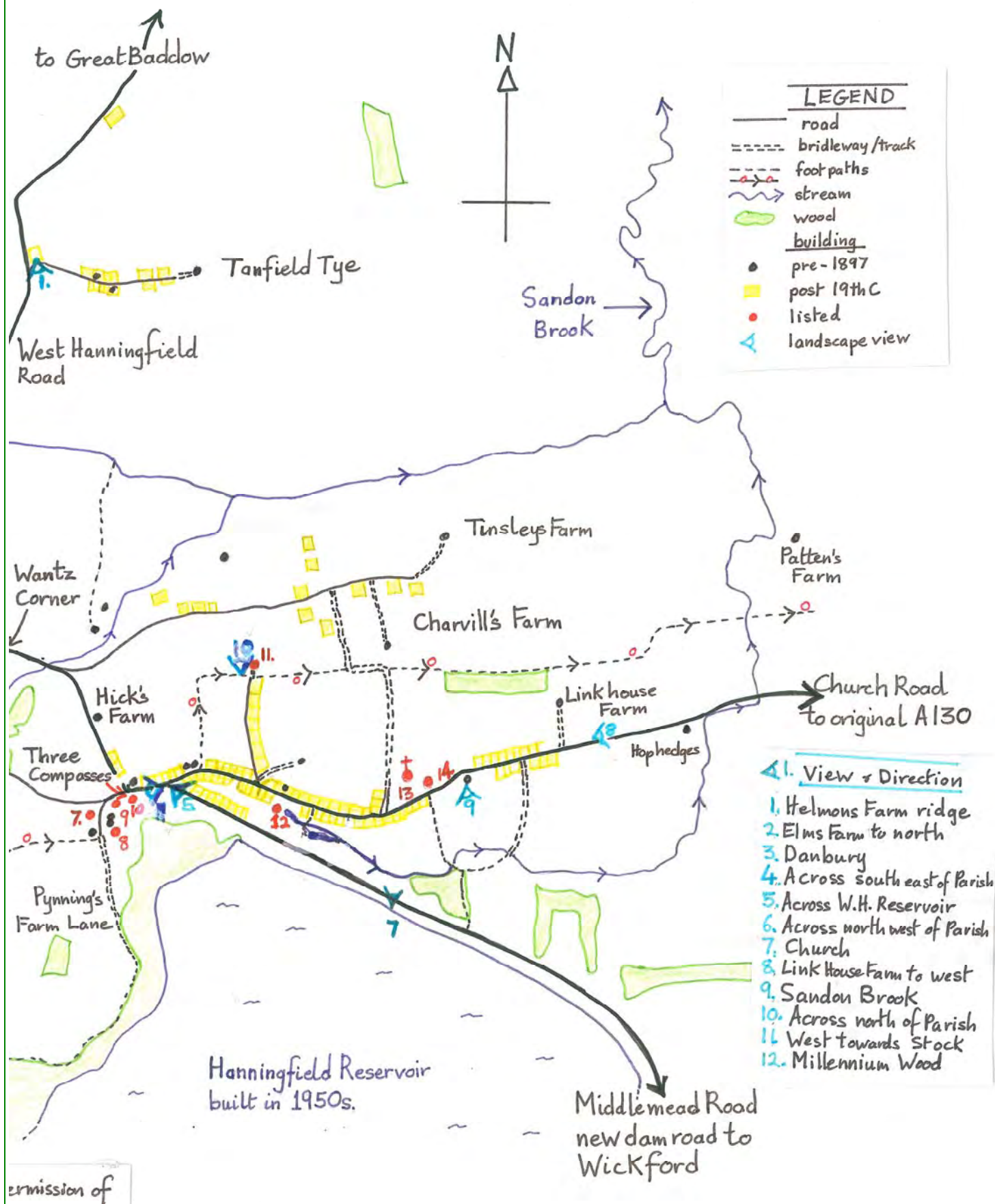
WEST HANNINGFIELD 'PARISH.



• Listed Buildings (old name)

1. Ship Inn
2. Clovile Hall (Fullers)
3. Elm's Farm
4. Little Barns
5. Kent's Farm
6. Slough House Farm
7. Old Bakery (Tarlings)
8. Gascoignes
9. Bay Tree House
The Claver House
10. Three Compasses Inn
11. Helmon's Farm
12. Brooksby's
13. St. Mary & St. Edward
14. Church House

A sketch map based on the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. Crown Copyright.
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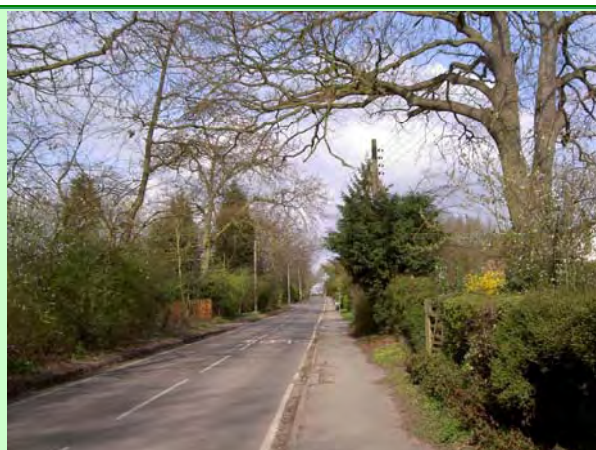
West Hanningfield has deep and obvious roots in a rural, agricultural economy and for the majority of time and in the majority of cases, these roots have been respected. A key aspect of that is the fact that much of the Parish is a “backwater”, built along roads unknown even to some people from Stock, two miles away and certainly to most people in the larger towns in the area.

Most people in West Hanningfield feel they live in a village that has evolved within the countryside, rather than in a “planned” village or town and their main desire is to continue to feel that in the future. The dominant theme of residents’ input to the VDS process and in particular their responses to the Questionnaire, is the **prevention of urbanisation**.

As well as building designs themselves, **urbanising features** include **roads, pavements, kerbs, street lighting, signage, walls and fences and non-indigenous hedging and conifers**.

Most people in the Village believe it to have a rural ambience and would like it to stay that way. By “rural” we mean:

- Surrounded by open fields
- Buildings are set back from the road and intermingled with native hedges and trees
- Large open spaces between main areas of development
- Very little traffic
- Lots of footpaths and bridleways
- In general, natural features, rather than buildings, dominate the landscape



Church Road - trees and hedges hide the continuous row of houses on the right hand side into the distance

Apart from Church Road, Baker’s Lane and Ship Road west of Wantz Corner, the Parish has remained largely undeveloped in recent years. The settlements in those locations are typified by **ribbon development alongside the roads**, with little backland development, resulting from deliberate planning policy and in keeping with the historical trend. Pavements and kerbing are also largely limited to those areas, which helps to maintain the rural ambience of the Parish.

Most residents agree that when expansion is required, it should continue the gradual evolution of the village alongside the roads and should not consist of “Close” or “Estate” developments and the **construction of new roads should be avoided wherever possible**.

The huge mix of types and styles of dwellings in the village also contributes to the rural feel:

- There is no “standard” building style
- There is an eclectic mix of styles in all populated locations
- Buildings are sensitively located on their plots
- Neighbouring trees tend to be taller than the buildings



Lack of uniformity of style aids the ambience

Guidance

Avoid intrusive development in both Natural and Historical Character Areas

Avoid removal of trees and hedges where possible

Buildings should generally be set back from the road

Maintain reasonable spaces between properties

Keep rooflines low enough to ensure that the tallest items in the landscape are trees

