



The Woodham Walter

Village Design Statement 2015

Contents and Foreword

Contents

	<i>Title</i>	<i>Page</i>
<i>Section 1</i>	<i>Purpose</i>	<i>1</i>
<i>Section 2</i>	<i>History</i>	<i>2</i>
<i>Section 3</i>	<i>Physical Geography</i>	<i>4</i>
<i>Section 4</i>	<i>Human Geography</i>	<i>6</i>
<i>Section 5</i>	<i>The Built Environment</i>	<i>10</i>
<i>Section 6</i>	<i>Recreation</i>	<i>27</i>
<i>Section 7</i>	<i>Appendices</i>	<i>30</i>
	<i>Questionnaire Responses</i>	<i>30</i>
	<i>Questionnaire Comments</i>	<i>35</i>
	<i>Listed Buildings</i>	<i>38</i>
	<i>Acknowledgements</i>	<i>39</i>
	<i>Image Index</i>	<i>39</i>

Foreword

Following the introduction of neighbourhood planning by Central Government, in the spring of 2013, the Woodham Walter Parish Council set up a Working Party to prepare a Village Design Statement document as part of the community led planning initiative.

During 2014 every household in the Parish was circulated with a Questionnaire designed to gauge public views on how they wished to see their village environment developing in the future. The response to this Questionnaire was outstanding, in excess of 75% returns and the results were published at Bell Meadow Day 2014 as well as being incorporated on the Parish Council Website.

Those results have now been collated into this document that will be submitted to the Maldon District Council for approval as a supplementary planning document to the Maldon District Council Local Development Plan and therefore is germane to the planning process.

This Village Design Statement gives a detailed description of the existing character and main features of design in the village and guidelines for how this should be respected in any new development. It is important to bear in mind that the Village Design Statement applies to the whole Parish and not just the central core of the defined settlement. The guidance is wholly based on the Questionnaire responses and therefore embodies villagers' views. It provides positive guidance to householders, designers and developers on design acceptable to the community and will help to protect important or historic buildings and open spaces. This will in turn assist the Parish Council and the District Council in determining planning applications.

The Parish Council would like to thank the Village for its high level of response and the VDS Working Party for the extensive work that they have put into this project culminating in this document.

Peter Warren

Peter Warren
Chairman of the Parish Council.

VDS Purpose 1

The Woodham Walter Village Design Statement

The Woodham Walter Village Design Statement endeavours to give a detailed description of the existing character and main features of design in the Village together with guidelines for how these should be respected in any new development. The aim is to avoid inappropriate development throughout the entire Parish, not just the central core. The Village Design Statement is wholly compiled from, and embodies villagers' views gained from a comprehensive questionnaire circulated to every household during 2014 for which the very significant return was in excess of 75%.

The Village Design Statement is not intended to be prescriptive by invoking standardisation, but rather be a tool to promote inspiration to design modern development in the form of alterations, extensions and new build, however large or small, that respects and is in sympathy with its surroundings. It covers minor works such as replacement windows, doors and external lighting as well as the more major projects such as extensions and new buildings.

Villages have evolved over centuries and occupy a unique position within the surrounding countryside, altering and adapting to suit the needs and circumstances of the inhabitants. In consequence, we are inevitably drawn to the elements that make our own village different from others, and those aspects that make it unique.

Since the Second World War, standardisation in construction has generally failed to reflect both the subtle and sometimes obvious elements that create local verve and character. In association with this, political interference, personal tastes and cultural developments have all played their part in the design of buildings often to the detriment of the environment.

In Woodham Walter, by the high return of questionnaires, involvement of the community at large and their comments, the residents have demonstrated that they recognise that local individuality is vital in helping to integrate new development and in creating a sustainable community. This can be achieved through an understanding of local character and ethos and by ensuring that this understanding is shared with anyone considering development.

Throughout this document residents' comments in response to question 5 of the Questionnaire are shown in blue and are recorded verbatim. Guidance is shown in the yellow panel to the side of the page. All Q5 responses are included in Section 7 - Appendix.

Guidance

Purpose

- 1.01 *Provide a record of local uniqueness by describing the qualities and character of the Village.*
- 1.03 *To identify the principle aspects of the natural and built environment to be respected and protected from the impact of inappropriate development.*
- 1.04 *To provide design guidance to householders, designers and developers so that change is managed and development is in harmony with its rural setting.*
- 1.05 *To achieve a higher standard of design to enhance the local environment.*
- 1.06 *To increase the involvement and influence of the local community in the planning process.*

2 History



Woodham Walter History

The village was first recorded as 'Wudeham' in c.875. The name, which broadly translated means 'settlement in the wood', is derived from the old English words 'wudu' (wood in modern English) and 'ham' (home, or homestead). The modern name including 'Walter' may derive from the Fitzwalter family who owned a moated manor house in the village for many generations.

Typical of many villages, the earliest documentary evidence is recorded in the Domesday Book where the entry for Woodham Walter lists a population of 18 of which 12 were villagers and 6 serfs prior to the Norman Conquest and at the time of the enquiry these were reduced to six and four respectively. In 1066 it records 24 acres in meadow with a number of sheep, pigs and cattle. Importantly there were two mills recorded, an increase of one subsequent to the reign of Edward the Confessor. One near to Hoe Mill (a derivation of 'Holme Mill'; 'Holme' being Saxon for Island) and one at Curlingtye.

Archaeological surveys have made finds in Woodham Walter dating to the Bronze and Iron Ages indicating early settlement of the land. The most significant find was made in 1991 at Oak Farm where three twisted Bronze and gold torcs dating back to about 1000 BC were found. These were ornaments usually worn around the neck, or in a smaller form around the wrist as a bracelet often by high-ranking people of Iron and Bronze Age cultures. Pottery and flint were also found in the immediate area. The other important find in our village was near to Hoe Mill where an enclosure that stood in the Iron Age was excavated finding pottery and some millstones near to the Ancient Monument consisting of crop marks and circles.

The late medieval period saw the building of a moated Manor House in the Village with an extensive deer park, which was to become the base for the powerful Fitzwalter family and the Ratcliffes, their female line descendants. By 1744 the estate had been sold and turned into farms by the Fytch family. One such farm, the Warren, was later to become the home of The Warren Golf Club. The manor house no longer stands but in its time it was purported to be a grand building.

Whilst the Parish has a number of historic buildings (see Appendix 7), two important ones that exist today were both built in the 1500's and played an important part in village life. The Bell Public House was the centre of village life brewing beer and providing entertainment for the populace and the church of St. Michael the Archangel, which was consecrated in April 1564, provided spiritual needs.

History 2

History - continued

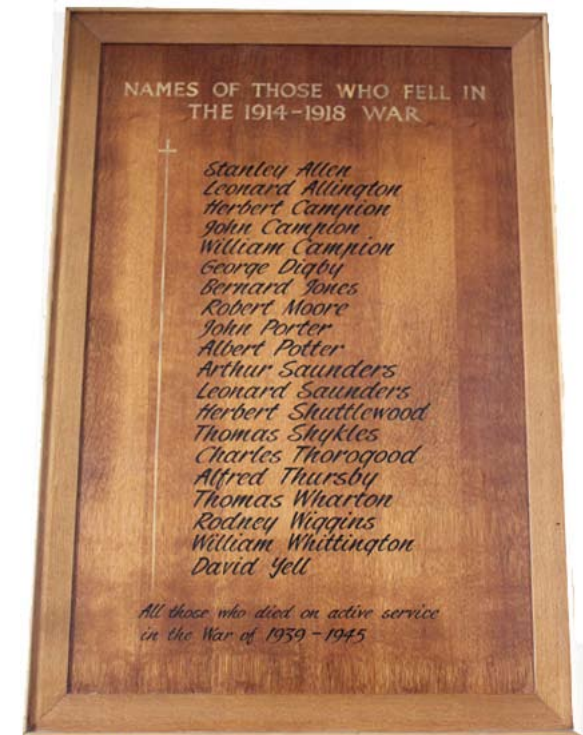
The Industrial Age impacted on the village in 1793 with the forming of the Chelmer and Blackwater Navigation Company in order to deepen, widen and straighten the Rivers Chelmer and Blackwater to form a canalised river. These improvements facilitated navigation enabling the transit of goods from the coast into Chelmsford. By 1797 the building work, including 12 locks and 6 bridges, was largely completed although further straightening work was carried out in 1812.

Hoe Mill Lock has the largest drop on the Navigation, at 8 feet and 3 inches (2.5m) and is named after the corn mill, which had existed near the site from Saxon times to 1914 when it was demolished. In 1777 Robert Marriage bought Hoe Mill, which was then inherited by his sons, Robert and James, both Quakers. They vehemently opposed the slave trade and decided to build a sugar beet mill on the banks of the canal, believing that locally produced beet sugar would undermine the importation of Caribbean cane sugar largely produced by slave labour. The mill failed after just 2 years partly, it is believed, through the resistance of various influential businessmen who wished to continue to import from the West Indies.

The Village had a number of resident craftsmen and tradesmen that included a tailor, butcher, carpenter, blacksmith, tanner, glover, maltster, cordwainer, wheelwright, innkeepers and millers. Most had shops or workshops that catered for the expanding population in the early part of the C19th.

The C20th saw a change with the coming of the First World War and the decanting of farm labourers and craftsmen into the armed services, many of whom did not return. This was repeated with the Second World War. These factors combined with the mechanisation of farming, improvements in transport and communications, changes in economic conditions and technological advances led to a drift away from the land so the Village was not so reliant on agriculture. Small developments such as at Mead Pastures, Brook Close and along Little Baddow Road have provided housing for commuters within travel distance of Maldon, Chelmsford and London. The Council houses at Church Corner were first occupied in 1928, marking the expansion of the Village.

The C21st is seeing further changes with the advent of Broadband and mobile communications. No longer is it necessary to commute to work with many Villagers working from home bringing the once dormitory Village back to life.



3 Physical Geography

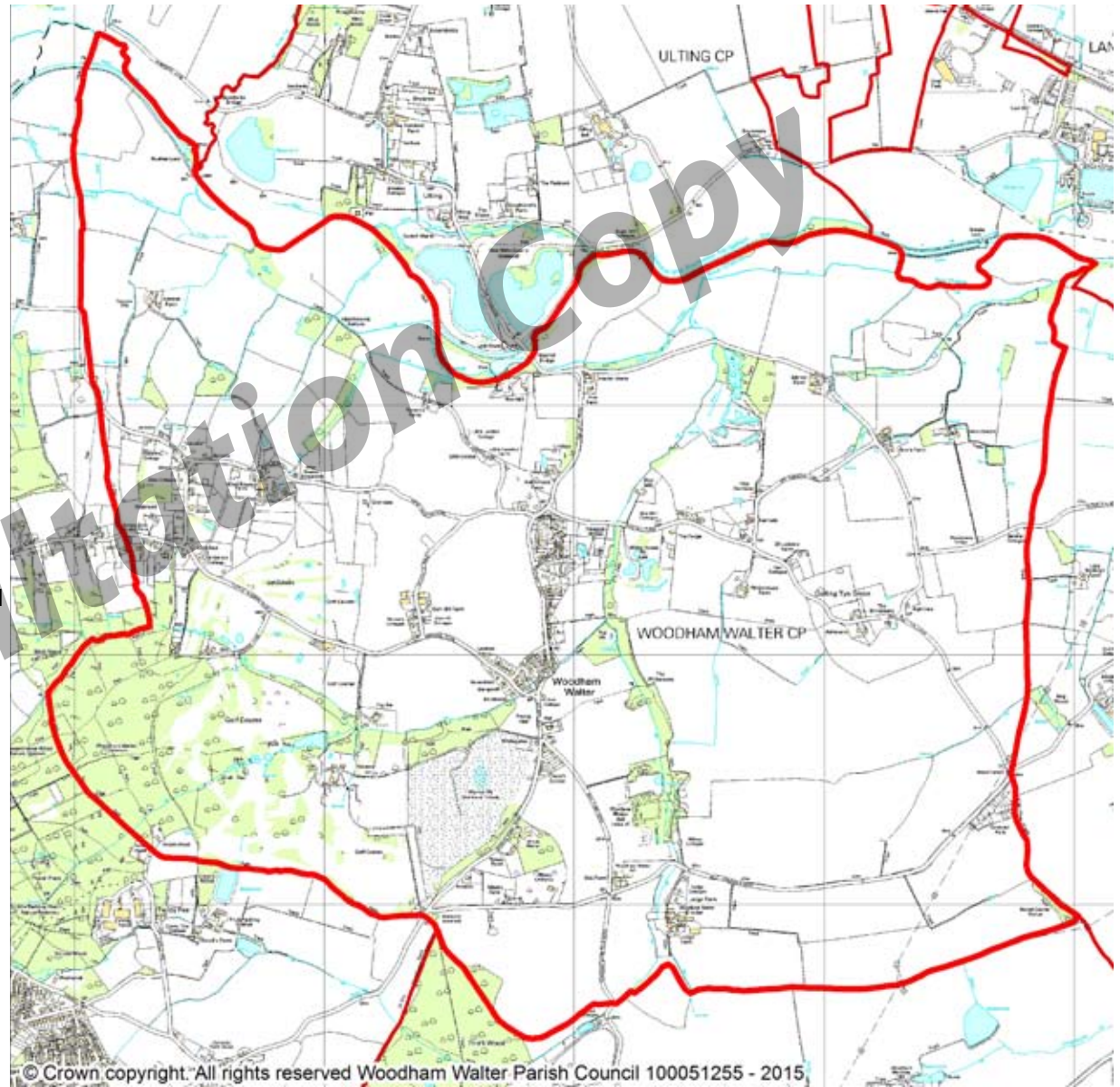


In Context

The Extent of the Parish from Ordnance Survey

Reproduced by permission of Ordnance Survey on behalf of HMSO © Crown copyright and database right 2008. All rights reserved. Ordnance Survey Licence Woodham Walter Parish Council 100051255- 2015

In Detail



Physical Geography 3

3.1 Geology

The soils are derived from glacial sands, gravels and clays that were laid down between 440 and 360 million years ago as part of the Great Glaciation with ice extending as far south as Finchley in north London. Rivers flowing into the North Sea basin were blocked by the glaciation creating a huge ice-dammed lake stretching from East Anglia to Denmark. The base of the oldest rocks mainly consists of hard, slaty shales, mudstones and sandstones. Overlying this are a number of different geological layers that were formed and have subsequently undergone erosion through marine, fluvial and glacial processes, all being subject to periodic changes in climate temperature.

This led to a complex mix of glacial deposits overlying each other, forming a generally flat landscape near the coast developing into gently undulating hills and valleys with a mixture of soils and vegetation cover. The result is that Woodham Walter has a number of sand and gravel deposits and a varying use of landscape ranging from intensively cultivated cereal fields to wooded farmland, a leftover from the original densely wooded topography that dominated the area and probably gave rise to the name Woodham Walter or *Wudeham*, a settlement in the woods.

3.2 Physical Setting

Woodham Walter is a small village which lies two and half miles west of the ancient market town and coastal port of Maldon in Essex. The parish has an acreage of 2621 acres (1061 ha) with an approximate population of 600 people (2014).

Topographically, the parish consists of the basin of the stream that flows through the village.

To the west is the Little Baddow – Danbury Ridge and to the south the watershed between Woodham Walter and Woodham Mortimer brooks. The eastern boundary is not marked by any physical feature. The River Chelmer/Chelmer and Blackwater Navigation forms the northern boundary.

The landscape surrounding the parish is characterized by open fields intersected with low native species hedgerows, these hedgerows in turn link small and large blocks of woodland and act as wildlife corridors. The majority of the land is used for arable crop production. In recent years there has been a change in the structure and type of employment away from traditional agriculture to the service industries involving a high level of commuting to Maldon, Chelmsford and London. Tourism is also a growth area.



4 Human Geography



4.1 Environment

The Woodham Walter village core nestles in the valley of a stream that runs from above The Warren and joins the River Chelmer prior to its junction with the River Blackwater. The Village is served by a network of quiet, tree lined, country lanes interconnecting with the A414 at Runsell Lane, the B1019 Maldon - Hatfield Peverel Road, the Old London Road linking with Maldon and the Little Baddow Road linking with The Ridge and Danbury. Some of these lanes form part of the National Cycle Network. Despite the intensity of road traffic with its increased congestion and pollution reflecting the national trend, the Village still retains an overall sense of 'place' and tranquillity. School dropping off and collecting times together with 'rat run' rush hours see the most traffic movements whilst vehicle congestion and delay is frequently encountered in Danbury and Hatfield Peverel.

Projecting its sensitive rural character, the Village has mature field boundaries, good vistas to surrounding areas and long views across the countryside especially to the historic church on high ground. The central Village core has an enclosed character that clearly defines the development area and is complimented by the outlying housing clusters. Overall it has a strong sense of historic integrity instigated by the dispersed settlement pattern working in conjunction with the Village core and the variety of building styles.

The village has three Public Houses, a church, Almshouses, a Village Hall, a School, Womens' Club, Nursery school and allotments. It no longer has a Village Shop or Post Office.

4.2 Church

The Church, St Michael's, can be regarded as the principal building of the whole village. It has significant historical importance, being a red bricked Elizabethan building constructed in 1563, the licence to build being obtained by Thomas Radcliffe, Earl of Sussex.

It has recently been confirmed that the Church, which was built 5 years after the ascension of Queen Elizabeth 1, was the first Church in England to be consecrated after the Elizabethan Settlement and the only one in Essex.

The Church continues to afford a place of worship for those in the locality along with funerals, weddings and christenings. Recently a small extension on the south wall has been built providing

Human Geography 4

toilet facilities. It shares a Minister with St Margaret's Church, Woodham Mortimer. It takes an active part in the village life with events such as the Flower Festival. In addition 'The friends of St Michael's' group have helped to tend to the fabric of the Church and in recent years have cleared overgrown portions of the graveyard exposing burial plots, tombstones and gravestones. A habitat for butterflies and insects has been created.

The Church is linked to the Church of England Primary School in the Village.

4.3 Public Houses

The Cats

The Cats is a small country pub on Blue Mill Lane that was formerly a beer house but is currently run as a free house. The building was most likely a farmer's cottage, but by 1870 the owners had been recorded as retailers of beer. The Cats has a small garden with views over open countryside.

The Queen Victoria

Located in the centre of the village on Top Road, a property has been noted on the plot as long ago as the early fifteenth century. The house that stood there was demolished and in 1824 six cottages were built. The name Queen Victoria appears in the 1861 census related to the cottage at the east end, more were acquired later. The remaining cottages were demolished to provide car parking space.

The Bell

The Bell, in the heart of the village, located at the lower end of Bell Meadow, is the oldest of the three public houses and is believed to have been built at the same time as the church in 1563, to house the craftsmen that were building the church. It is of timber frame construction typical of that era; in the past it has been covered with a plaster render, the plaster was removed in the early twentieth century and the timber frame exposed.

All three pubs are a vital part of this rural community, each serving as a hub for catching up with friends, supporting local events and dining. They are all different but each has its own charm and warm welcoming character. Not only do the community enjoy them but they are also very popular with visitors and walkers enjoying the in excess of 30 public footpaths in the Parish.



4 Human Geography



4.4 The Village School

Woodham Walter School is a Church of England (Voluntary Control) Primary School serving the village and the surrounding area.

The original school building was constructed in 1873 and extended in recent years to provide improved facilities including a new large hall.

The school has approximately 100 pupils with an age range of 4-11. It offers excellent education and has achieved *Outstanding Status* from Ofsted in 2011, 2012. The school has links with the wider world, notably with a primary school in Kenya. It also runs a number of school clubs and a forest school allowing pupils to interact with the beautiful countryside in which it is set.

The school additionally has excellent facilities outside of the classroom and has a very well equipped playground and sports field.

The school has strong links with the community and the church, supporting and taking part in a wide range of local events. The Village demography and the School's reputation results in many of the pupils coming from outside of the Parish and are brought in by parents using their cars.

4.5 Nursery School

The Village no longer has a Village Shop and Post Office. The building that it hitherto occupied on The Street was formerly a Congregational Chapel serving the strong non-conformist Village congregation since it was built on leased land in 1881. After the Second World War when services were no longer supported, the building was converted to a retail outlet (hence the name *Chapel Stores*) and served the Village as a general store and Post Office, providing an essential service. Since its closure as a store it has been further converted to accommodate the Tadpoles Nursery School, now relocated from the Womens' Club building in Top Road, and offers full facilities including a secure outdoor play area and dedicated toilets for children from 2 years of age to rising 5's.

Like the Village School, although located within the Village, because of the demography and the Nursery School's reputation, many of the pupils come from outside of the Parish and are brought in by parents using their cars.

Human Geography 4

4.6 Village Hall

There is a Village Hall in the centre of the Village, affording easy access to those in the locality. It is a single storey building constructed in 1928 and extended in 1994, with a seating capacity for 100 people. A small car park is located to the fore of the building.

The Hall is licensed for most modes of conventional entertainment; it is used for a number of village based activities, fitness clubs, whist club, adult and children's parties, religious meetings, dance classes, training sessions, pre and after school sessions, staging revues, plays etc, wedding receptions, council meetings, civic and political meetings. It is an assigned Essex County Council emergency centre and a polling station.

4.7 Almshouses

The Robert Henry Falkner Almshouses comprise of two semi-detached bungalows situated on Rectory Road. They were built in 1908 by three brothers, the sons of the Rev'd Robert Henry Falkner, Rector of St Michael's Woodham Walter from 1875 to 1907, in his memory. The area of land that they occupy was 20 poles (approximately 0.05ha) forming part of the larger meadow known as Parsonage Close. It was purchased for a sum of £15-0s-0d by the brothers from their own money.

A deed dated 1932 formed the current charity known as The Robert Henry Falkner Almshouses that is administered by the Rector and Church Wardens of the parish of Woodham Walter for the time being. The deed states that occupants shall be "... such poor persons who are of good character and who from ill-health accident or infirmity are wholly or in part unable to maintain themselves by their own exertions as the Managers shall consider most deserving objects of the charity". Residents may be of either sex, married or single and of any religion.

The charity received an endowment of £30 from Madame lanthe Newstead Pocquet of Trois Puits, near Reims, France in 1932 and continues to this day. The charity is currently administered by the Clerk to the Trustees under a scheme of the Charity Commissioners with the trustees being the office holders from the church although since 1979 St Michael's no longer has a Rector but a Priest-in-Charge.



5 The Built Environment

Guidance

Presumption

- 5.01 Guide owners and occupiers on caring for their village.
- 5.02 Guide developers on design aspects that are regarded as acceptable to the community, including the setting of buildings and the use of materials.
- 5.03 Guide people undertaking building work.
- 5.04 Assist in the protection of local heritage buildings and artefacts particularly in the conservation area.
- 5.05 Protect and visually improve open spaces and the street scene.
- 5.06 Ensure conservation and protection of those qualities and characteristics of the village and its environs which are most valued by its inhabitants.
- 5.07 Assist Council Officers in the determination of Village Planning Applications.

5.1 Presumption

The Village Design Statement (VDS) is a tool to ensure that any new development in Woodham Walter respects and reflects the distinctive visual character of the village and its environs. The VDS does not detail what type of development should take place in the Parish nor the state of local services, although parishioners' comments responding to the Questionnaire on such topics are included.

The VDS is primarily concerned with the visual character of a village and how it might be protected or enhanced. It is an important document as it has been wholly driven by comments from the community.

'Sustainable Development' is a phrase that is often used in conjunction with the built environment and one that is frequently heard from politicians, but what is sustainable development?

The definition of 'sustainable' according to the Oxford English Dictionary is **"... .. able to be maintained at a certain rate or level"**

The Sustainable Development Commission defines sustainable development as: **"... .. a development that meets the needs of the present, without compromising the ability of future generations to meet their own needs."**

Essential to the concept of sustainable development is an approach to building that endeavours to balance different, and often competing, needs against an awareness of the environmental, social and economic limitations. It is within the fabric and spirit of this that the Woodham Walter VDS guidance notes have been compiled.

The Planning Authority for Woodham Walter is the Maldon District Council and Listed Buildings have their specific compliance criteria for planning permission that are administered by English Heritage, the Local Authority Conservation Officer and for the Church of England, the Diocesan Advisory Committee as well as the Planning Authority. The Highway Authority is the Essex County Council.

"Our requirements and expectations of level of comfort change over time. Personally I don't shy away from modern design if it's a good design and meets the requirements of the occupants. I would much rather live in a house with large windows that allow light to flood in than a dark oppressive one just because other older cottages have small windows."

The Built Environment 5

5.2 Infrastructure Background

The Village of Woodham Walter is based on an historical road layout that contains a local distributor road linking the A414 at Runsell Lane to Ulting and Hatfield Peverel together with lanes linking other parts of the Parish and to Little Baddow. These lanes are in the main narrow without pedestrian ways and are at times overburdened with traffic. Respondents expressed strong opinions that any further development would intensify the current road inadequacies.

The areas outside of the existing defined settlement area have agricultural or recreational uses and in the past have included gravel extraction. Agricultural use is a major factor affecting future development and a significant majority of questionnaire respondents did not wish to see development extended beyond the defined settlement area or to the detriment of agricultural land.

The Village is poorly served with utilities. Electricity supplies are mainly distributed overhead and are subject to failure during adverse weather conditions; there is no natural gas distribution network. Water supply pressure within the Village core is stable but outside of this area is variable according to respondents. The nearest telephone exchange is in Danbury and the Village is therefore at the very end of the elderly exchange distribution cable network. Use of the Internet via Broadband is extremely restricted with very low download and upload speeds. Mobile telephone reception is particularly poor in some areas of the Village according to topography. Whilst not directly forming part of the Village Design Statement, questionnaire respondents were vociferous in expressing their dissatisfaction with current utility provisions and were of the opinion that any further development would exacerbate the existing level of amenity.