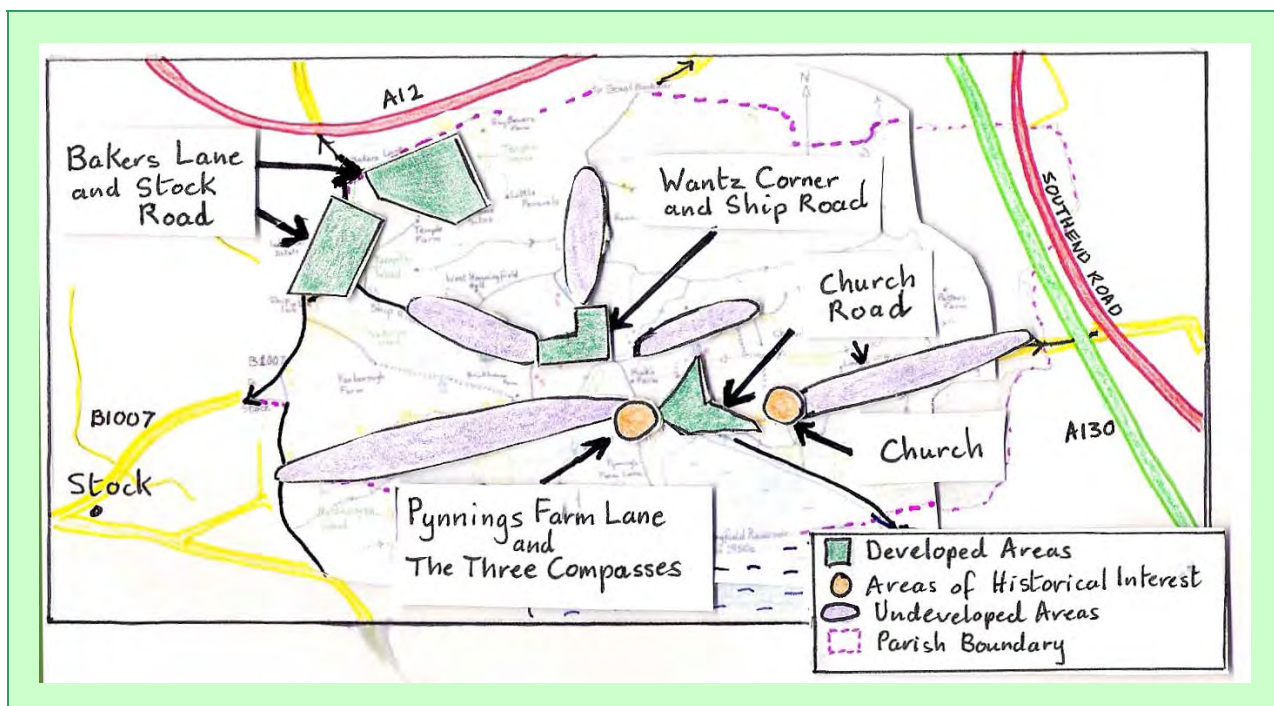
Preserve footpaths and other rights of way

Maintain pattern of houses fronting the road. Avoid buildings to the rear that go against the established pattern and distribution of houses

Most residents appreciate the connection between the way the Parish is laid out and separated and its rural ambience. Linear development predominates, with communities separated by large areas of arable land. Each of these communities – “**Character Areas**” - has its own distinct features. The map below shows the main Character areas within West Hanningfield.

The **Historical or Natural Interest Character Areas** within the Parish are the areas immediately surrounding the Church, Pynnings Farm Lane and the junction with Lower Stock Road, including the Three Compasses and Bay Tree House and the “Lanes” including Lower Stock Road, Blind Lane, West Hanningfield Road and Tanfield Tye. **Apart from the area around the Church, all of these are protected from new development since they are within the Metropolitan Green Belt.**

The **Developed Character Areas** within the Parish are Bakers Lane and Stock Road, Wantz Corner and Ship Road and Church Road from the Church to the junction with Middlemead.



There is no recognisable centre of the Village of West Hanningfield. However, one historic commercial centre still exists at the western end of Church Road at its junction with Pynnings Farm Lane, Lower Stock Road and Holliday Hill, close to the recently designated village green. The area around the Church likewise contains some important historic buildings which were once part of another important Village focal point. These are important character areas containing some of the oldest properties in the Parish in largely unspoilt environments.



Pynnings Farm Lane



Church House

Landscape Character Areas – “The Lanes”

Another important aspect of the pattern of settlement in the Parish is the existence of small farms and smallholdings, mainly in Lower Stock Road and Blind Lane, but also in other locations such as Bakers Lane. These commonly front onto the lanes and are well spread out along them. In recent times pressure for larger properties, to replace these small farm buildings, has been generally resisted. Small agricultural businesses and their modest farm buildings are an important part of the heritage of the Parish.



The Lanes are home to a number of smallholdings...



...and scattered communities following the linear development pattern

Church Road and Middlemead

Church Road has a linear settlement pattern. Almost all the properties have large front gardens, with mature trees and hedges. These help to maintain the rural character, even in the most densely developed heart of the village.



Many properties are screened by hedges and trees



Others are set well back from the road

General Guidance

Maintain the existing pattern of multiple small building groups

Maintain the green spaces between communities

Maintain the existing linear pattern in the siting of any building growth.

To accommodate growth, spread new development around the Parish through in-fill and community extension rather than large one-off expansions

Incorporate green areas into new developments to maintain an open look and feel

Protect natural and man-made green areas as community assets by enhancing them with seating, wildlife habitats and landscaping

The Middlemead development incorporates grassed “greens” in an effort to maintain an open look and feel.



Middlemead is designed around a grassed space akin to a Village Green



Crowsfield Cottages are set well back from the road with a green space in front

Bakers Lane and Stock Road

The north-west of the Parish contains a significant community consisting of Bakers Lane and a number of properties strung out along the Stock Road. This area includes the Temple Farm and Temple Wood industrial areas as well as a restaurant, motel and petrol station. Development along Bakers Lane and Stock Road follows the linear pattern of mixed building styles similar to those found in Church Road.



Stock Road follows a linear pattern of development...



...and homes are screened by trees and hedges

Also within this area are the two Park home developments, Templeton Park and Temple Grove. These house approximately half the population of West Hanningfield and are the only significant divergence from the linear pattern of development within the Parish. Both sites are integrated into the surrounding woodland, with significant numbers of trees and hedges remaining and a pleasant garden environment encouraged and maintained.



Bakers Lane



Templeton Park

Ship Road and Wantz Corner

Throughout the Parish there are a number of scattered communities, all of which exhibit a linear development pattern on outlying roads and surrounded by farmland. The largest of these occupies a site on and to the west of what is locally known as Wantz Corner, at the junction of Ship Road and West Hanningfield Road.



Linear development along West Hanningfield Road at Wantz Corner



Landscape Setting

West Hanningfield Parish lies within the Metropolitan Green Belt and within the **Wooded Farmland Landscapes** countryside character area. It has largely retained its rural agricultural character including ancient woodlands and arable fields with well-maintained ancient hedges. The character of the Parish is largely defined by these views across this countryside and any developments that threaten them should be carefully considered to prevent their loss.



The Parish is characterised by ridges and river valleys with fine views...



...and the landscape is dominated by arable fields with well-preserved hedgerows.

The Wooded Farmland Landscape



The Church from the Dam



Ship Road to Foxborough Wood



Elms Farm to Tanfield Tye



Middlemead across the Hanningfield Reservoir

Please see the Map on page 7 to identify the views shown above, together with other important views around the Parish, some of which can be found in Appendix 3.

Using sensitive siting, retention of existing trees and hedges and the new planting of sustainable native species, buildings can be screened, thereby protecting these views.



Screening trees would hide the buildings and enhance this otherwise rural view



Buildings interspersed with trees and hedges breaks up their outline

Sandon Brook and its tributaries flow through the Parish. Hanningfield Reservoir, a Site of Special Scientific Interest, is the dominant landscape feature in the south. Additionally there are a number of small ponds dotted around the Parish, some of which were originally “marl” or clay pits. Others are the result of natural and man-made field drainage. These wetland habitats enhance the landscape and provide valuable havens for wildlife.



Natural ponds throughout the Parish are under threat from development



Sandon Brook winds its way through the Parish, a rich habitat for plants and wildlife

Ancient woodlands exist on higher ground including Bythehedges, Temple Wood & Temple Grove, the latter with ancient boundary banks. This type of woodland is increasingly rare in Essex and the country generally and the majority of residents support increased protection of these amenities. New planting initiatives such as the Millennium Wood should be encouraged.



Significant damage to ancient woodlands has been caused by unplanned encroachment

Guidance

Development on arable land should be avoided

Destruction of ponds, copses, trees, greens and other landscape features should be avoided

When new development is planned, brownfield sites should be considered first

Archaeological surveys should be considered prior to development of any sites

Where new hedges or trees are planted these should preferably be sustainable native species

Ensure existing access is maintained to all natural amenity areas

Consider provision of new amenity areas, and greater access to existing amenity areas, as part of any new developments

Any further encroachment onto existing woodland, especially ancient woodland, should be avoided



Residential Buildings

There is a mix of building ages and styles within the village, with much of the population now living in homes built within the last forty years or so. In the built-up areas it is impossible to define any particular standard. For that reason, many residents associate design not with specific styles of building so much as with the way buildings fit into the countryside and with others in their immediate locality, rather than any other design theme.

Special Character Area Considerations

The areas defined as the “Lanes” and the two areas of Historical Interest merit special consideration. Residents feel that design guidelines should be interpreted more rigidly in these areas and that they require more rigorous protection from inappropriate developments even though the same design might be acceptable in other parts of the Parish.

St Mary and St Edward

Church House and Cob Cottage are all that is left of a group of homes and small rural businesses that once lined both sides of the road in the immediate area of the Church. The rest of these cottages have been demolished, mostly to make way for bungalows in the 1960s.

This area should be protected from inappropriate development regardless of its position within the Village Envelope.



Although there are many period properties in the Parish, the only place in which there is a concentration of older properties reminiscent of the old Village is at the location referred to as Pynnings Farm Lane.



Pynnings Farm Lane

At the junction of Pynnings Farm Lane, Church Road and Lower Stock Road lie seven properties, the earliest of which was built in the 15th century and the latest at the end of the 19th century. Four of these properties are Listed.

These properties all represent different eras and there is no common design, except that they have all been maintained to something approaching the original style of the time they were built.