The Village is well served with three public houses, a School, a 16th century church, a Village Hall, two golf courses and Almshouses. The Village no longer has a Village Shop and Post Office, which was the biggest single area of disgruntlement raised in the VDS Questionnaire.

The only method of public transport is by way of an extremely limited local bus service. The nearest medical support by a doctor or dentist is either in Danbury or Maldon.

“The village in its current form can really only accept minimal development. Any building on agricultural land should be resisted. In future years food production in the UK will be at a premium.”



5 The Built Environment

Guidance

Settlement Pattern

- 5.08 Development within the Village core should be restricted to the existing Defined Settlement (see map).
- 5.09 The Defined Settlement Area should not be expanded to accommodate new development.
- 5.10 Rural views and building densities should be maintained.
- 5.11 The use of infill sites should be encouraged, but with any development recognising the integrity of the adjacent buildings in size, scale, height and materials.
- 5.12 The open rural views should not be obstructed by backland development whether inside the Defined Settlement or not.
- 5.13 Outside of the Defined Settlement Area only those sites with existing buildings should be considered for development.

5.3 Settlement Pattern

Of those who expressed an opinion in the questionnaire, a firm majority did not want the boundaries of the Defined Village Settlement to be expanded to accommodate any new development. However, a small majority considered that infill housing, i.e. using the land between existing houses, should be encouraged provided it did not detract from the surrounding buildings and is sympathetic in design, scale, height and materials. An overwhelming majority did not wish to see 'back garden' developments in order to preserve the open aspects of the Village and maintain the housing density level.

"Avoiding ribbon development is imperative to getting the full benefit from a community and creating a focal point /village green/heart."



Possible Development Site as Existing



Housing Infilled Between Existing Buildings



Backland Development Increasing Density.



Defined Village Envelope Contained within Red Boundary

The Built Environment 5

5.4.1 Design Relationships

Woodham Walter has an eclectic mixture of buildings encompassing listed to C20th. They include religious, recreational, educational, community and residential and range between one and two storeys, with some having rooms in roofs. Their relative relationships with adjoining buildings, choice of materials and scale add to the Village character.

Importantly, the siting of buildings allows many views through to open country emphasising the rural nature of the community. Overwhelmingly, questionnaire respondents considered it critical to maintain this building mixture to retain the established Village character and, because of the open views, the building density. Some concern was voiced at the possibility that the Village would become a ribbon development that would destroy its heart and ambience.

The majority of respondents were opposed to 'period' rather than contemporary design providing that it fitted the Village character. Considerable concern was expressed in the narrative responses that the current mix of housing was becoming biased towards the larger family unit rather than what the Village needed to retain younger residents, mixed housing affordable to a broad range of people.

"Any new housing should be for younger people rather than large detached gated dwellings that are unaffordable for younger families. Demolition of existing housing and building of unacceptable new property is not in keeping of the village destroys the character (sic)."

"It is important to positively encourage new houses to be of good design quality. 'Neo' designs should be positively discouraged."



Disproportionate New Build with Out Of Character Design.



Mixed Housing Types



Mock Period Design.

Guidance

Design Relationships

- 5.14 *Retain a mix of designs with a rural character commensurate with that of the Village.*
- 5.15 *Avoid 'mock period' design. Utilise contemporary design within the rural context.*
- 5.16 *Ensure that buildings reflect the relationship with the site and adjoining structures.*
- 5.17 *Housing types should be mixed and affordable to a broad range of people.*
- 5.18 *Siting of any new development should be such so as not to obscure any of the open vistas across the rural landscape.*

5 The Built Environment

Guidance

Design Relationships

- 5.19 Avoid urbanisation of rural area by ensuring new designs are compatible with the surrounding area .
- 5.20 Alterations, extensions, rebuilds and new builds outside of the Defined Settlement Area should comply with the guidance set out in this document.
- 5.21 Redundant agricultural buildings should be retained wherever possible.
- 5.22 Where retention is not possible, alternative uses should be found for redundant agricultural buildings providing there is no loss of agricultural land.
- 5.23 Design provision should be made in all new projects for the covered storing of re-cycling bins.
- 5.24 Where possible any new developments should make provision for the inclusion of grass verges and swards which should be permanently maintained.

5.4.1 Design Relationships - continued

Questionnaire respondents were concerned at the proliferation of replacement dwellings designed in an unrelated style and size and bearing little relationship to the site, adjacent buildings or the impact on the Village. A number of respondents expressed concern at the 'creeping urbanism' that was manifest in high walled, gated housing completely out of character with the Village and its rural setting.

A large majority of respondents considered that any development of new build or alteration outside of the Defined Settlement Area should be designed to satisfy the guidelines that apply to the core of the Village.

A majority of respondents considered that alternative uses should be found for proven redundant agricultural buildings to avoid decay and demolition as they 'punctuate' the rural landscape. The demolition of such buildings detracts from the rural nature of the Village. At the same time they did not wish to see any loss of agricultural land to development.

An overwhelming majority of respondents considered that recycling facilities and green waste bins should be incorporated into any new design. Such structures need to be large enough for the containers, conveniently located for collection and built in compatible materials.

When considering the design and planning of new developments, a majority of respondents judged that non-arable grazing land, green swards and grassed verges were an essential part of the visual amenity of the Village and should be incorporated and maintained as such.

"Verges look nice when cut a couple of times a year and allowed to look natural. However grass spaces such as by concrete bollards at end of village often looked uncared for as left to grow too long"



Recycle Bin Store



Keep verges and swards



Change of Use for Redundant Agricultural Buildings

The Built Environment 5

5.4.1 Design Relationships - continued

A majority of respondents considered that the location of satellite dishes should be discreet. Dishes should therefore be of the minimum appropriate size and fixed to the side or rear of the property.

A small majority (3.26%) of respondents considered that the installation of solar panels should be encouraged providing they are discreetly located and do not adversely affect the street scene or can be viewed from other Village vistas.

A substantial majority considered that wind turbines should not be encouraged with an adverse comment made where they are erected for commercial gain. Similarly, a substantial majority considered that the erection of mobile 'phone masts should be discouraged although there will continue to be areas of no reception particularly in the low lying areas.

An overwhelming majority considered that overhead cables should be placed underground. The concealing of overhead cables and supporting system would be in line with maintaining the rural visual impact of the Village. This would include new sub-stations if they are required.

Crime is not a major issue within the Village but it nevertheless exists together with its victim impact. A significant majority of respondents agreed that any new development including alterations and extensions should be designed with security in mind. The Association of Chief Police Officers (ACPO) have created 'Secured by Design' which should be adopted for all new developments. It covers many aspects included within this document such as parking, lighting, window and door security, boundary treatments etc and may be found at www.securedbydesign.com.

"Posts, Cables etc. V – Obviously discreet where possible but in heavy wooded areas this isn't always possible for good reception especially in the absence of good broadband."



Satellite Dishes Should be Discreet



Wind Turbine

Guidance

Design Relationships

- 5.25 *Satellite dishes should be of minimum size and discreetly located on the side or rear of dwellings.*
- 5.26 *Solar panels should be discreetly located and not detract from the street scene or vistas.*
- 5.27 *The Village does not support the installation of wind turbines or wind farms all of which should be avoided.*
- 5.28 *The Village does not support the installation of mobile 'phone or wifi masts. If these are deemed necessary they should be incorporated and concealed within an existing structure.*
- 5.29 *Overhead cables associated with any new construction proposal should be located underground.*
- 5.30 *Consider 'Secured by Design' for any new building project (Subject to the Government's Housing Standards Review to be published April 2015).*

5 The Built Environment

Guidance

Alterations and Extensions

- 5.31 Replacement windows should be consistent with the style of building or compliment or match the existing.
- 5.32 Materials for extensions should be compatible with the existing building and be of an indigenous character.
- 5.33 Suitable materials include brick, render, pargetting, slate, tile, feather-edged boarding, glass.
- 5.34 Render or pargetting should be decorated in traditional Essex Colours that include yellow, lilac, sand, pea green, red and light blue.

5.4.2 Materials

Materials for extensions should, wherever possible, match or compliment the existing building and its setting on the site. Similarly, materials for new build should compliment the site and respect adjacent buildings whilst at the same time reflecting the rural nature of the Village. Facing brickwork, render and feather edged boarding are all acceptable materials. Painted shiplap boarding is more suited to American colonial style buildings and not a rural Essex environment.

Roofing should be clay peg tiles, plain tiles, pantiles or slates depending upon the existing property and should add to the rural character of the location.

“Woodham Walter has always possessed a wonderful community spirit. It is so important to present this in its physical appearance – but it needs leadership.”



Shiplap Boarding



Feather Edge Boarding



Facing Brickwork



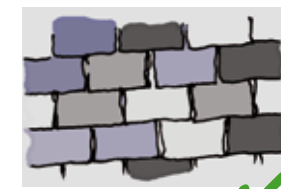
Render Finish in Traditional Essex Colours



Clay Peg Tiles



Concrete Plain Tiles



Slate



Concrete Pantiles

The Built Environment 5

5.4.3 Alterations and Extensions

There was a majority response indicating that unrestricted alterations to buildings should not be permitted and that extensions to existing properties should be sympathetic in scale, height and materials to their sites, existing buildings and surrounding environment. Every property should be treated on its own merits.

An overwhelming majority of those responding considered that large extensions, conservatories and orangeries should be appropriate to the size of the building and the building plot. A similar majority considered that the size of extensions should be proportional with the main dwelling size and should not overlook adjoining property. Extensions should generally be subservient to the main building and the design should compliment the varied rural character of the village.

It was the opinion of a very significant number of respondents that extensions into an existing roof space should be contained within the existing roof line.

“While the village has a mixture of housing types and styles it is primarily a rural location. The nature of new developments must enhance this feeling, not reduce it.”



Single Storey Side Extension ✓



Upward Extensions to be Contained Within Existing Roof Profile ✓



Overlooking Flat Roof Side Extension ✗



Two Storey Side Extension ✓



Single Storey Side Extension with Existing Roof Pitch ✓



Oversize, Disproportionate and Out of Character Extensions to be Avoided ✗

Guidance

Alterations and Extensions

- 5.35 There should be no unrestricted alterations to buildings.
- 5.36 Extensions to buildings should be proportional to the main dwelling size and site plot.
- 5.37 Extensions should be subservient to the main building by setting back from the building line.
- 5.38 Overlooking of adjoining plots should be avoided.
- 5.39 Extension roofs should be pitched and not flat.
- 5.40 Extensions into roof spaces should be contained within the existing roof profile.
- 5.41 Single storey extensions should have a pitched roof to match the main building.

5 The Built Environment

Guidance

Alterations and Extensions

- 5.42 *The addition of porches, lobbies and chimneys are encouraged.*
- 5.43 *Porches should be in keeping with the host building but be of a rural character.*
- 5.44 *Where a porch is required to a more modern building, where possible this should be designed as part of an extension or original structure.*
- 5.45 *Roofs should be pitched either as a dual pitch or mono-pitch and either built off a framework or bracketed off the host building wall.*
- 5.46 *Materials for porches should reflect the host building and should be brick, timber or rendered framework.*
- 5.47 *Chimneys of traditional construction are encouraged. Stainless steel flues should not be used unless no practical alternative is viable.*

5.4.3 Alterations and Extensions - continued

There was a majority support for the inclusion of special character design features such as porches, chimneys and similar features within any new building, extension or alteration. These should be in keeping with the existing building, the surrounding structures and the general rural character of the Village. They should also be within the parameters set out elsewhere in this Village Design Statement.

Porches in particular should relate to the main building style and reflect the rural character of the village rather than being of an urban 'portico' format. Chimneys add to the character of dwellings and should be of rustic rather than period style.

Replacement windows should be similar to those that exist within the structure unless to do so would adversely alter the character of the building

"Too many hopes in the past in many places have been unfulfilled by poor design and equally poor application unfortunately."



Rural Open Porch



Porch designed with Extension



'Lean To' Porch and Chimney



Urban Style Portico

The Built Environment 5

5.4.4. Building Roofs

There was overwhelming support for the view that roofs of all new buildings and extensions should be pitched rather than flat to reflect the rural nature of the Village and that the materials selected should be in keeping with its character.

Pitched roofs would include mono-pitches, those pitched roofs with gable ends, hip ends or hipped gable ends. These design styles together with a 'cat-slide' roof should also be applied to dormers.

The selection of materials was therefore deemed to be very important. It was considered that roofing materials, as with other building materials, should reflect the rural character of the Village and relate to surrounding buildings by using clay tiles, natural slate or concrete tiles.

"We have a beautiful rural Village. A joy to live here. We hope not to change it too much. It is perfect as it is!!"



Gable-Ended Pitched Roof



Hipped Roof



Mono-Pitched Roof



Hipped, Gable-Ended Pitched Roof



Crown Roof



Multiple roof format

Guidance

Roofs

5.48 Where possible all roofs should be pitched either dual or mono-pitched.

5.49 Roof ends should have a gable, hip end or hipped gable.

5.50 Flat roofs should be avoided for main and dormer roofs.

5.51 Clay tiles or natural slates are preferred to concrete tiles and felt roofs should be avoided.

5.52 Crown roofs should not be used.

5.53 Composite roofs should not be used.

5 The Built Environment

Guidance

Roofs - continued

- 5.54 Upward extensions into roof spaces should be maintained within the roof profile to avoid a three storey appearance.
- 5.55 Flat roofs, including crown roofs, should be avoided for main and dormer roofs.
- 5.56 Dormer roofs to be either pitched with gable or hip end or cat-slide.
- 5.57 Clay tiles or natural slates are preferred to concrete tiles and felt roofs should be avoided.
- 5.58 Roof windows or heritage style rooflights to be used in preference to dormer windows.

5.4.4 Building Roofs - continued

There was support that upward extensions to buildings into roof spaces should be retained within the roof line of the existing premises. This precludes the addition of dormers giving the appearance of a three-storey dwelling although roof windows or, in the case of older properties, 'heritage roof lights' would obviate the need for dormers and form a viable substitute.

Where the roof line of a two storey building requires to be reduced in height to relate to adjacent properties, dormer windows could be a suitable and practical alternative.

"Reinforcement of diverse design; avoidance of creeping urbanisation (gated ghettos); emphasis on good design."



Roof Windows



Two Storey Appearance



Three Storey Appearance



Three Storey Appearance



Gable-Ended Dormer Roof



Cat-Slide Dormer Roof



Hipped Dormer Roof



Flat Dormer Roof

The Built Environment 5

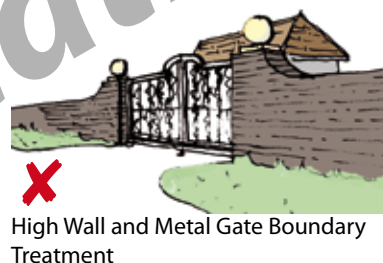
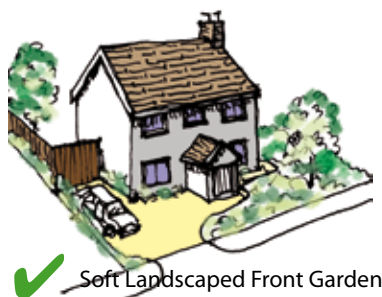
5.4.5 Boundary Treatment

There was overwhelming response indicating that dwelling front gardens should be horticultural and that paved front gardens are visually unattractive. Similarly there was overwhelming response that street front boundaries should be maintained in keeping with the rural environment.

There was agreement that the height and style of boundary materials was important within the village environment and there was very strong agreement that the planting of native hedgerows should be encouraged.

A majority of Questionnaire respondents considered that high brick walls and large metal gates were inappropriate boundary treatments for dwellings within the rural community of Woodham Walter.

"It would be silly to try and set the village in aspic, it already has homes in a range of styles and sizes."



Guidance

Boundary Treatment

5.59 Front gardens should be soft landscaped.

5.60 Front boundary treatments should be open or soft landscaped to protect the rural village character.

5.61 Fencing should be of a rural character and height to blend in with its surroundings rather than brick walls. Materials and design should be sympathetic to the surrounding area.

5.62 New hedges should include indigenous species and existing hedges should not be removed but constrained in height.

5.63 High brick walls and metallic gates should be avoided as being urban rather than rural.

5.64 Large areas of uniform hard standing in front of houses should be avoided. Materials and design should be influenced by the surrounding area and to minimise rainwater run-off. Planning permission may be required depending upon drive/paved area.

5 The Built Environment

Guidance

Parking

- 5.65 *Garage and off-street parking should be to the local authority standard.*
- 5.66 *Garages should not dominate the site but be set to one side rather than in front of the dwelling.*
- 5.67 *Integral garages could be considered on restricted sites.*
- 5.68 *Garages sited in front of the main dwelling should be avoided.*
- 5.69 *Sufficient off-street parking outside of garages should be provided on driveways.*
- 5.70 *Driveways and vehicle hard standing should be in compliance with 5.64 as part of this document.*
- 5.71 *Parking on grass verges and on pavements should be discouraged.*
- 5.72 *Garages should have pitched roofs, not flat or combinations of pitch and flat.*

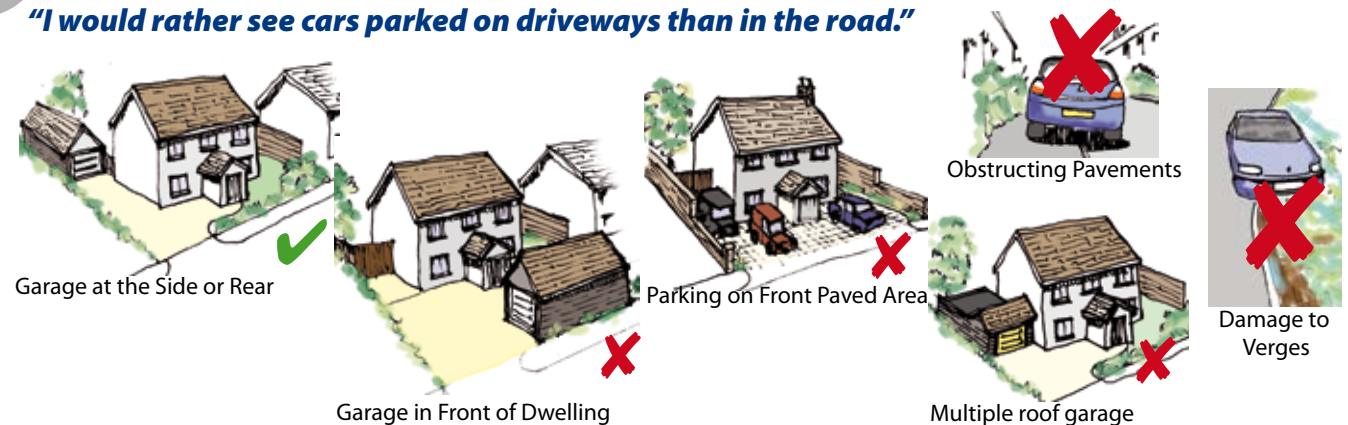
5.4.6 Parking

A high level of questionnaire response considered speeding traffic and indiscriminate vehicle parking in the Village to be dangerous and a major concern. Particular reference was made to The Street and the narrow village lanes. To reduce the danger from parked vehicles, all new development including alterations and extensions where possible should provide off-street parking to the very minimum of the local authority standard.

Woodham Walter is a rural area with a noted lack of public transport, cars are therefore essential but they should not deter from the countryside environment. The provision of off-street garaging is necessary but buildings should not dominate the site and diminish the street scene. Large expanses of hard driveway in front of dwellings are not visually acceptable (see Boundary Treatment on the previous page) and exacerbate surface water run-off in rainy weather. Garage provision and off street parking should be located to the side of the main building, form part of the main structure or be located at the rear of the premises but not in front of it detracting from the dwelling. Garage size should be fit for purpose and follow local authority and national guidelines as a minimum.

Parking on grass verges visually destroys the Village ambience and results in deep, muddy ruts that are both unattractive and potentially dangerous. Comment was also made in response returns about vehicles parking on the whole or part of the pavement restricting passage for mothers with prams, wheelchairs and elderly with walking sticks or frames.

"I would rather see cars parked on driveways than in the road."



The Built Environment 5

5.5.1 Roads

A majority of respondents commented that speeding vehicles in The Street and Rectory Road was the second most important issue (after the lack of a village shop) causing the greatest disgruntlement. A significant majority considered that adding new roads, widening existing carriageways and road junctions would add to the existing traffic volume and speed issues. A very large percentage of respondents were advocating that the Village should have HGV and load restriction limitations applied although a significant majority considered that physical methods of speed control by way of speed bumps and similar measures were inappropriate for a rural community as were a proliferation of traffic signs.

Housing layouts tend to be dominated by the car. In any new development where roads are necessary, a large percentage of respondents considered that such roads should be of a rural character but not to the extent of marginalising pedestrians. Small developments should have a 'private drive' approach for which a precedent is set off Rectory Road. Where there is no alternative to pavements, these should be softened by the use of additional grass verges. Straight roads with formal hammerheads are discouraged in favour of serpentine routes within formally shaped turning areas. Variety in surface materials, not tarmacadam, and footpath denotation will also create more attractive areas, define spaces and reduce traffic speed. Sizes and types of turning area are determined by the highway authority.

“Important that large vehicles must be discouraged from approaching the Village at the Anchor PH and at Nounsley to protect the bridges and approach roads and the infants school. Satnav sends them through this area which is illegal.”



Private Drive Style Development



Straight Access Road with Turning



Prolific Road Signs

Guidance

Roads

- 5.73 *Avoid the introduction of new roads, widening road carriageways and junctions.*
- 5.74 *Access points should be designed to reduce vehicle speeds.*
- 5.75 *Private drives should be designed for any new multiple unit developments.*
- 5.76 *Straight roads with formal hammerheads should be avoided in favour of serpentine routes with formally shaped turning heads.*
- 5.77 *Where there is no alternative to pavements, incorporate grassed verges.*
- 5.78 *Use 'soft' varying materials using a local palette to designate pedestrian areas from vehicular transit zones.*
- 5.79 *Do not use tarmacadam but finishes as detailed in Guidance Note 5.90.*
- 5.80 *Avoid the proliferation of road traffic signs.*

5 The Built Environment

Guidance

Lighting

- 5.81 Street lighting should be directional to avoid light pollution through adjacent windows.
- 5.82 Use smaller, low key, local and directional lights fitted to movement detectors where possible.
- 5.83 Floodlighting the whole house is undesirable and may be dangerous to occupants and passers by causing glare.

5.5.2 Lighting

A majority of respondents (3.8%) considered that street lighting should be increased beyond its current level although a significant majority (19%) expressed an opinion that a 'dark sky policy' of no street lighting would contribute to the tranquillity of the Village. Street lights add to road safety and household security although currently they are turned off by ECC between midnight and 05:00 each night.

Community (street) lighting should be positioned so as not to cause interference to householders such as shining directly into bedroom windows. In 'private drive' style developments location of community lighting should be discreet but effect the necessary coverage for safety and security.

Domestic building, garden and security lighting was considered by a majority of questionnaire respondents to be intrusive. Security lighting should be carefully located and use of such lighting should take advantage of movement detectors for intermittent use rather than full on during the hours of darkness. Positioning of floodlights at high level together with eaves lighting should be discouraged so as not to be an inconvenience to neighbours or be intrusive in the street scene.

Glaring lights can be both a safety and a security risk so expert design of lighting schemes and careful selection of luminaires is necessary. Criminals need light too! Lights being on does not assure that crime will go away especially if there is no one around to stand guard watching the area concerned.

"As long as lighting does not adversely affect adjoining houses it should be encouraged it gives a sense of life to an area and it not actively discouraging crimes it gives residents a sense of security." sic.



Low Key, Local Illumination



Directional Street Light



Floodlight Illumination

The Built Environment 5

5.5.3 Street Furniture

A substantial majority of respondents agreed that in a rural community street furniture needs to be at a minimal level but must satisfy road safety provisions. This point has been made elsewhere in this document. Woodham Walter is very fortunate in retaining a telephone kiosk after the iconic design of Sir Giles Gilbert Scott, together with two pedestal mounted letter boxes that add to the street scene.

Street names of a standard size should be replicated in any new development. Where road traffic signs can be combined, they should be to decrease the number of standing poles and to avoid confusion. Signs should be positioned at a suitable height to avoid vandalism, subjection to graffiti and can be easily read. They should be free from obstructions such as street greenery, simple and straightforward, with clear lettering and colour contrast with the background.

Whilst not a specific questionnaire question, the prospect of a traditional Village Sign has been raised to be positioned in the core village.

Street (community) lighting has been covered under section 5.5.2 but luminaires should be of a type and be positioned such that light pollution of adjacent dwellings is minimised.

A number of salt bins have been provided in recent years and there are still demands for more away from the core Village. Where these are provided they should be as discreet as possible and fit in with the adjacent area.

**“With what feature of Woodham Walter are you most disappointed?
Proliferation of vehicle signage.”**



Iconic Telephone Kiosk Adds Character



Combined Street Sign Reduces Clutter



Discreetly Locate Salt Bin with other Street Furniture

Guidance

Street Furniture

- 5.84 Retain iconic and vintage street furniture such as telephone kiosk and letter boxes.
- 5.85 Avoid the proliferation of road traffic signs by combining symbols.
- 5.86 Position street signs where they can be clearly seen, easily read, limit exposure to graffiti and ensure that they cannot become overgrown.
- 5.87 Position street (community) lighting and select directional luminaires so as not to cause light pollution to adjoining dwellings.
- 5.88 Locate salt bins discreetly and where possible group with other street furniture such as seating and litter bins.