Apart from the area around the Church, all other areas of Historical Interest lie outside the Village Envelope and are therefore protected from further development and from inappropriate extension.

The Lanes

Dotted around the Parish there are numerous small cottages built at various times to house the farm workers on whom the local rural economy relied.

The character of the Lanes is defined by the generally small size of these properties and the fact that they are sited alone or in small groups.

Since these areas are all within the Green Belt they are protected from inappropriate development.



Guidance

LDF Guidance on development in the Green Belt should be strictly adhered to

Any development should blend in seamlessly with existing buildings on plot and with nearby dwellings

Traditional materials and colours should be used for new buildings and refurbishments

Door and window styles should complement those of nearby properties

Properties should be of a similar size and scale to those nearby

Landscaping and boundaries should be kept consistent with rural location

Flat roofs should be avoided

Outbuildings should be preserved or sympathetically converted to retain character

New Buildings

Even though all of the built-up areas within the Parish contain an eclectic mix of property styles, some common themes are in evidence. In some locations bungalows dominate and there are particular benefits from that in terms of preserving the open aspect of developed areas. For example the bungalows on the south side of Church Road do not interfere with views from the properties on the north side across to the reservoir, whereas taller properties would.



The old and the new at Wantz Corner



In the right setting dramatic modern designs can work as well as more traditional styles

By looking carefully at the neighbourhood it is possible to identify some common features which can be echoed in new buildings. Some of these features are relatively small when taken in isolation, but can influence the character of an area significantly.



Barge boarded gable ends feature heavily in Church Road



Hipped roofs on bungalows on Ship Road

Inconsistency of roof heights and the avoidance of perpendicular lines and flat roofs in favour of pitched and chalet styles helps to blend the built environment into the unstructured appearance of the countryside. This is significantly helped by limiting properties to a maximum of two storeys which helps keep roof heights below that of neighbouring trees.

Guidance

Builders, developers and planners should complement the existing style of surrounding properties by the use of similar materials, colours and finishes.

Developments should be sensitive to the immediate surroundings and should not dominate them

Roof heights should not clash with those nearby

Preserve views by staggering heights of new buildings

New builds and major alterations should be used as opportunities to incorporate forward-thinking designs, materials from renewable sources and sustainable build practice



Extensions and refurbishments

Design guidance is intended not just for new developments but also for works of a smaller nature, such as extensions. Before such changes are made to our properties the impact of the design on the parent property, neighbouring properties and the locality generally should be considered.

In character areas, where a particular age or style of property predominates, such as Pynnings Farm Lane, works that have been designed sensitively have enhanced the overall ambience, whereas lack of concern for design might have spoilt it.



A sympathetic side extension to this Victorian Cottage echoes the materials and style of the parent building



In a character area such as Pynnings Farm Lane, development that echoes existing buildings should be encouraged, as in this example

Roof styles and materials have a considerable effect on the appearance of a building.



The Ship Inn's roof was refurbished recently using reclaimed tiles



Weatherboarding, traditional brickwork and roofing materials on a barn conversion

Over extension and lack of consistency of design with original buildings and materials, particularly of **roofs**, can easily spoil the look of a property. This is a particular issue where plans to convert attic space into accommodation are common.



Attic extensions can dominate a roof and should not be used in a prominent position



A sympathetic extension, matching the lines and style of the parent building but not oversized

Guidance

Character should be maintained through the use of similar styles of coverings, colours and detail to surrounding properties

Flat roofs should be used as a last resort and only in un-overlooked locations

Extensions should be consistent in scale to the parent building and should not cause the combined building to overfill the plot

Extension rearwards is preferable to forwards or sideways including addition of dormer windows

Attic or roof conversions should be sympathetic to the size, scale and design of the parent property

Plot Siting and Property Boundaries

The generally low density of buildings is a major factor in defining the rural ambience of the Village. Adjacent buildings not filling their plots preserves a feeling of space and minimises urbanising effects, particularly when a rural landscape behind them is visible through the gaps.



The gap emphasises the rural location by showing there are no buildings behind these houses on Church Road



An oversized, frontally-located garage can dominate a plot

The siting of buildings on their plots is also important, although in different locations this may mean different things. General guidance is to more or less follow the building line of homes in the near vicinity in order to preserve character. In general, this means setting properties well back from the road, although some of the older homes in the Parish were built "on the road".



Homes following a set-back building line



Hedging and Trees as a roadside boundary maintains a rural feel

Guidance

Respect the size of plot and relationship to neighbouring properties – large properties on small plots are not common in the Parish

Ensure buildings do not fill the width of their plot to allow for gaps between buildings on adjacent plots

Closely match the building line of homes in the near vicinity when developing any new buildings including garages and outhouses

Where possible protect existing boundary trees and hedges and landscape with native species

If walls, fences and gates must be used, ensure they are of a rural style

Property boundaries are a significant aspect of design. Fences and walls in particular can urbanise a neighbourhood, especially where they replace or hide natural boundaries such as hedges. Natural boundaries are preferable, although informal walls and fences do not necessarily detract from the rural ambience of their location.



Examples of simple fencing combined with hedging, maintaining a rural feel



Whereas urban wall and fencing styles would be out of character in a rural location

Doors, Windows and other external features

The design of **doors and windows** can have a considerable impact on the look of a building and on the overall look of its locality, as can the materials used in their construction and their colour.



Mismatched doors and windows spoil the look and feel of a terrace

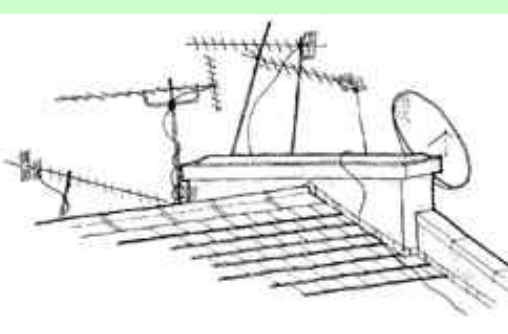


Period features can be replicated using low-maintenance materials such as PVCu

The colours houses are painted can also have a huge effect on the ambience of the locality in which they sit. Since none of the Parish is in a conservation area, colours cannot be enforced but that should not prevent carefully thinking about colours and materials when the external appearance of homes is changed.



Careful choice of colour, but perhaps plain brick would be more in keeping?



Neglect and inappropriate alterations can blight a roof and chimney

In general the number of rooms provided in houses has increased in recent years and as well as extensions, many owners of older properties have added porches and conservatories to give themselves an extra bit of living space. As with all extensions, these can significantly alter the appearance of a building or location.



Porches add a little extra space to homes



Rear facing conservatories allow residents to enjoy spectacular views across the Parish

Guidance

During renovation and extension building, windows, doors and other fittings should closely match those of the parent building

Windows and doors which are appropriately designed for the age and style of the property are encouraged

Developers should avoid mixing historical styles in the same building

Careful attention should be paid to the colours used on the outside of buildings to maintain character

Security floodlighting should be sensibly placed and movement sensitive, not constant

Conservatories and porches should adhere to the same guidance as for extensions

Conservatories on the rear of homes are both more attractive and more practical

Garages and Parking Facilities

Parking space and garage design, size and location are important factors in a village where most families have at least one car and many families have more than one.



If insufficient parking spaces are provided with homes, verges, pavements and roads are used instead



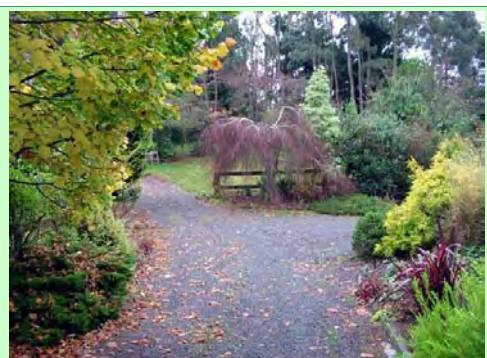
Multiple garage blocks are an urban feature and are notorious for falling into disrepair

Guidance

Adequate off-street parking should be provided for individual buildings

Blocks of garages for multiple properties should be avoided since these are often hard to maintain. If used they should be placed behind properties and screened

The design and materials used in driveways can significantly impact the way they blend into their surroundings. Informal-looking construction works best in a rural location.



Gravel driveways are practical and fit with a rural ambience



Hedging screens Crowsfield Cottages car park from the road

Driveway design and surfacing should maintain rural feel e.g. bound gravel

Where developments require them, car parks should be screened to be hidden from the road

Energy Efficiency and Recycling

Sustainable development, including low energy using, highly efficient and environmentally friendly buildings, is a key element of Chelmsford Borough Council's policy and practice. Residents are committed to the same "Green" principles.



Green measures such as those for energy and water efficiency should be encouraged



Guidance

New builds and major alterations should be used as opportunities to incorporate sustainability features such as energy and water conservation and recycling



Industry and Commerce

The majority of the Parish is in the Metropolitan Green Belt and the dominant industrial activity is Agriculture.