5 The Built Environment

Guidance

Landscaping

- 5.89 *Wherever possible apply landscaping to front gardens rather than hard paving.*
- 5.90 *Use combinations of gravels, setts and pavings to provide attractive walking and parking areas.*
- 5.91 *Use native tree and shrub species wherever possible.*
- 5.92 *Aim to regularly maintain to retain colour, shape and form.*

5.6 Landscaping

Elements of landscaping have been covered elsewhere in this document but the impact of landscaping on the built environment cannot be overemphasised. The questionnaire returns support this over several questions.

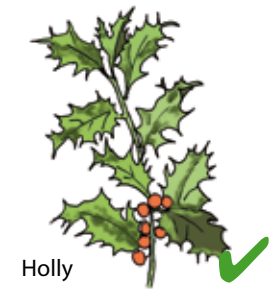
There is a very large palette of local and rustic materials that can be used in the rural environment of Woodham Walter. The use of hard, nonporous materials for drives etc. are currently controlled by The Building Regulations and as previously discussed are to be avoided. Ballast, pebbles and permeable setts/pavers/gravel mix make a surface that is crunchy when walked upon and are a good security warning to the householder; soft earth allows clear reproduction of footprints and are deterrents to criminals. If a gravel retention system is used then the surface is compacted enough for wheelchair and baby buggy users. A combination of these elements are a productive way of landscaping the front of properties whilst providing a pleasant visual appearance to the passerby.

Planting to front gardens should be low in height to maintain the open rural feel of the Village and to avoid providing cover for unauthorised trespass and entry. Spiky plants and shrubs such as berberis and pyracantha (firethorn), when planted near to the building and windows, provide a further deterrent to the criminal whilst having colour shape and texture. The planting of indigenous trees and hedgerow species are to be encouraged. These will enhance the rural aspect and appearance of the Village. There are many other species that will fulfil the role.

The regular maintenance of planting, grassed areas and hedgerows will not only assist the safety of pedestrians but will also enhance the general ambience of the Village and show that residents care about where they live and in some cases, work.

Other suitable plants include:

Roses
Hawthorn
Blackthorn
Hypericum
Hebe
Senecio



Recreation 6

6.1 Bell Meadow

Bell Meadow is situated to the South of the Village opposite St Michael's Church. It is a sloping meadow of an approximate area of 1.12 Hectares. An iconic view of the Bell Pub is offered from the top (South) of the meadow which abuts woodland and land owned by the Warren Golf Club. A public footpath connects the club to the meadow; the Warren section was a working quarry and is now a chalet complex. Historically Bell Meadow was used for grazing, but in recent years informally used for recreation.

In 2005 the Meadow, which was owned by the Essex & Suffolk Water Company, was bequeathed to the Village (Parish Council); the Warren Golf Club in turn diverted a section of overhead 3 phase electrical supply cabling to run under the surface, as part of the Chalet Project.

The Parish Council provided goal post sets for the top of the meadow, together with appropriate risk assessments. The Meadow is well used for recreational purposes.

In 2005 it was decided that a sub committee be set up by the Parish Council to hold a country event on the Meadow to celebrate the bequeathment. This proved sufficiently popular to repeat in subsequent years and in 2014 featured on National Television. Whilst deemed as non-profit making, sufficient funds have been accumulated to provide funding legacies to the Church, School, Women's Club and Village Hall.

6.2 Village Hall

The Village Hall land and building were gifted to the Village. It is a memorial Hall in so much as the WW1 memorial plaque is now located there. The Hall is owned by the appointed Trustees under the auspices of a Trust Deed, which was written in 1930. The Hall is now a Registered Charity. A volunteer Management Committee run the Hall on a day to day basis, reporting formally to the Trustees on an annual basis.

The Hall is licensed for most modes of conventional entertainment; it is used for a number of village based activities, fitness clubs, whist club, adult and children's parties, religious meetings, dance classes, training sessions, pre and after school sessions, staging revues, plays etc, wedding receptions, council meetings, civic and political meetings. It is an assigned ECC emergency centre and a polling station.



6 Recreation



6.3 Womens' Club

In the early part of the 20th Century a group of founding members, at the instigation of Mrs Chaplin and the American Mrs Walker at a meeting at The Old Rodney, decided the Village should better support young mothers and their infant children. This support would constitute bringing the mothers together as a club in convivial surroundings for discussion and assistance with home and baby skills.

At first the club met in the schoolroom but it became apparent that it would be of great benefit if they had their own premises. To this end, Mrs Chaplin offered a garden structure, originally built for her son, if a suitable plot could be found for it in the Village. The site on which the building now sits, part of a field behind the Bell owned by the brewery, was bought and the Club Building was re-erected in Top Road in 1907. It has continued to be fully supported to this day by its members and remains a pivotal force within the village. A series of informative talks are still part of the Club's regular programme. Until recently it housed the Tadpoles Nursery which has now moved to the former village shop. It also operates as a tea room and a 'pop up' restaurant location and is the venue to host the monthly Parish Council meetings.

Its membership have a well known dance troupe, who perform at Village functions, including the Village Hall Annual Revue, helping to raise valuable funds.

6.4 Allotments

In recent years an area of land from a field belonging to The Rectory has been made available to the Village for use as allotments. This gave rise to the founding of the Woodham Walter Allotment Association in 2009 as a self-funding, community based project. There are 14 plots available for use by Parishioners or for educational establishments within the Village. The initial three year experiment proved to be a great success and has been extended and continues to be very popular amongst the Villagers whose house plots are too small to cultivate a meaningful vegetable garden.

6.5 Golf Courses

The Warren Golf Club has been a feature in the Village since the early c20th and has a testing parkland 18 hole, par 70 golf course. At the adjacent Bunsay Downs Golf Club there is the Badgers 9 hole, par 3, award winning course as well as the 9 hole, par 70, Bunsay Downs course.

Recreation 6

6.6 Woodham Walter Common

Woodham Walter Common is a Site of Special Scientific Interest (SSSI) comprising of ancient pendunculate oak-hornbeam woodland, which covers the lower slopes of a north-eastern spur of the Danbury Ridge. The ground rises to a plateau over which sessile oak woodland has developed on former heath land. Along the two dissecting stream valleys, botanically rich flushes of flora are found. The range of habitats supports a diverse flora and fauna, including a number of uncommon species.

Woodham Walter SSSI is under the management of Essex Wildlife Trust and provides space for a wide range of leisure activities year round, from quiet walks spotting the wildlife to more strenuous mountain biking.

As ancient woodland it is particularly valuable for its biodiversity where the many uncommon and interesting species can be found, studied in situ, and enjoyed by the community and a wider audience.

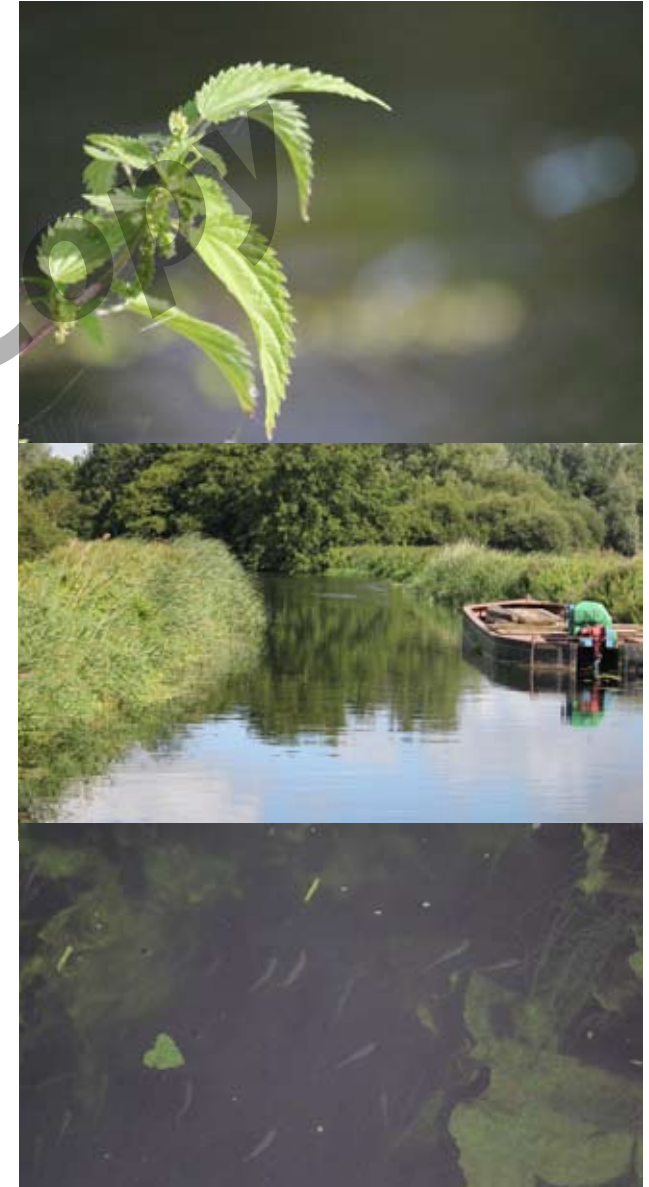
6.7 The Chelmer and Blackwater Navigation Canal

The Chelmer and Blackwater Navigation Canal runs through largely unspoilt parts of rural Essex. It connects the county town, the City of Chelmsford, with the tidal estuary of the River Blackwater. It continued to carry commercial freight until 1972.

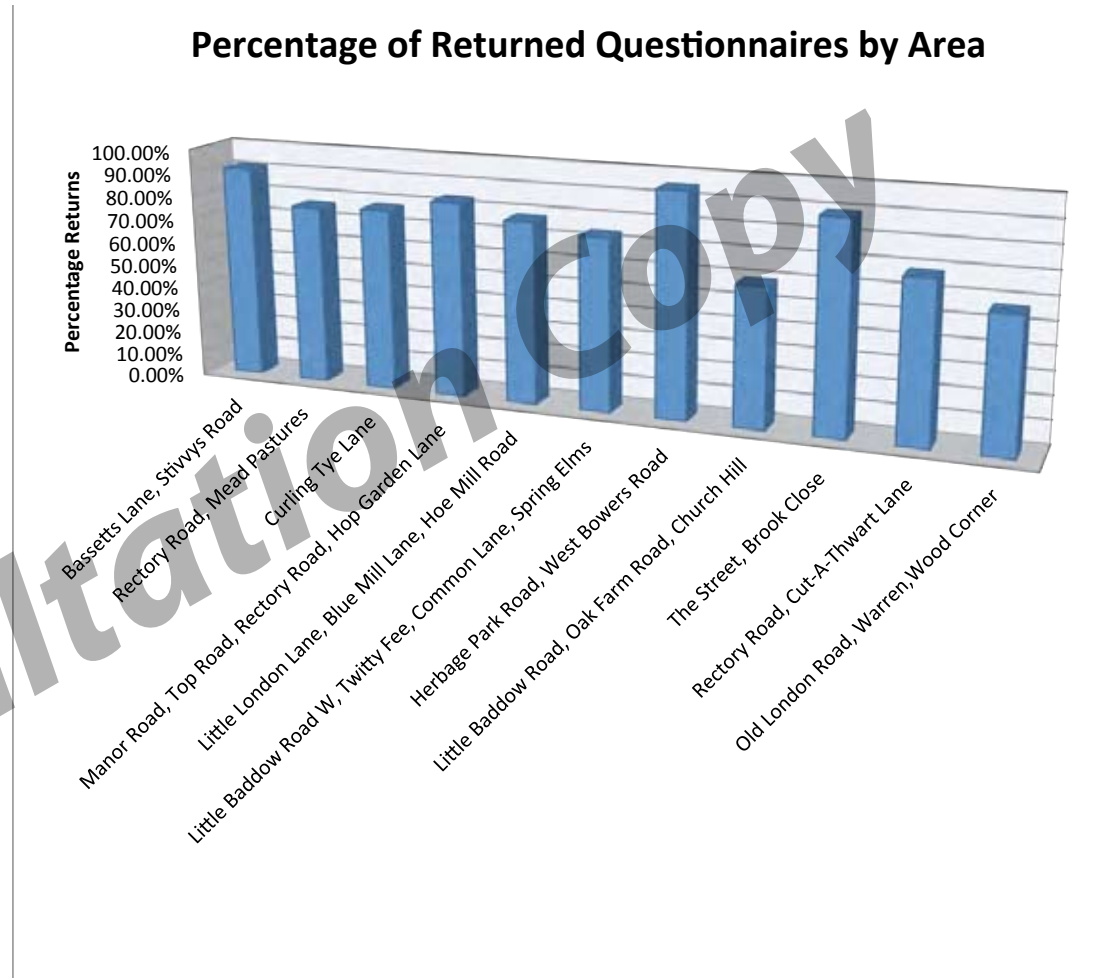
The focus of usage has changed from commercial to leisure based activities and the banks are often lined with fishermen. It is also a popular route for walkers taking them from Chelmsford through to Maldon. A limited number of recreational canal boats and motor cruisers are moored at Hoe Mill Lock. This stretch of the canal is also a regular route for the canal barge Victoria whose journey starts at Paper Mill Lock in Little Baddow and finishes in Heybridge.

The canal is under the management of Essex Waterways Ltd., a subsidiary of the Inland Waterways Association.

This highly valued asset provides a peaceful and calming environment where the members of the community can immerse themselves in the tranquillity of the surrounds, where nature can be enjoyed to the full, with a diverse range of aquatic and farmland birds ever present.

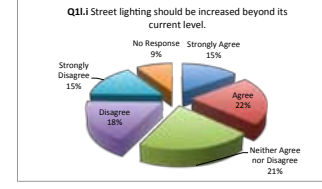
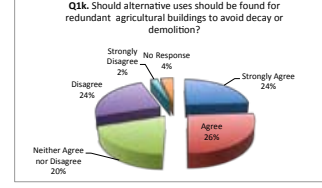
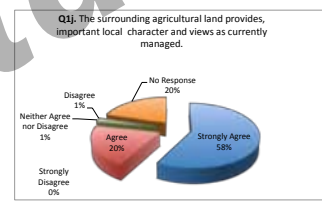
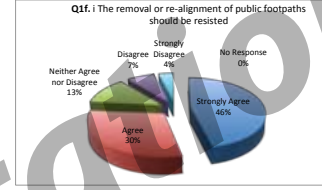
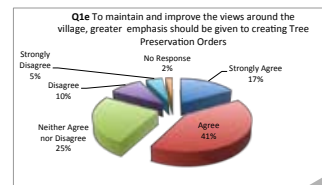
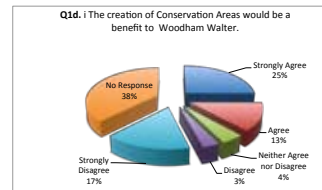
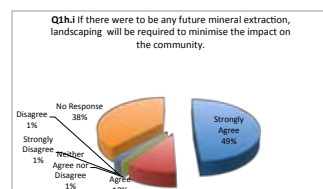
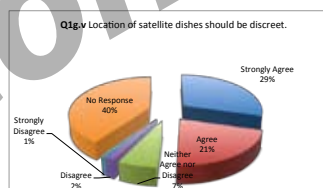
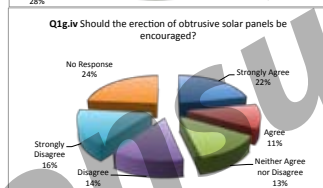
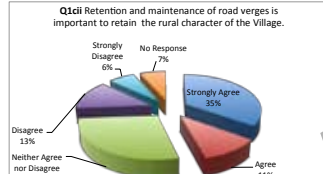
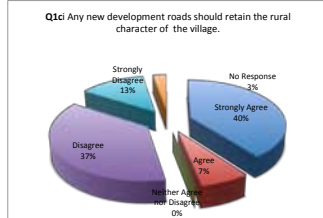
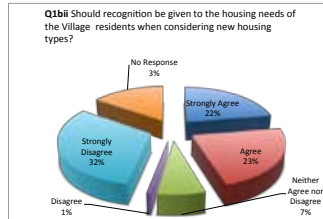
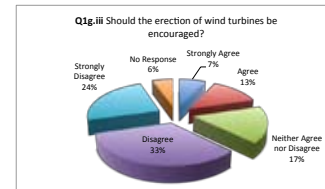
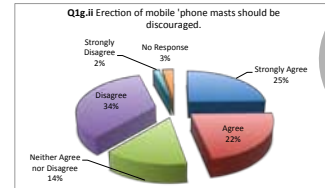
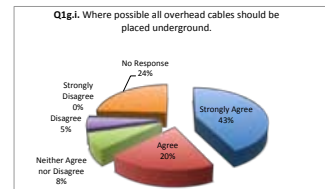
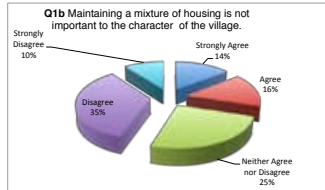
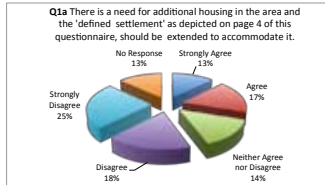
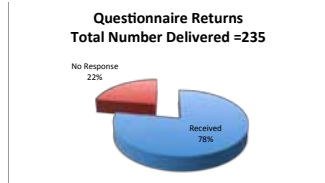


7 Appendix Questionnaire Responses

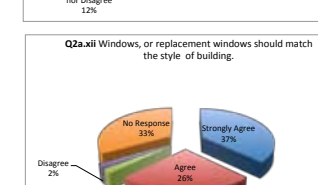
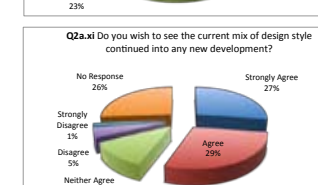
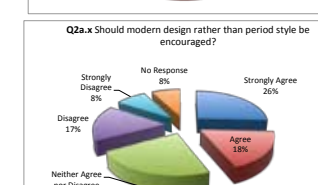
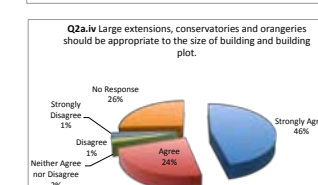
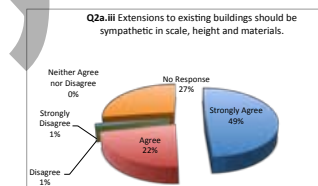
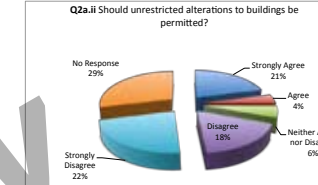
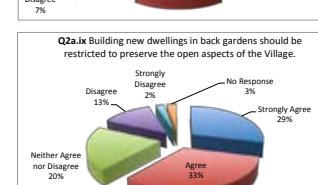
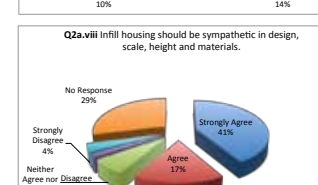
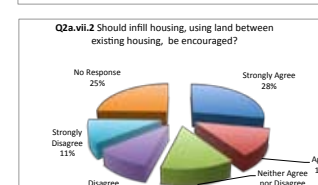
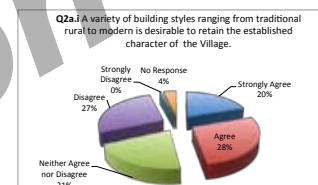
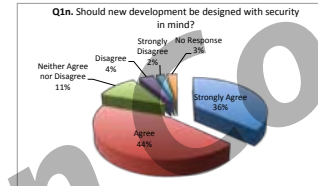
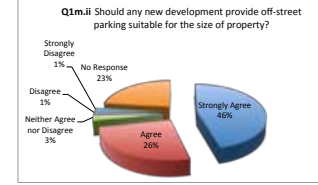
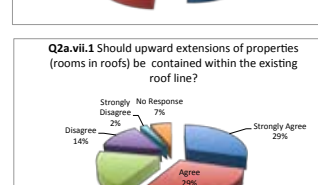
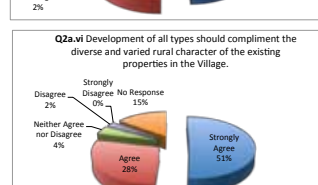
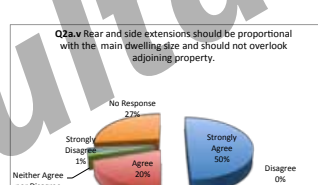
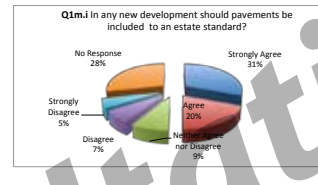
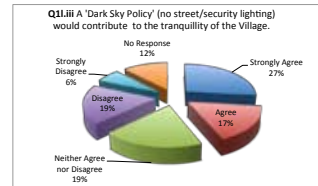
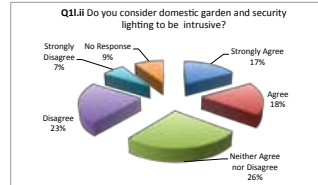


Overall Return 77.87%

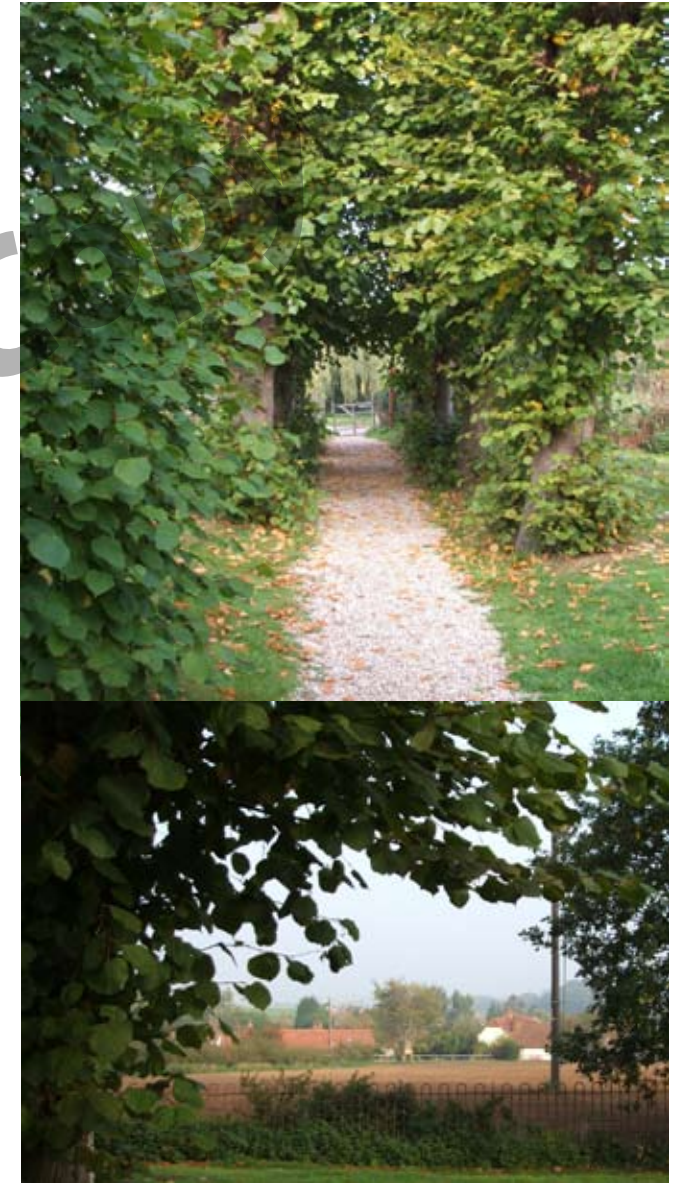
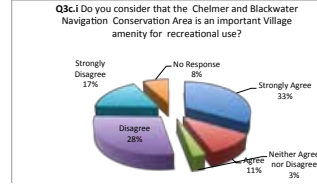
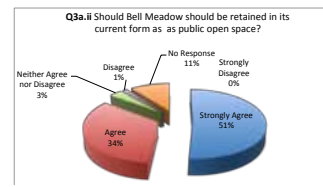
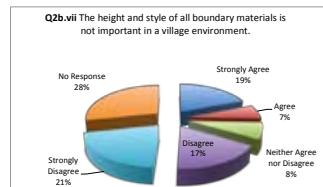
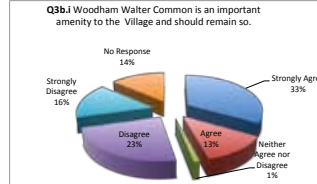
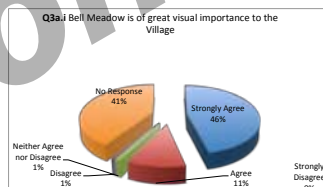
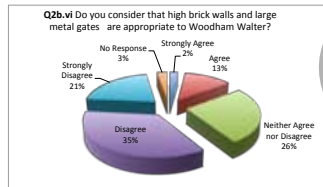
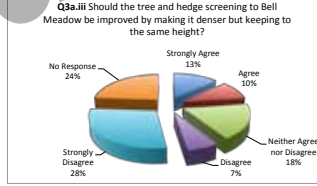
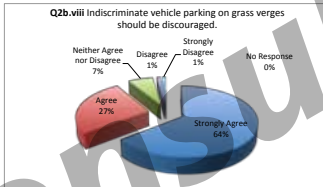
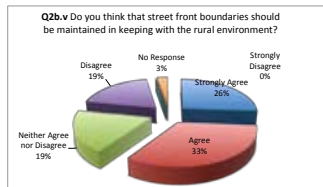
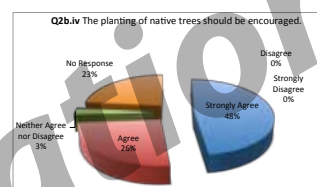
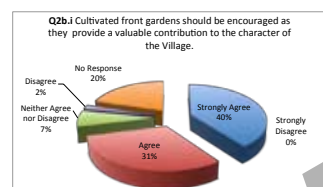
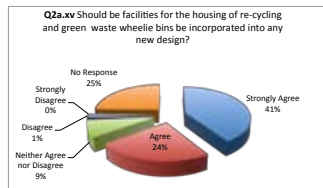
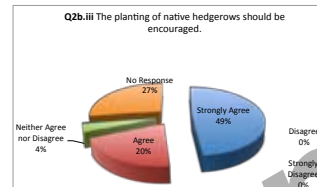
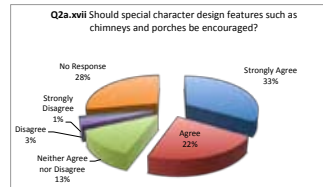
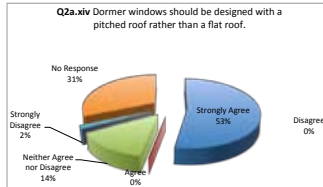
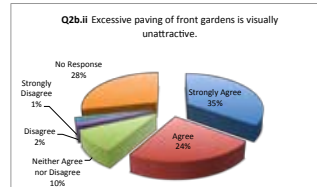
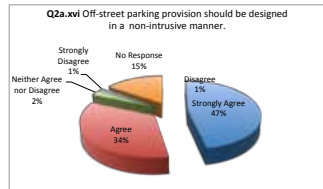
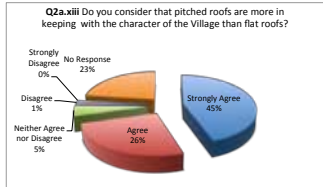
Questionnaire Responses Appendix 7