The size and demographics of the population of West Hanningfield is not sufficient to support commerce to any significant degree and the last retail premises closed in the 1970s. Like many similar sized parishes in the area, there is significant reliance on neighbouring large towns and therefore on private cars and local buses. Further development in the Parish should take account of these factors.



Of the four Public Houses that once stood in the Parish, only The Three Compasses and the Ship Inn remain



The location of the local grocery shop - which closed in 1979 - now houses a hairdressers'

Industry is concentrated around two light industrial areas on the northwest edge of the Parish at Temple Grove and Temple Farm. Both of these industrial areas have been in existence for a considerable number of years and have unfortunately been allowed to encroach upon and significantly pollute, some of our ancient woodlands. Far greater care must be taken in future to prevent such damage to the environment from industrial developments.

Residents emphasise the character of the Parish as rural and as such further encroachment from industry onto agricultural land is looked upon negatively. Emphasis is also placed upon strong management of occupiers of existing industrial areas, to ensure these do not grow and that occupiers respect the environment around their sites.



Where clear boundaries are not created, and enforced, industrial areas can spread into surrounding countryside. This industrial area has destroyed the core of an ancient wood.

Guidance

Agricultural land should be preserved for agricultural use

Farm buildings should be preserved for agricultural or similar use

Commercial needs should be considered when larger developments are planned, particularly of family housing

Industrial development should be restricted to the existing industrial areas along Stock Road

The siting and design of all new developments, or improvements to existing industrial buildings, should be sensitive to the environment and appropriate to the ambience of their location

Clear boundaries must be defined around industrial developments to discourage creeping encroachment outside those areas

Sensitivity to the natural environment surrounding industrial developments is key to emphasising and maintaining the rural style of the Parish, both in terms of industrial building styles themselves and the way they and their infrastructures fit into the landscape. Poor examples unfortunately exist and future planning should be encouraged to rectify this.

Guidance

Screening and landscaping of industrial units with sustainable native trees and hedging species should be encouraged

Industrial units should not be taller than two stories or taller than the surrounding tree line

Where Commercial Signage is required it should be tidy and within the site

Light and noise pollution should be minimised both through building design and site screening

Where possible, radio equipment should be sited on existing masts and pylons and / or disguised



Untidy and insensitively placed signage gives a poor impression!

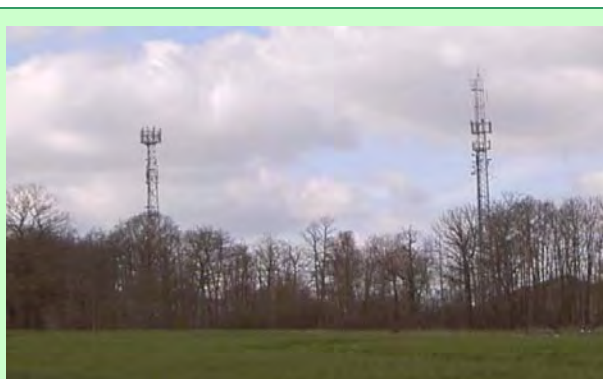


The yard of an industrial unit is visible from the entrance to the Temple Wood industrial site, but is hidden from all other directions by screening trees

Industry in the Parish currently operates a normal working day which means light and noise pollution, which can be a problem both for residents and for local wildlife particularly birds, is minimised in the evenings and at night.



Security lights on business premises as well as homes should be movement sensitive, not constant



Proliferation of mobile telephone base stations spoils the landscape

Essex and Suffolk Water's Hanningfield Works dominate the southeast corner of the parish. The Company works closely with the community to manage the impact of its presence.



The colour of industrial buildings is critical to ensuring they do not dominate the landscape

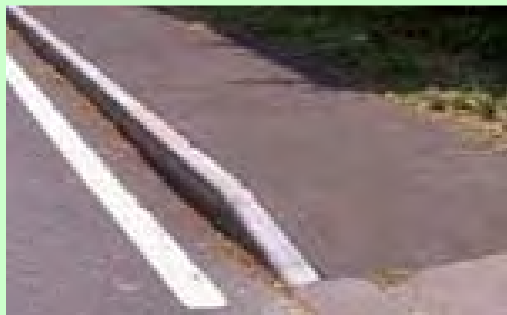


Through planting of natural screening, Essex and Suffolk Water manage the visual impact of their works



Transport and Communication

Urbanisation of the street scenes is limited but increasing and most residents are not in favour of that. Roads, pavements and grass verges should be maintained in keeping with the rural aspect of the Village whilst providing easy and safe access to local and regional amenities. Residents are generally in favour of introducing rural-style traffic calming measures to ensure that this remains the case, in the face of increased pressure due to the rerouting of the A130 and introduction of calming measures in neighbouring villages.



Urban pavement heights and styles, and overuse of white lining all affect the ambience of their location



Too much signage and lighting clutters the street scene and can interfere with the rural nature of the area.

Some roadside signage is clearly a necessity for safety reasons and residents appreciate that and encourage it where required. However, care should be taken to ensure an appropriate balance is maintained – signage does not need to be ugly to be noticeable!



Roadside verges and ditches without kerbs or pavements contribute to the rural ambience



Formal pavements and kerbing detract from the rural aspect in some areas, but are necessary in others for safety reasons

Rural "Lanes" are an important aspect of the Parish and care should be taken to protect them from the urbanising effects of pavements, kerbing, walls and fences and other urban features.



Compromises can be found that provide safe pedestrian access without changing the rural character of the Village



Features such as low bridges and brick culverts over streams, retain a rural ambience

Developers and the highway authority do not have to compromise style and ambience for safety or when roads or road features need upgrading. It is possible to preserve rural styling if care is taken over materials and design.

Guidance

The rural style of village lanes should be protected

Informal verges should be maintained and urbanising features e.g. fences, walls and bollards, discouraged

Village approaches should have appropriate rural signage e.g. rustic "gates" either side of the road

Passing places should be kept informal on narrow lanes

Where kerbs and pavements are necessary for safety reasons, they should be carefully designed to ensure rural ambience is protected

Street lighting should be sensitively placed and the minimum necessary for safety purposes

When new signs are introduced, existing signposts telegraph and electricity poles should be used where possible



Conclusion

Summary of Findings

Residents enjoy the rural ambience of the Parish. Even the most populated parts maintain a mainly sympathetic relationship with the countryside around them and care has generally been taken to ensure that **trees and hedges are preserved on and around developed plots** and **buildings are thoughtfully sited on plots**, so as to provide a view from the road through to the fields behind them.

There are very few homes in the Parish from which it is not possible to see **sweeping views over the surrounding arable farmland** and in many cases the **Hanningfield Reservoir, which is a Site of Special Scientific Interest**, due to the huge variety of bird life in residence.

When considering the growth of the Parish the most often expressed fear is of urbanisation and much of the guidance given in this VDS is aimed at limiting that.

Apart from the leisure opportunities offered through being set within a largely agricultural landscape and those provided by the Hanningfield Reservoir, the Parish lacks amenities. **When considering any significant development in future the opportunity to provide facilities, which could be used by residents, should be taken into account.**

Perhaps the biggest environmental challenge the Parish faces today is the encroachment of industry and industrial hinterland on ancient woodlands. In 2007 there is a severe problem with ground pollution within woodlands in the west of the Parish, caused by nearby industrial activity. Steps must be taken both to deal with the existing problem and, through the VDS and the statutory planning process, to prevent such problems from occurring again.

The Committee

The West Hanningfield VDS Committee consisted of:

Mary Armson
John Bishop
Brenda Dewar
Bruce Henley
Malcolm Jacobs
Simon Usher

Christina Ballard
David Brinded
Paul Gregg
Jane Houghton
Ray Norman
Karen Young

References

Available from Chelmsford Borough Council – www.chelmsford.gov.uk

Local Development Framework – Core Strategy and Supporting Documents
Chelmsford Borough Local Plan
Affordable Housing Guidance
Sustainable Design & Construction Guidance
Urban Design Site Guidance
Side Extensions – Residential Design Guidance
Roof Extensions – Residential Design Guidance

Chelmsford Biodiversity Action Plan

Available from the Town and Country Planning Association – www.tcpa.org.uk

Biodiversity By Design: A guide for sustainable communities
Sustainable Energy by Design

Available from other sources

Essex Design Guide - www.the-edi.co.uk



Appendix 1: Recommended Parish Initiatives

When the VDS is accepted by Chelmsford Borough Council, it becomes [a piece of planning guidance](#). The job of the VDS Committee is then complete until it is deemed sensible to reassess the desires of the Parish in terms of Design, at which point a meeting of the residents will be convened and the whole process will begin again. Current thinking is that this version of the VDS has a life expectancy of at least five years.

Acceptance of this VDS by CBC will trigger the dissolution of the VDS Committee and handover of any outstanding issues to other agencies, primarily the Parish Council.