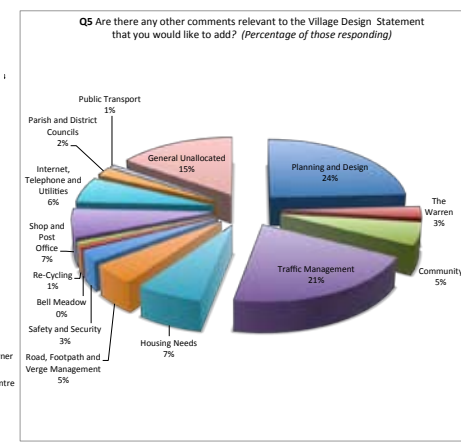
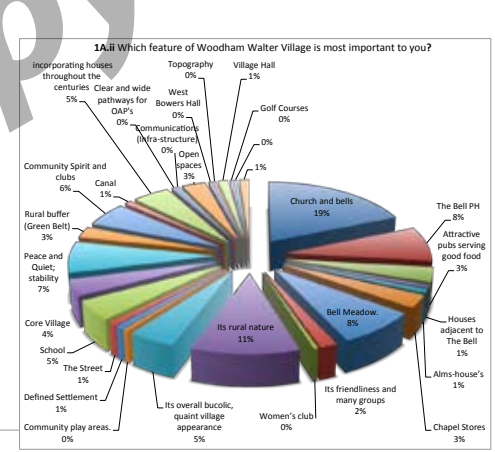
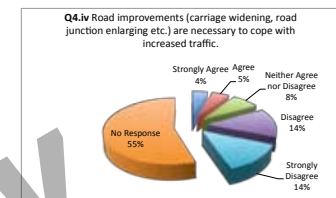
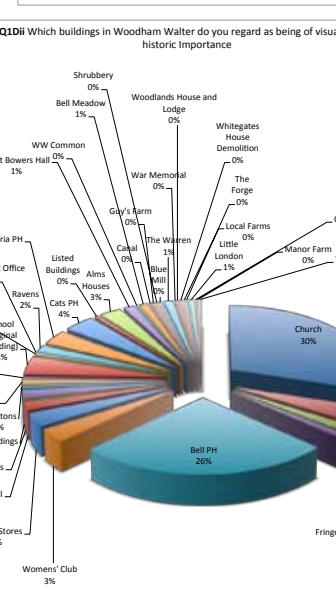
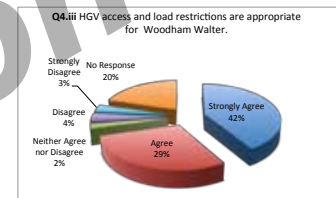
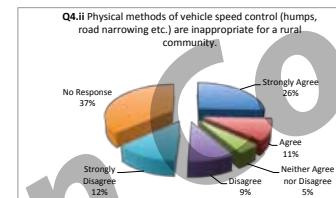
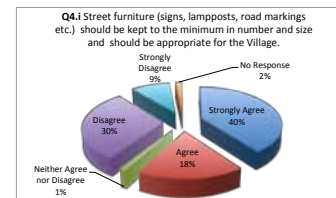
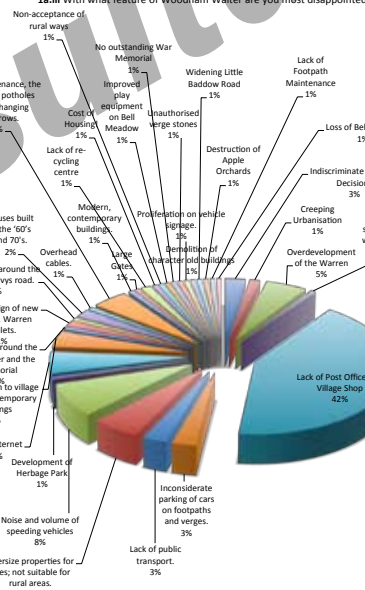
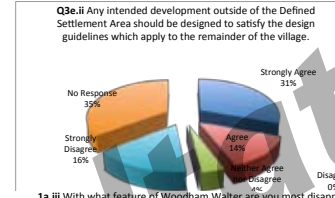
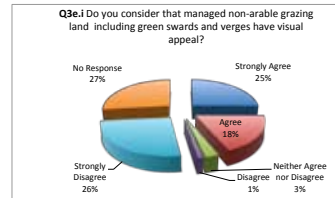
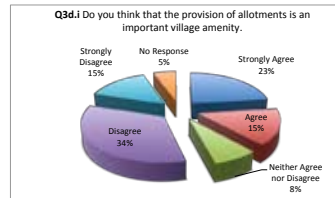
7 Appendix Questionnaire Responses



Questionnaire Responses Appendix 7



7 Appendix Questionnaire Responses



Questionnaire Q5 Comments Appendix 7

Q5 of the Questionnaire (Are there any other comments relevant to the Village Design Statement that you would like to add?) are recorded verbatim and anonymously.

Reinforcement of diverse design; avoidance of creeping urbanisation (gated ghettos); emphasis on good design.

Replacement housing on existing sites should be restricted to social and young family housing.

Pinch points and an enforced 20mph limit through the centre would cost very little and greatly contribute to safety for school children and residents.

Keep planning at the Warren Estate so it does not over run (sic) the Village.

Important that large vehicles must be discouraged from approaching the Village at the Anchor PH and at Nounsley to protect the bridges and approach roads and the infants school. Satnav sends them through this area which is illegal.

Tree branches and verges encroaching on footpaths are dangerous to elderly people. Pathways should be kept clear.

Need for shop and Post Office.

There are congestion problems in The Street when parents pick up or drop off their children at the Village School

For the survival of the village there must be change but this should be gradual, the impact of a large housing development would not be beneficial. There is not the infrastructure to support this, no shop, the school probably not big enough and not enough places at the current nursery school. Any major road widening would wrick Woodham Walter as we know and love it. Some development and infill will probably be necessary but should not dramatically change the character of the village.

The junction outside of the Bell PH can be a dangerous junction as cars come round very fast and we have seen a few near Misses.

The Bell Meadow hedgerow needs to be lower so you can see in as it is quite petty. Also I feel that re-cycling of garden waste should be done at home and not by a large dustcart.

Some of the questions are very general and therefore difficult to

answer and will depend on each individual case.

It's difficult to be too dogmatic about many of the questions in this document. The Village needs to develop and grow organically and in total sympathy and regard to its current size, population and overall appearance and ambience which makes it so pleasant to live in and visit.

Village Design Statements in my experience mean little unless those involved in the implementation have the ability, not to say the talent, to bring people's aspirations to life. Too many hopes in the past in many places have been unfulfilled by poor design and equally poor application unfortunately. An example in this Village is the poorly detailed, inappropriate and out of scale extension to the Village School which was completed several years ago. Whoever sanctioned this should hang their heads but let's hope for better decisions in the future.

The closure of the shop and Post Office was a significant loss to the village.

Due to increasing number of thefts in the village could more street lighting be considered?

Restrictions for HGV access should be considered. Frequently turn around outside Bell PH and churn up the 'village green' narrowly missing buildings.

Any development should be low density and small

Consider that there would be more of a need for bungalows rather than low cost housing (eg one bed flats) although low cost bungalows might be appropriate.

Property developers pretending to run horticultural/agricultural enterprises in order to justify developing and living in properties with Agricultural Orders on them should be opposed vigorously.

Woodham Walter has always possessed a wonderful community spirit. It is so important to present this in its physical appearance – but it needs leadership.

Traffic calming required, a better daily bus service and a shop for everyone.

The need for new housing has to be addressed to maintain a vibrant community and to deal with significant shortage of new

housing. The issue cannot be ignored. The presumption must be for development rather than the negative.

To ensure the village is not set in aspic or worse still, encouraged to become an old world picture postcard place. We have very different kinds of buildings and should not be afraid to welcome modern designs and maintain the good mix that is part of Woodham Walter's character.

It is important to positively encourage new houses to be of good design quality. 'Neo' designs should be positively discouraged.

I feel that high-speed Internet access would benefit many people within the village and enhanced public transport would be useful as would a general store / post office.

Seek to introduce a 30mph limit both ways from village to Bunsay Downs Golf Course entrance.

Keep lane banks and edges in repair as large vehicles are widening some lanes, causing pot holes and gravel deposits in roads.

We would hate to see any ultra modern /glass properties in the village.

I love it the way it is. I would like to see more consideration from residents when lighting fires during the day.

I think we need to control the amount of new dwellings, which are totally disproportionate to Woodham Walter and encourage smaller and medium housing so Woodham Walter can provide for the first time buyer or 'normal' families.

Gravel extraction: I have opposed and will continue to oppose any mineral extraction within Woodham Walter on grounds of noise pollution and environmental impact. I would oppose the development of new estates and housing development in the village. I would oppose infill housing, re-use of existing buildings ie shop. Better alternative to new build wherever possible.

The village needs to be considered as a whole and not have decisions made by a few who believe they 'rule by divine right'. There is too much 'old boy' network in Woodham Walter. The Questionnaire should go a long way to sorting this out.

Planning should be consistent with good common sense as some development will be beneficial.

7 Appendix Questionnaire Q5 Comments

Investment in rural broadband and communications should be encouraged to improve the quality of life. Also power distribution and water mains to be properly maintained – pressure to be applied to the relevant companies by the local PC / District Council.

What is the industrial hazard area shown on the map?

Presumably now the Shop and Post Office have gone they will never come back

I would like to add that a Village Shop would be nice in any future development

I miss the Village Post Office and Shop

Any new housing should be for younger people rather than large detached gated dwellings that are unaffordable for younger families. Demolition of existing housing and building of unacceptable new property is not in keeping of the village destroys the character (sic).

With the on-going requirement for more housing I believe Woodham Walter should bite the bullet now and create a village, which would provide a thriving community for the future without losing the character of the village in its current form. I think the single most important addition to the village would be to create a small light industrial area enabling locals to run their businesses from a unit. This would help bring life to the village during the day help the pubs and support reopening of the shop and encourage younger residents. Avoiding ribbon development is imperative to getting the full benefit from a community and creating a focal point /village green/heart. There are several options on how this could be achieved and I think these ideas should be discussed by the Parish Council if these plans are of interest please contact me.

Unused agricultural buildings should not be converted to other uses offices etc. Agricultural buildings should be retained for agricultural / rural use or not at all.

As long as lighting does not adversely affect adjoining houses it should be encouraged it gives a sense of life to an area and it not actively discouraging crimes it gives residents a sense of security.

Dark sky policy would make walking through the village at night unsafe. Cars come through the village fast and streetlights help pedestrians to be more visible.

Verges look nice when couple of times a year and allowed to look natural. However grass spaces such as by concrete bollards at end of village often looked uncared for as left to grow too long.

With regard to mobile masts the signal in certain parts is very poor. A booster station located within the spire of the church – invisible from outside – would solve this problem and raise a modest income for the Parish.

Improved broadband in the village would also be a good thing.

No additional house building would be preferable, as the village cannot cope with the road traffic between 8-9.30am and 3-4.30pm

It is pleasing to note that WWPC are pursuing the compilation of a VDS to reflect resident's views and wishes.

The village in its current form can really only accept minimal development. Any building on agricultural land should be resisted. In future years food production in the UK will be at a premium.

The roads and lanes serving Woodham Walter are only suitable for very limited new development. Any new housing would be classed as "unsustainable" unless bus routes

I am probably not the best person to be asked this question. I was born and bred in the village and have never lived anywhere else – quite a rarity these days. I don't take kindly to any change and if I could turn the clock back to when I went to the village school in the 50's I would. I realise people have to live somewhere but why are there so many? There has to be a limit to the population, not just here but worldwide. There will soon be nowhere for the wild life to go that which I was familiar with as a child just no longer exists. PS. What is the ancient scheduled monument indicated on your map just off Manor Road?

Parking on bends through the centre of the village should be prohibited using double yellow lines. Current situation is dangerous other services can be provided locally

Access to Woodham Walter is restricted from both directions in that hedges are encroaching across the roads both at Runsell Green ie. Anchor, hedge and dwelling opposite, and hedges through Ulting, and is becoming a danger to traffic and pedestrians alike.

We are strongly opposed to any new development in Woodham Walter.

I would I would like to compliment you all on the enormous amount of work that has gone into this! Many Thanks and please continue your work on all our behalves.

We need mixed housing to provide a balanced community. Too many large houses

Mix of housing types 1 – Ambiguous – does this mean architectural or does this mean size and type of housing? (ed. It means mix of housing types ie arch., size and type)

Street Pattern 1 – pavements adequate width. Roads and off street parking are desirable for new development (at least that's what I think it says because it's not clear)

Street Pattern 11 – Yes mainly for ease of access/movement through the village

Tree preservation – We have no desire to chop down trees randomly but telephone/poles is delivered to us through the trees and anything that hinders maintenance is detrimental.

Posts, Cables etc. V – Obviously discreet where possible but in heavy wooded areas this isn't always possible for good reception especially in the absence of good broadband.

Couldn't the spate of clubs and organisations be under one roof or perhaps limited to 1/2 halls?

There needs to be a 40 mph speed limit in the upper part of Little Baddow Road and Spring Elms Lane.

Road improvement will only increase traffic speed.

Spring Elms Lane is a protected lane which needs defining. It takes all local traffic and HGV and also has become a cycle track for "Cycle your way around Essex" WWW.visitessex.com

Spring Elms Lane is divided by boundary and refuse collections. There has to be extra housing and this is to be within the core of the village perhaps Top Road opposite women's club and bungalows. The strip would need change of use from agricultural and perhaps include shops etc.

National cycle route and increase in cyclists racing en-mass. Events can be hazardous.

Questionnaire Q5 Comments Appendix 7

Better courtesy guidelines should be in place for horse riders who insist on riding side by side.

The village school may need to grow proportionally with overall village growth.

Houses with footpaths running through their grounds should be allowed to realign. Removal as opposed to realignments should be discouraged.

Reduction of speed limit in Spring Elms Lane to 30 mph. It's far too narrow for national speed limit. Need to increase 30 mph speed limit to include Little Baddow Road. Household in question states its 60 mph. people cycle, walk and ride along this area - Need for speed bumps could be a suggestion?

It would be silly to try and set the village in aspic, it already has homes in a range of styles and sizes.

Our requirements and expectations of level of comfort change over time. Personally I don't shy away from modern design if it's a good design and meets the requirements of the occupants. I would much rather live in a house with large windows that allow light to flood in than a dark oppressive one just because other older cottages have small windows. Guess I'm not alone.

As the village doesn't have a gas supply and has to rely heavily on expensive oil to heat many homes, I would encourage solar panels and heat exchangers would be beneficial financially as well as environmentally. I'm disappointed that question 1G is phrased in a negative manner.

There is a need for a salt container on the verge that separates Spring Elms Lane and Little Baddow Road because at times of heavy snow, this area is almost impossible to get out of. There is one near Top Road so why shouldn't there be one at the other end of our village?

Speeding along our lanes has to be seriously considered especially with cyclists, horse riders and people walking dogs as well as families. The school run is a perfect example of that!

Pressure should be put on gas suppliers to provide the villagers with gas instead of more expensive oil which is hardly environmentally friendly.

We're not sure that a high level of intervention and bureaucracy as implied by some of these questions is appropriate for the village.

If the village is to survive and thrive, it's needs to embrace new technologies and designs appropriate for modern living. This should be possible without destroying the village character.

There is an urgent need for a Village Car Park in the vicinity of the school.

Inappropriate development has already occurred, with the Parish Council not objecting to it, so I doubt that this document will make any difference to this part of the village. A lot of the questions have totally obvious answers so I don't see the point in asking them.

There should be no more large scale housing developments (eg Housing Estates) in W.Walter now or ever. Any future mineral extraction should be entirely small scale and not carried out by huge National or Global Companies.

Renewable energy is going to be a necessity. It should be considered and managed correctly.

The need for a local shop is very high, I feel that Woodham Walter would benefit a lot from this and as someone who doesn't drive, it's very hard getting to a shop that is 2 miles away and there is no road that you can walk down safely to get to the shop.

I like the village as it is, new development to be in keeping, large or small, doesn't bother me.

Road narrowing should be considered along "The Street" as people persistently speed.

Parking restrictions by school as this main thoroughfare is a pain in the neck when parents block this up - plenty of space up by the Queen Vic Pub for them.

Never seen organised litter picks, Blue Mill/ Stivvys?

To maintain our beautiful Village.

We have a beautiful rural Village. A joy to live here. We hope not to change it too much. It is perfect as it is!!

In line with point 4 (iv) - pot holes should be maintained more often (should farmers assist/help due to use of heavier vehicles/trailers to when road was built/signed)?

I have very strong views that the new owners of Bunsay Downs GC

seem likely to continue with plans to completely spoil the course and to close the award winning superb Badgers course. I would hope that any future plans to do this would be strongly opposed by the PC since the Bunsay Downs courses have provided a very valuable asset to the parish and county

Consider housing needs of village residents – enabling possible areas of development a-c on village plan at front of document (AN – along undeveloped side of Top Rd and Rectory Rd)

Please take heed that too much guidance and restrictions on an individuals property rights and preferences is not needed. Let good designers do good designs. Challenge unwanted development vigorously but let us not become a NIMBY community

Road verges should be cut wider and more regularly

Need to widen junction on to A414

Need for a small amount of housing ideally for first time buyers, build in keeping with the rural community.

Gypsy site should not be expanded, nor any new sites. A small diverse amount of residential development, taking into account a range of sizes and budgets. The restoration of a village shop should be on the VDS

In favour of small scale social and starter housing. Why has such large scale redevelopment being permitted outside village envelope

Extensions should be considered individually

The open areas and the wildlife are important to both the young and the older generations

Preservation of Rural nature, Avoiding any commercial development. No further development at The Warren and the log cabin development

Mountain bike paths require safety considerations for further developments. No further development at Herbage Park. No music or alcohol licence for Club house at Herbage park clubhouse. The size of this development has adversely effected [sic] our attitude to further housing provision for the village.

7 Appendix - Listed Buildings

Ashman's Farmhouse

Grade II
Curling Tye Lane, Woodham Walter, Essex

Barn and Outbuildings Approximately 4 Metres South East of Ashman's Farmhouse

Grade II
Curling Tye Lane, Woodham Walter, Essex

Bannister Cottage

Grade II
2 The Street, Woodham Walter, Essex

Barn About 30 Metres South East of Whitehouse Farmhouse

Grade II
Curling Tye Lane, Woodham Walter, Essex

Barn Complex Attached to South of Barn

Grade II
Woodham Walter, Essex

Bassetts
Grade II
Tofts Chase, Woodham Walter, Essex

Black Cottage
Grade II
Curling Tye Lane, Woodham Walter, Essex

Blue Mill and Mill House
Grade II
Woodham Walter, Essex

Cartlodge Approximately 8 Metres South East of Barn

Grade II
Curling Tye Lane, Woodham Walter, Essex

Church of St Michael
Grade II*

Church Hill, Woodham Walter, Essex

Elwy Cottages
Grade II
Bassetts Lane, Woodham Walter, Essex

Granary Approximately 7 Metres South East of Barn

Grade II
Curling Tye Lane, Woodham Walter, Essex

Guy's Farmhouse
Grade II
Manor Road, Woodham Walter, Essex

Hoe Mill House

Grade II
The Causeway, Woodham Walter, Essex

Little London Cottage
Grade II
Little London Lane, Woodham Walter, Essex

Little London House
Grade II
Little London Lane, Woodham Walter, Essex

Mead House
Grade II
Woodham Walter, Essex

Milestone Immediately South East of South East Corner of Milestone Barn

Grade II
Old London Road, Woodham Walter, Essex

Pump Approximately 6 Metres East of the Cats

Grade II
Blue Mill Lane, Woodham Walter, Essex

Ravens Farmhouse
Grade II
Little London Lane, Woodham Walter, Essex

Retreat Farmhouse
Grade II
Woodham Walter, Essex

Barn Approximately 40 Metres North of Retreat Farmhouse

Grade II
Woodham Walter, Essex

Ruins of Old Woodham Walter Hall
Grade II
Old London Road, Woodham Walter, Essex

Rushes Lock and Lock Gates
Grade II
Bumfords Lane, Ulting, Essex

The Bell Inn
Grade II
Little Baddow Road, Woodham Walter, Essex

The Cats
Grade II
Blue Mill Lane, Woodham Walter, Essex

The Shrubbery

Grade II
Curling Tye Lane, Woodham Walter, Essex

Coach House and Stable Block Immediately to Rear Right (North East) of the Shrubbery

Grade II
Curling Tye Lane, Woodham Walter, Essex

Barn Approximately 40 Metres East of the Shrubbery

Grade II
Curling Tye Lane, Woodham Walter, Essex

The Warren House
Grade II
Woodham Walter, Essex

Barn Approximately 30 Metres South of the Warren House

Grade II
Woodham Walter, Essex

Weir at Rushes Lock
Grade II
Bumfords Lane, Ulting, Essex

West Bowers Hall
Grade II*
W Bowers Road, Woodham Walter, Essex

Bake/Brewhouse Approximately 10 Metres South of West Bowers Hall

Grade II
W Bowers Road, Woodham Walter, Essex

Wingtons
Grade II
2 The Street, Woodham Walter, Essex

Woodham Walter Hall
Grade II
Old London Road, Woodham Walter, Essex

Acknowledgements 7

Village Design Statement Committee

Keith Amato
David Beattie (Chairman)
James Bunn
Andrew Newland
James Nolan
Ken Rennie
John Tompkins

* * *

Cover Image (Bell Meadow Day Photographic Competition Winner),

Photo courtesy of Stuart Koenig-Roach © 2013
Design and Graphics, John Tompkins.
Proof Reading, Peter Warren

* * *

The Committee would like to express their thanks to
Ann and Sean at The Bell
for accommodating Committee Meetings.

* * *

References

"A Village History, Woodham Walter" by Patricia M Ryan
"London, An Illustrated History" by Cathy Ross and John Clark

* * *

Index of Images

Page	Image No	Subject
2	1	Beyond Brook Close
	2	Stuart Coat of Arms in the Church
3	1	Agriculture and woodland views
	2	Towards the Wilderness
5	1	Towards Little London

Index of Images - continued

Page	Image No	Subject
5	2	Church Corner
	3	Towards West Bowers
6	1	Mediaeval glass
	2	Church date plaque
	3	Church south side
7	1	The Bell
	2	The Cats
	3	The Queen Victoria
8	1	The School
	2	Old Chapel Stores
	3	Little Baddow Road
9	1	Village Hall
	2	Almshouses
	3	Almshouses
11	1	Village sign
27	1	Bell Meadow
	2	Church Hill
	3	From the old Warren pit
28	1	Womens Club
	2	Bell Meadow
29	1	Canal towards Hoe Mill
	2	Chelmer and Blackwater Navigation
	3	Chelmer and Blackwater Navigation
31	1	The Street
	2	Bell Corner
	3	Bell Meadow
32	1	Chelmer and Blackwater Navigation
	2	Towards Bassetts
	3	Towards The Street
33	1	Church Path
	2	Church Corner
	3	School memorial arch
39	1	Towards the school
Cover		Church Corner
Back Cover		The Bell
		Woodham Walter woodland