During the development of this VDS a number of suggestions and comments have been made by residents which, whilst interesting and relevant to the community, do not belong in a Village Design Statement. Most of these have been handed to other agencies over the past two years, mainly to the Parish Council. Examples of this are bringing attention to vehicle speed throughout the village and the lack of Police presence. This handover has been helped by the fact that a number of Parish Councillors are on the VDS Committee.

Some suggestions and comments were made to the Committee during the process which we consider need to be addressed as specific projects by other bodies within the Parish. These are documented below in order that they can be considered both by the Parish Council when the next Parish Plan is developed and by the Village Hall Committee:

- The Village Hall is looking its age and should be renovated so that people would use it more often for personal events such as parties
- There are not enough venues or opportunities for parishioners to get together
- There are not enough facilities for children and teenagers
- More use could be made of the Football Pitch if there were changing facilities available
- A Cricket Pitch or a Village Green would create a focal point for the Community
- Rural footpaths should be provided to enable pedestrians to move around the outlying areas of the Parish more safely.

Finally, it has become clear that there is interest in a number of areas that could provide a focus for community activities, such that consideration should be given by these groups to sponsoring the creation of clubs or societies to pursue them. For example:

- The History of the Parish
- The Flora and Fauna of the Parish
- Photography, particularly of Landscape and Architecture
- Performing Arts including Amateur Dramatics, Music and Dance.



Residents of the Parish appreciate and value the open green spaces in and around the Village and the rural leisure opportunities these provide. Of particular significance is that the Parish is home to the UK-renowned Hanningfield Reservoir, created in the 1950s by the flooding of 870 acres within the parishes of West and South Hanningfield. The Reservoir is a Site of Special Scientific Interest (SSSI) due to the diversity of its wildfowl population.

The publicly accessible nature reserve, managed by the Essex Wildlife Trust, offers peaceful woodland walks and provides amenities such as hides for birdwatchers. The reservoir itself offers excellent trout fishing.

Day-ticket course and carp fishing is available in three fishing lakes at Hick's Farm.



Fishing Lodge, Hanningfield Reservoir



St Peter's Way runs through the Parish

West Hanningfield is fortunate enough to have a good network of rights of way, including the long-distance ancient St Peter's Way, which is regularly used by young people taking part in the Duke of Edinburgh Award scheme.

The Parish is widely known for the availability of these interesting walks and rides. Ramblers and horse riders may all be seen on the footpaths and bridleways, the Essex Farmers Hunt meets in the Parish two or three times each year and cyclists pass through frequently.

The Essex Roads Cycling Club frequently use the relatively quiet lanes through the village for their events and speed trials and marathon runners are often seen training in Middlemead and Church Road.



Riders and cyclists alike use the network of bridleways in the Parish



The childrens' playground in Church Road

The Village Hall, built in the 1960s and now requiring significant updating, provides facilities for many local clubs and is highly valued amongst residents of all generations. Activities include Brownies, Badminton, Keep Fit, Short Mat Bowls, Bingo and Flower Arranging. As with most English villages, the Hall is used for social and fund raising events for both the Church and the many clubs that hire the facility.

A green space next to the Hall provides a children's recreation area and the Essex and Suffolk Water Company provides the Parish with a football pitch and playing fields which are situated behind it.

Key Points

The leisure needs of residents should be considered when developments are planned, particularly of low cost and other family housing. As with many villages there are limited amenities for children and teenagers.

Suggestions from residents include:

- provision of further green spaces;
- funding for improvements to existing amenities such as the Village Hall and Playing Fields;
- provision of additional footpaths and cycle ways;
- provision of rural footpaths beside roads;
- protection of existing verges which enable walkers to use roads.

West Hanningfield Parish lies within the Metropolitan Green Belt and within the **Wooded Farmland Landscapes** countryside character area. It has largely retained its rural agricultural character including ancient woodlands and arable fields with well-maintained ancient hedges.

The numbers on photographs in this section relate to the viewpoints from which they were taken, which are marked on the Parish Map, which can be found on pages 7 and 8.

Many of the photographs shown in this document, including all of these wonderful views of the Parish, are available on our Website, www.west-hanningfield.com.



1. Tanfield Tye to Helmons Ridge



2. Elms Farm to Tanfield Tye



3. Danbury from Ship Road at Temple Farm Lane



4. Ship Road looking south across the Parish



5. Middlemead across the Hanningfield Reservoir



6. St Peter's Way at Slough House looking north-west



7. The Church from Middlemead



8. From Link House Farm looking west into the Village



9. Cob Cottage looking towards Sandon Brook



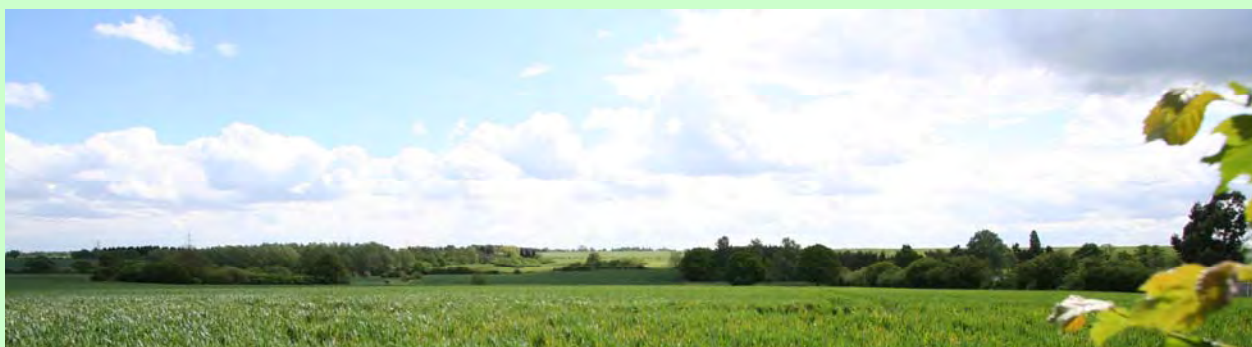
10. Helmons Farm towards Tanfield Tye



11. Church Road looking west



12. The Millennium Wood



A typical Parish view, taken from the back garden of a house in Church Road



Appendix 4: Biodiversity

West Hanningfield's rural village gardens, surrounded by a mixture of arable farming, pastures, woods, copses, ponds and old hedgerows, connected by a network of bridleways, footpaths and streams, create a huge variety of habitats. These host a rich variety of animals and plants, including several threatened species, and thoughtful management of the landscape, farms and gardens enables some species to survive here when they have disappeared from other parts of Essex.

The varied plant life in our gardens, hedgerows and field boundaries provides invaluable food sources and shelter for large numbers of invertebrates too, many of which are also vital links in the vertebrate food chain. A typical West Hanningfield village garden could be visited by at least twenty different bird species in any day and several different mammals, reptiles and amphibians at night, especially if there is an untidy 'wild' corner with a log pile, perhaps a pond or water source and some native plant species including nectar -producing plants.

Walking around the Parish, we are fortunate to be able to hear Skylarks and the occasional Nightingale singing and to see Brown Hares running across the fields or hear Water Voles as they dive into a stream. However, the diminishing numbers of returning summer and winter migrants show how sensitive populations are to climatic and habitat changes - but we can make a difference by being aware of the habitats our wildlife need to survive and by protecting those habitats.

Typical hedgerow shrubs include Hawthorn, Field Maple, Elm, Hornbeam, Blackthorn, Elderberry, Pussy Willows, Hazel, Wild Privet, Spindle, Dogwood and various Prunus (wild plums). Hedgerow trees are either standard (single straight stems), coppiced (Multistem) or pollards (Multistem on a big old trunk). West Hanningfield has a relatively large number of old pollards particularly in the central and western parts of the Parish. Most pollards are English Oak and they have not been lopped (pollarded) for many years due to the practice dying out.

The Old Church Oak is at present recorded as the oldest tree in the Parish at 540 years, dated by the Ancient Tree Forum, Woodland Trust. Some pollarding has been started again cautiously, to prolong its life. It is a fascinating tree and has recently been protected by a Tree Preservation Order (TPO).

There are a few Wild Service Trees surviving dotted about in the hedgerows, about four sites recorded.

In the Chelmsford Biodiversity Action Plan, five flagship species, the water vole, great crested newt, white admiral butterfly, song thrush and the common spotted orchid are identified. These species were selected to assist with biodiversity education, action and for marking future progress in conservation management. All these species are in evidence in West Hanningfield.

Essex Wildlife Nature Reserve at the Hanningfield Reservoir





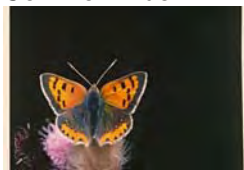























The Essex Wildlife Nature Reserve at the Hanningfield Reservoir (an SSSI) provides a variety of habitats for a variety of endangered British animal and plant species in addition to the wildfowl mentioned earlier. These include Water Voles and Dormice and at least three species of bat: Pipistrelles, Daubentons and Noctules have been identified.

Rare reptiles include Great Crested Newts and Common Lizards.

Hobbies and Buzzards can be seen circling as they hunt over the water and the occasional Osprey, during their migration flights, too.

Some of the land owned by the Essex & Suffolk Water Board is currently being managed to provide additional wildlife habitats in conjunction with the Essex Wildlife Trust wardens.

Wildlife species found in West Hanningfield and their preferred habitats

Open Field	Hedgerow	Copse/Wood	Stream/pond	Garden
<p>Kestrel Little Owl Rook Wood Pigeon</p>  <p>Green Woodpecker Stock Dove</p>  <p>Grey Partridge*</p>  <p>Lapwing* Goldfinch Skylark*</p>  <p>Meadow Brown Burnet Moth Skipper sp Common Blue</p>  <p>Small Copper</p>  <p>Rabbit Mole</p>  <p>Brown Hare* Field Mouse</p>	 <p>Jackdaw Wren Dunnock</p>  <p>Sparrowhawk</p>  <p>Chaffinch Whitethroat*</p>  <p>Pheasant Bramling m Crow Fieldfare m Redwing m Magpie</p>  <p>Small Tortoiseshell Small White Gatekeeper</p>  <p>Common Lizard Weasel Stoat Yellow-Necked Mouse Shrew Hedgehog Vole</p>	<p>Long Tailed Tit Mistle Thrush m Tawny Owl Cuckoo Greater Spotted Woodpecker Goldcrest Jay Tree Creeper Nightingale* m Blackcap m Large Tortoiseshell Hairstreak sp Brimstone</p>  <p>Fox</p>  <p>Grey Squirrel Dormouse*</p>  <p>Muntjac</p>  <p>Badger</p>  <p>Common Spotted Orchid*</p>	 <p>Moorhen Mallard duck Teal, Heron, Coot Kingfisher, Egret m Snipe, Swift</p>  <p>Pied Wagtail Yellow wagtail m</p>  <p>Dragonfly Damselfly Large Heath</p>  <p>Common Frog*</p>  <p>Great crested newt*</p>  <p>Grass snake Pipistrelle Bat sp. Noctule Bat sp Water Vole* Brown Rat</p>	<p>Great Tit, Blue Tit Robin Blackbird Song Thrush* House Sparrow*</p>  <p>Tree Sparrow Starling Pied Flycatcher m Collared Dove House Martin m Swallow m</p>  <p>Waxwing m Greenfinch Willow Warbler m Chiffchaff m</p>  <p>Comma</p>  <p>Peacock Painted Lady m Hawkmoth sp Orange Tip Large White Red Admiral Smooth Newt Toad Slow worm* Hedgehog</p>



Appendix 5: Questionnaire Responses

Over 35% of residents returned the questionnaire. This section shows the questions and responses.

Settlement Pattern

The Village currently follows its old Saxon layout, i.e. built along the roads/lanes near the farmsteads - this linear layout should be retained.	Strongly Agree	59.4%
	Agree	32.3%
	Disagree	7.1%
	Strongly Disagree	1.3%
The green rural spaces provide the Village with much of its character and are important visually and for their informal recreational value – this character should be protected.	Strongly Agree	73.5%
	Agree	24.5%
	Disagree	1.9%
	Strongly Disagree	0.0%
The surrounding agricultural land provides important local character and views, as currently managed with arable crops, copses and hedgerows and should be supported.	Strongly Agree	78.7%
	Agree	21.3%
	Disagree	0.0%
	Strongly Disagree	0.0%

Landscape Setting

Street / field enclosures with hedges are an important part of the character of West Hanningfield.	Strongly Agree	73.5%
	Agree	23.2%
	Disagree	2.6%
	Strongly Disagree	0.6%
The ancient e.g. Temple woodlands should be protected but also enhanced to include footpaths which provide public access and greater enjoyment.	Strongly Agree	61.3%
	Agree	31.0%
	Disagree	7.1%
	Strongly Disagree	0.6%
Hedgerows and hedgerow trees (of native species) should be encouraged and managed to improve them as wildlife habitats.	Strongly Agree	70.3%
	Agree	28.4%
	Disagree	1.3%
	Strongly Disagree	0.0%
It is crucial to maintain the Village network of footpaths, footbridges and bridle ways.	Strongly Agree	67.7%
	Agree	31.0%
	Disagree	1.3%
	Strongly Disagree	0.0%
Any new footpaths/ bridleways should have provision for both walkers and riders, each group respecting the needs of the other.	Strongly Agree	60.6%
	Agree	36.1%
	Disagree	1.3%
	Strongly Disagree	1.9%
Uniquely designed signage appropriate to the rural setting can help improve access and enhance the use.	Strongly Agree	47.1%
	Agree	41.9%
	Disagree	10.3%
	Strongly Disagree	0.6%

Buildings

Property boundaries should be maintained in keeping with the local rural character.	Strongly Agree	56.1%
	Agree	38.7%
	Disagree	4.5%
	Strongly Disagree	0.6%
Any housing development, extensions or converted farm buildings should be sympathetic in scale, design and materials to properties in the near vicinity.	Strongly Agree	66.5%
	Agree	30.3%
	Disagree	2.6%
	Strongly Disagree	0.6%



Appendix 5: Questionnaire Responses continued

Buildings continued

Windows, doors and roofs of new/existing buildings should match the style of the property.	Strongly Agree Agree Disagree Strongly Disagree	58.1% 36.1% 3.2% 2.6%
Appropriate traditional style roofing materials should be used to maintain character.	Strongly Agree Agree Disagree Strongly Disagree	47.7% 43.9% 5.2% 3.2%
Roof heights for new /existing buildings should be in keeping with adjacent buildings.	Strongly Agree Agree Disagree Strongly Disagree	52.3% 41.3% 4.5% 1.9%
Garages should be sited sensitively to retain the “open” aspect of the Village.	Strongly Agree Agree Disagree Strongly Disagree	51.0% 43.9% 3.2% 1.9%
The building of blocks of garages should be avoided where possible.	Strongly Agree Agree Disagree Strongly Disagree	73.5% 22.6% 3.2% 0.6%
Any new buildings/extensions should retain the present Village building lines.	Strongly Agree Agree Disagree Strongly Disagree	49.7% 42.6% 6.5% 1.3%
Any new development should be used as an opportunity to incorporate best practice building design to conserve energy and minimise water wastage.	Strongly Agree Agree Disagree Strongly Disagree	61.3% 36.1% 1.9% 0.6%

Commerce and Industry

The Commercial signage along the B1007 Stock Road should be improved and “tidied-up”.	Strongly Agree Agree Disagree Strongly Disagree	38.1% 54.8% 6.5% 0.6%
Industrial and “light technology” development should be restricted to the Temple Wood and Temple Farm estates.	Strongly Agree Agree Disagree Strongly Disagree	75.5% 16.1% 6.5% 1.9%
Green living screening, using native species, is essential to help industrial areas e.g. Temple Wood and Temple Farm estates and their access roads to blend in with the surrounding woodland.	Strongly Agree Agree Disagree Strongly Disagree	78.7% 20.6% 0.6% 0.0%
The ‘ancient’ woodland e.g. Temple Wood and Temple Farm should not be dominated by the roof lines of the industrial units which should be kept below the present tree line.	Strongly Agree Agree Disagree Strongly Disagree	80.6% 18.1% 1.3% 0.0%
The mobile phone/telecommunications masts should be better hidden or disguised. Thus when a proposal is made for such equipment, operators should ensure that the siting and design of the equipment will enhance the landscape and strengthen the identity of the Village.	Strongly Agree Agree Disagree Strongly Disagree	76.8% 20.0% 3.2% 0.0%



Appendix 5: Questionnaire Responses continued

Commerce and Industry continued

Open green 'quiet' recreation areas should be incorporated with any new industrial development, for access and use by Baker's Lane residents.	Strongly Agree	41.3%
	Agree	47.7%
	Disagree	10.3%
	Strongly Disagree	0.6%

Transport and Communication

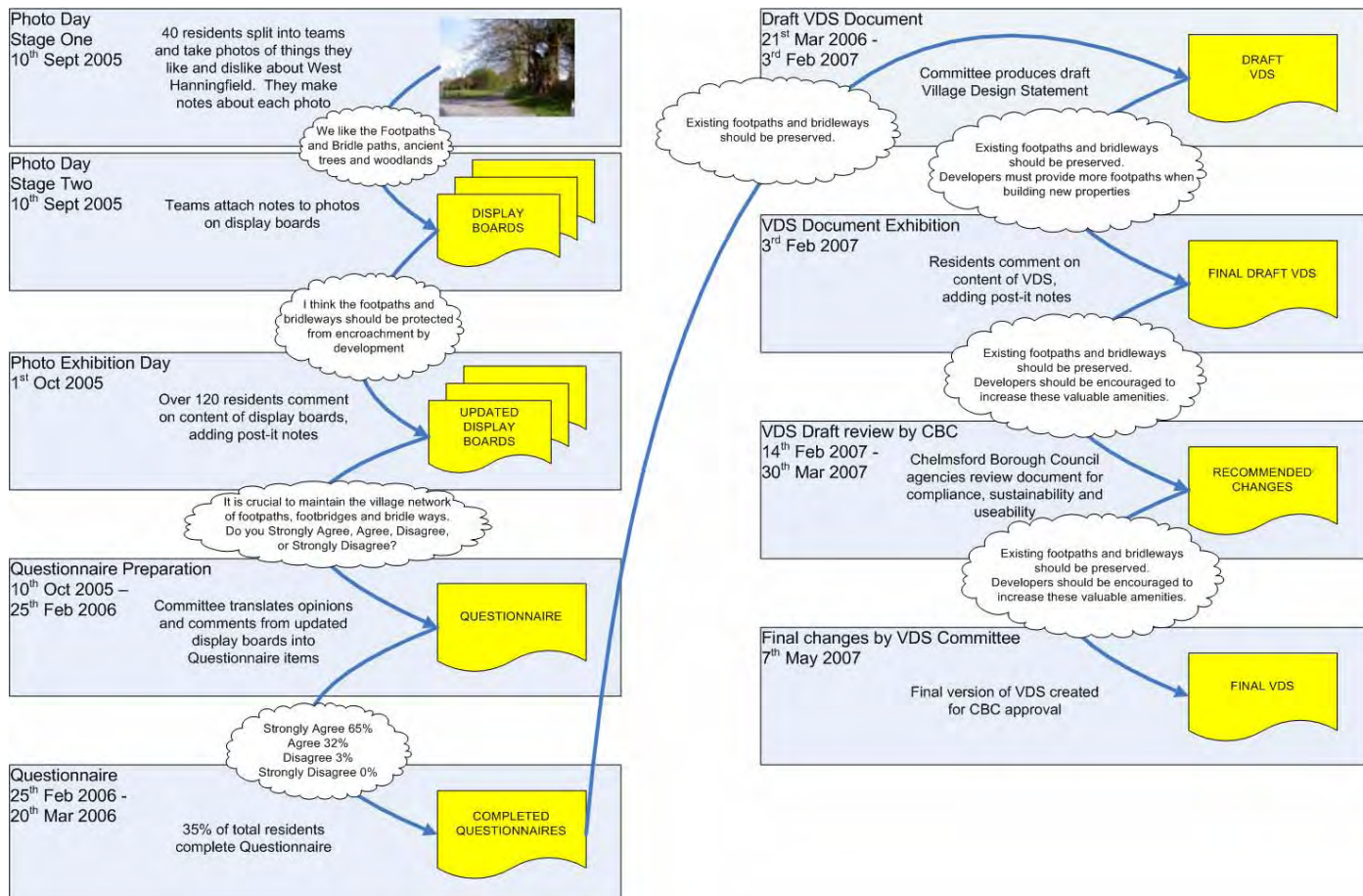
Village "lanes" should be maintained as rural access and therefore HGVs should be restricted to 'access only'.	Strongly Agree	83.2%
	Agree	16.1%
	Disagree	0.6%
	Strongly Disagree	0.0%
All village approach roads should have appropriate rural West Hanningfield entrance signs, which welcome people to the village.	Strongly Agree	41.3%
	Agree	47.7%
	Disagree	10.3%
	Strongly Disagree	0.6%
Rustic gates, positioned at an angle, on both sides of the road, with an appropriate sign at the village entrances would help to slow traffic.	Strongly Agree	37.4%
	Agree	42.6%
	Disagree	16.1%
	Strongly Disagree	3.9%
Any passing places should be kept "informal" especially along Blind Lane, Lower Stock & West Hanningfield Roads.	Strongly Agree	47.1%
	Agree	43.9%
	Disagree	5.2%
	Strongly Disagree	3.9%
Verges and ditches should be kept free of unnatural obstructions and managed to encourage wildlife and wild flowers, whilst maintaining safety.	Strongly Agree	73.5%
	Agree	26.5%
	Disagree	0.0%
	Strongly Disagree	0.0%
Walkways within the village need to be in keeping with the rural character of the village.	Strongly Agree	61.9%
	Agree	37.4%
	Disagree	0.6%
	Strongly Disagree	0.0%



Oliver Hughes won our illustration competition in 2005

The flow diagram below sets out the major stages in the preparation of this VDS, with more detail provided in the supporting table on Page 35.

The VDS Development Process



Acknowledgements

Once again, grateful thanks are extended to those residents of West Hanningfield who have supported the Committee, in what proved to be a much longer process than was originally envisaged when work began in February 2005.

The Committee would particularly like to thank all those people who, although not able to be full-time members of the Committee, gave generously of their time to assist in organising the various public events and in being guinea pigs for us to test the Questionnaire. We feel we owe particular gratitude to our late friend Stan Hamilton, who as was usual for Stan, worked tirelessly with us to ensure that the residents of Templeton Park and Temple Grove were represented from the beginning.

Thanks are also due to the West Hanningfield Parish Council, the 'Awards for All' Lottery Fund and the Rural Community Council for Essex for their grants and to the Warden and the Education Officer at Hanningfield Essex Wildlife Trust Nature Reserve for their advice on Biodiversity.

We would also like to thank the pupils and staff of St Peter's Church of England Primary School for their enthusiastic support.

Finally we would like to thank Michelle Gardiner of the Rural Community Council for Essex (RCCE) and Jamie Cole of Chelmsford Borough Council Planning Department for their support and advice throughout the process and in particular for helping us define and follow a process that has resulted in a VDS that we all believe truly represents the views of the parishioners of West Hanningfield.



Appendix 6: The VDS Process continued

The VDS Development Process in Detail

Key Event	Date	Those involved	Comments
Public Meeting about developing a VDS for West Hanningfield in Village Hall	29 th Jan 2005	Michelle Gardiner RCC, Jamie Cole CBC Planning Dept. Parish Council and over 100 WH residents	Brenda Dewar led meeting on behalf of WH PC Michelle & Jamie explained purpose of VDS, Steering Committee volunteers signed up & additional task volunteers
Monthly meetings for proposed Steering Committee begin		Michelle Gardiner leads first meeting with Volunteers for Steering Committee	Volunteers for Steering Committee meet with Michelle RCC to create Association Constitution
WHVDS Association Inaugural AGM in Village Hall	25 th May 2005	Meeting led by Michelle Gardiner RCC with Volunteers for Steering Committee plus 42 residents	WHVDS Association Constitution proposed & accepted Steering Committee elected, Officers elected, Logo adopted Outline of proposed actions
Parish Council donation for start up funds received	May 2005	Parish Council & WHVDSA steering Committee	£1500 for start up of VDS group
Regular monthly meetings of Steering Committee in Village Hall commence	<u>May 2005 ongoing</u>	Mary Armson in Chair, Jane Houghton Minutes Secretary and Stuart Wallis Treasurer Brenda Dewar Fund raiser, Bruce Henley Volunteers Officer,	Simon Usher Photo Workshop Day Co-ordinator, Malcolm Jacobs Questionnaire Co-ordinator, Ray Norman Communications & VDS Document Co-ordinator (14 members)
Ray Norman creates WH VDS web-site	<u>June 2005</u>	Ray Norman creates www.west-hanningfield.com	Ray creates an interactive site that enables WHVDSA Steering Committee to keep everyone informed of progress and collect comments from residents
Opened WHVDS Association Bank Account	3 June 2005 finalised 14 June 2005	Start Wallis Treasurer & Mary Armson & Jane Houghton & Barclays Business managers	Three Officers become signatories for account.
Simon Usher forms Photoday Working Party sub Committee which meets monthly	7 June 2005 <u>ongoing</u>	Simon Usher Steering Committee with Colin Jarvis & other Volunteers	Simon Usher leads Steering Committee with Colin Jarvis and other Volunteers in developing 12 routes throughout village to walk & Photograph
Rural Initiatives Fund Grant application started	27 th June 2005	Brenda Dewar & Michelle Gardiner	
Rural Initiatives Fund Grant received		Brenda Dewar & Michelle Gardiner	£ 500
Treasurer moves out of village, new Treasurer Brenda Dewar elected by Committee ratified at 1 st Sept Meeting	1 st September 2005	Steering Committee	
RCC Surgery - PhotoWorkshop Days	1 st Sept. 2005	Mary, Jane ,Brenda & Simon Michelle Gardiner Jamie Cole, Other VDS group representatives	
WH VDS - PHOTODAY WORKSHOP	10 th Sept 2005	Simon Usher leads Steering Committee with Volunteers plus Michelle Gardiner RCC + 44 residents	Simon Usher leads Workshop with Volunteers photographing 12 routes Display created
WH Village Character -Exhibition of Photos	1 st Oct. 2005	Steering Committee with Route Volunteers plus Michelle Gardiner RCC, Jamie Cole CBC at least 108 residents	Steering Committee with Simon Usher leading produce the exhibition for WH residents to comment on the Photoday evidence to define our village character
Saturday Working Parties to Analyse Photoday & Exhibition comments	OCT 2005 & Nov 2005	Malcolm Jacobs & Ray Norman lead Steering Committee	Saturday Working Parties to analyse Photoday & Exhibition data & comments from residents to create questions for draft Questionnaire
St.Peter's School Children's Workshop	22Nov.2005	Michelle Gardiner, RCC & Mary Armson, St. Peter's staff, Carol Gooding Headteacher.	Michelle led Year 5&6 class in explaining their ideas about village character & important sites
Malcolm Jacobs produces draft WHVDSA Questionnaire	Sept 2005	Malcolm Jacobs, Jamie Cole, Michelle Gardiner,	Malcolm attends South Hanningfield launch & uses advice from RCC & CBC
Steering Committee Meetings now focus on developing Questionnaire	<u>Oct 2005 ongoing</u>	Malcolm Jacobs leads Steering Committee with constant support from Jamie Cole & Michelle Gardiner RCC	Malcolm & Ray lead Steering Com. in developing format & wording for unique WH Questionnaire. David Brinded proof reads



Appendix 6: The VDS Process continued

Key Event	Date	Those involved	Comments
Pilot Questionnaire sent to volunteers	Late December 2005	Malcolm Jacobs, Mary Armson, Photoday route volunteers, Jamie Cole CBC & Michelle Gardiner RCC	Volunteers check Pilot Questionnaire and annotate copies with suggestions. . David Brinded proof reads again
Pilot Questionnaire volunteer responses analysed	12 Jan 06	Malcolm Jacobs & Mary Armson	Suggestions from volunteers recorded
Pilot Questionnaire volunteer responses presented to Steering Committee final Questionnaire adjustments agreed	2 nd Feb 2006	Malcolm Jacobs, Steering Committee David Brinded proof reads	Malcolm Jacobs leads Steering Committee in developing final format & wording for unique WH Questionnaire
Questionnaire cover printed by Simon Usher	10 th Feb 2005	Simon Usher	Colour cover printed separately
WHVDSA final Questionnaire printed	10 th Feb 2006	Malcolm Jacobs, with Mary Armson & Bruce Henley & Printer	Finalised document sent for printing and stapling
Awards for All Grant Application made	17 Feb 2006	Brenda Dewar & Michelle Gardiner	Grant application forms completed & signed
Questionnaire assembled & sorted for delivery in batches	22 nd Feb 2006	Volunteers from Steering Committee	Mary, Brenda, Bruce, plus Howard & Jane staple, sort & bag Questionnaires
WHVDSA final Questionnaire hand delivered to all West Hanningfield homes	25 th Feb – 4 th March 2006	Steering Committee & some Parish Council Volunteers	Hand delivery of Questionnaires one to each household throughout village.
Final Collection Date_WHVDSA Questionnaire	<u>20th March 2006</u>	Steering Committee, some Parish Council Volunteers & St. Peter's School, 3 Compasses, Temple Grove Site Office	Nine collection boxes set up around village including some postal returns for outlying properties. 33% returned
Steering Committee Meetings now focus on analysing Questionnaire via VDSA web-site, which Ray Norman adapts to collect /analyse data	March 2006 ongoing	Ray Norman leads Steering Committee volunteers	Ray designs web-site analysis system and volunteers input Questionnaire responses fed directly to Ray who co-ordinates data printing
Awards for All Grant received	23 rd March 2006	Brenda Dewar, Michelle Gardiner	£ 2000 received & banked
Questionnaire Prize Draw after Mothering Sunday Service in St. Mary & St Edwards Church	26 th March 2006	Father Ron Goodwin, Mary Armson, Simon Usher and congregation	Father Ron draws Questionnaire return slips submitted, for prizes donated by village businesses & residents
Prize draw prizes distributed to winners	27 th to 31 st March 2006	Mary Armson, Carol Gooding Headteacher, St.Peter's School	Mary presents Children' Art prize at School Easter Assembly to Oliver Hughes
Delayed RAG grant – payment expected for end of March financial year	April 2006	Brenda Dewar Michelle Gardiner	£ 750 received & banked
Questionnaire analysis completed	April 2006	Ray Norman leading Steering Committee volunteers	Ray presents graphical analysis of data, to Steering Committee
RCC Surgery on Analysing Questionnaires& using data to write VDS documents	8 th May2006	Mary & Bruce, Michelle Gardiner, RCC, Jamie Cole CBC , VDS reps	Mary & Bruce attend surgery to report back to Steering Committee on 11thMay
Outline WHVDS document presented to Steering Committee by Ray Norman	11 th May 2006	Ray Norman, Steering Committee	Ray shares outline ideas with Committee., who start to assemble appropriate data e.g. history
<u>WHVDSA AGM in Village Hall</u>	<u>24th May 2006</u>	Steering Committee Plus over 40 residents including volunteers	All Officers were re-elected in their posts and the 12 serving members of the Committee were confirmed
Steering Committee Meetings now focus on developing draft VDS document	June 2006 ongoing	Ray Norman leads Steering Committee in developing outline draft document	Colin Jarvis, Richard Pusey, Martin Griffiths & other volunteers contacted for information for sections
New LDF Planning Guidance acceptance delay created by East of England Plan delays and Local Government /Central Government negotiations	<u>June 2006</u>	Ray Norman, Mary Armson Jamie Cole & CBC Planning Dept	CBC advise WHVDSA steering Committee that new sustainability criteria may affect initial planned document
Steering Committee form small Writing groups to produce different sections of the draft document	<u>June 2006 ongoing</u>	Ray Norman co-ordinates volunteers from Steering Committee and village	Ray Norman leads the writing party formation and drafting sessions; village using web-site as collection point for draft copies and communication
Photographic illustrations taken & collected for draft document	June 2006 ongoing	Paul Gregg in liaison with Ray Norman and the writing groups	Ray & Paul build digital photo bank to illustrate document



Appendix 6: The VDS Process continued

Key Event	Date	Those involved	Comments
1 st Draft reviewed and radical changes agreed by Steering Committee following advice from Jamie Cole CBC Planning dept.	14 th Sept 2006 ongoing	Ray leads whole Steering Committee	Ray prepares schedule of small group meetings focusing on each section.
Ray Norman leads writing party meetings and re-drafting sessions	Sept -Oct. 2006	Ray Norman, Jane Houghton, Bruce Henley, Brenda Dewar, Karen Young, Mary Armson, David Brinded	Writing teams meet individually and with Ray. David Brinded proof reads sections
Steering Committee Meetings now systematically review and agree draft	Oct – Nov-Dec 2006	Ray leads whole Steering Committee	Ray Norman leads Steering Committee reviews of each section. David Brinded continues to proof read sections
Provisional print costs collected	Dec 2006	Brenda Dewar, Ray Norman	Quotations obtained
New Community Award grant Application prepared	Dec2006 /Jan 2007	Brenda Dewar Michelle Gardiner	
Whole Draft document reviewed by Steering Committee	11 th Jan 2007	Ray Norman leads Steering Committee	
Draft document presented to WH village residents in an exhibition in Village Hall	3 rd Feb 2007	Ray Norman & Mary Armson with Steering Committee & Village residents, Michelle Gardiner RCC	Village Hall booked for Friday night /Saturday 'drop-in' display /exhibition for village residents to comment on VDS draft document. Over103 visitors
Draft document informally discussed with Parish Council	14 th Feb. 2007	Ray Norman & Mary Armson	
Data from draft consultation analysed and incorporated into document where appropriate	3-14 th Feb 2007	Ray Norman with Steering Committee Michelle Gardiner RCC, Jamie Cole CBC	Ray Norman with Steering Committee. David Brinded continues to proof read sections
Draft document presented to Jamie Cole & colleagues for advice and guidance – appropriate revisions made	14 th Feb 2007 ongoing	Ray Norman with Steering Committee Michelle Gardiner RCC, Jamie Cole CBC	Ray sends Jamie a digital copy of the document for comment by the different interested parties
New Community Award grant received from RCCE	Feb 2007	Brenda Dewar, Michelle Gardiner	£2500
Limited VDS print run made	Early Apr	Ray Norman	
VDS document presented to Borough and County Councils for acceptance	Mar 2007	Jamie Cole co-ordinates presentation to appropriate Councils. Mike Harris	
VDS document presented to Parish Council for acceptance	6 th June 2007	Brenda Dewar, Ray Norman Mary Armson	Parish Councillors, Diane Buers, Clerk
Final VDS document presented to Borough Council Cabinet for acceptance	26 th June 2007	CBC Cabinet Mike Harris & Borough Councillors	
Final revisions made in light of advice- final print run	TBA	Ray Norman with Steering Committee Michelle Gardiner RCC, Jamie Cole CBC	
VDS AGM meeting	18 th May 2007	Steering Committee Michelle Gardiner RCC, Jamie Cole CBC plus key guests :-	Parish Council, Mike Harris, Borough Councillor, Village residents
VDS document launch to village !! And Association Winding up meeting	July 2007 /Sept 2007	Steering Committee, Michelle Gardiner RCC, Jamie Cole CBC plus key guests :-	Parish Council, Mike Harris, Borough Councillor, Village residents



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