



# The Woodham Walter

## Village Design Statement 2016

# Contents and Foreword

## Contents

### Foreword

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## 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, the first draft of which was exhibited at the 2015 Annual Parish Meeting and has now been submitted to the Maldon District Council for approval as a supplementary document to the Maldon District Characterisation Document that in turn will relate to the Council Local Development Plan and therefore is pertinent to the planning process.

This Village Design Statement is Woodham Walter specific and 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 evidence based, relating to 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  
Chairman of the Parish Council.

# Introduction 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%.

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.

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. Whilst planning permission may not be required for some projects, especially where permitted development rights pertain, it is hoped that residents will adopt the design standards that would apply to other projects within the Village.

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.

**To read this document, text with a blue background denotes objectives; that with a yellow background relates to planning policy; that with a green background are preferred options for residents to consider based on the Questionnaire although not necessarily part of planning decisions. The blue boxes with yellow text highlight the pertinent Maldon District Council Local Development Plan planning policies.**

### Objectives

#### 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.*
- 1.07 **Throughout this document the blue boxes with yellow lettering **S1** highlight the pertinent Maldon District Council LDP policies; text with a yellow background specifically relates to planning policy; text with a green background is intended as general guidance to Residents based on Questionnaire returns; text with a blue background indicates objectives.**
- 1.08 **N1  
N2** *To work with neighbouring authorities, partners and stakeholders to ensure cross boundary co-ordination and future planning.*

## 2 Evolution - Geology, Topography and Landscape.



From Church Hill Towards Little Baddow Road



From Church Hill Towards the Wilderness



Footpath 13 Towards the Village

### Geology, Topography and Boundaries.

The village sits on sand and gravel glacial outwash over London Clay, producing an undulating topography of hills and valleys rising gently southwards, away from the River Chelmer which forms the majority of its northern boundary and gently westwards, as height builds towards the Danbury Ridge. The Little Baddow – Danbury Ridge forms the western Parish boundary and the watershed between the Woodham Walter and Woodham Mortimer brooks the southern. The eastern boundary is not marked by any physical feature but is more than likely the edges of strips of common fields.

### Landscape Character.

The main village settlement is located in the centre of the Parish and sits in the basin of a stream that rises in Woodham Walter Common. The landscape around it is characterised by the ancient woodlands of Woodham Walter Common (SSSI) and The Wilderness and several smaller woods, a leftover from the densely wooded topography that once dominated the area and probably gave rise to the name Woodham Walter or 'Wudeham', a settlement in the wood. There are rolling arable fields enclosed by native species hedgerows dotted with oak and ash, with open skies and long views and to the north the more intimate scenery of the river meadows. Roads and lanes are winding, rising and falling gently with the landscape and are likewise enclosed. A network of footpaths criss-cross the woodlands and arable fields.

### Views.

Woodham Walter is a village with many fine views. From various locations there are views northwards across the Chelmer flood plain to Boreham, Ulting, Hatfield Peverel, Langford, Wickham Bishops and Great Totham and from Gunhill in particular, eastwards over village centre rooftops to The Wilderness and beyond. From Old London Road there is a distant view over Witham to Silver End and beyond and from St Michaels there is magnificent view of The Bell and The Street nestling in the basin of the stream which rises in Woodham Walter Common. Trees and tall hedgerows dominate almost every view to the extent that buildings are frequently wholly or partly hidden. The opportunities for a fine view are endless!

## Evolution - Settlement Growth 2

### Settlement Growth.

Like many other villages the development of Woodham Walter appears to have followed the track layout with settlements appearing at junctions and other principle points. The principle routes were east-west following the river and making their way towards Maldon. Where these tracks were bisected by a north-south route, settlements sprang up. Factor in a good water supply and employment and the settlement soon grows. The settlement growth can be traced by various maps.

The sale of the Woodham Walter estate by 1745 meant that the area became divided into smaller farms giving rise to an urgent need for accommodation. It is during this period that there was an increase in building not only in the Village centre but also in the outlying settlements.

The Chapman and Andre Map of 1777 indicates that a village had become established in the valley of the stream rising in Woodham Walter Common, with a cluster of buildings from The Bell to the stream fronting what is now The Street, the historic route to the River Chelmer. Scattered around the Village core are a number of small settlements (Spring Elms, Little London, West Bowers, Curlingtye Green) and a number of dispersed farmsteads.

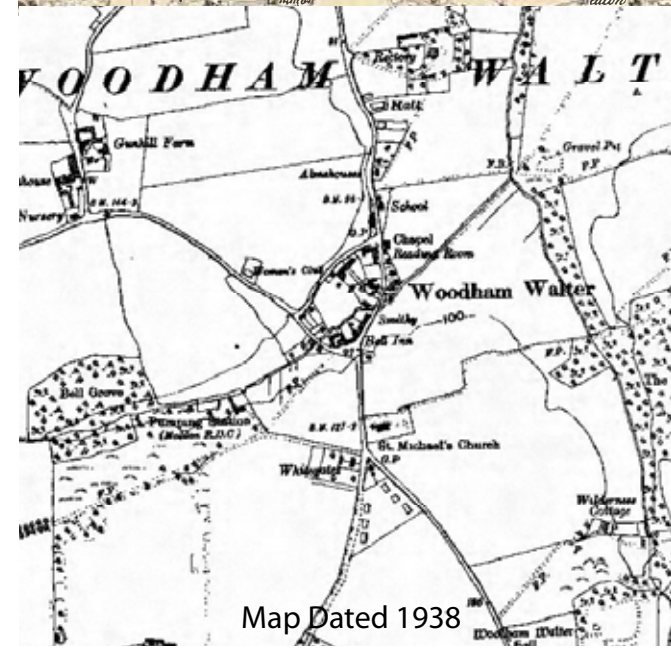
By 1875 a proper Village centre had developed with a Post Office, National School (1873), baker, butcher, beer shop (now the Queen Victoria PH), smithy and wheelwright and a Congregational Chapel (1881).

Growth slowed towards the end of the century, but in the early C20th the Women's Club (1906), almshouses (1908) and Reading Rooms were added. Two Arts and Crafts houses were built - The Warren House and Whitegates. Others in a similar style soon followed – Crossways and two lodge houses at The Warren. In 1926 tenants moved into the first Council houses in the Village (Church Corner).

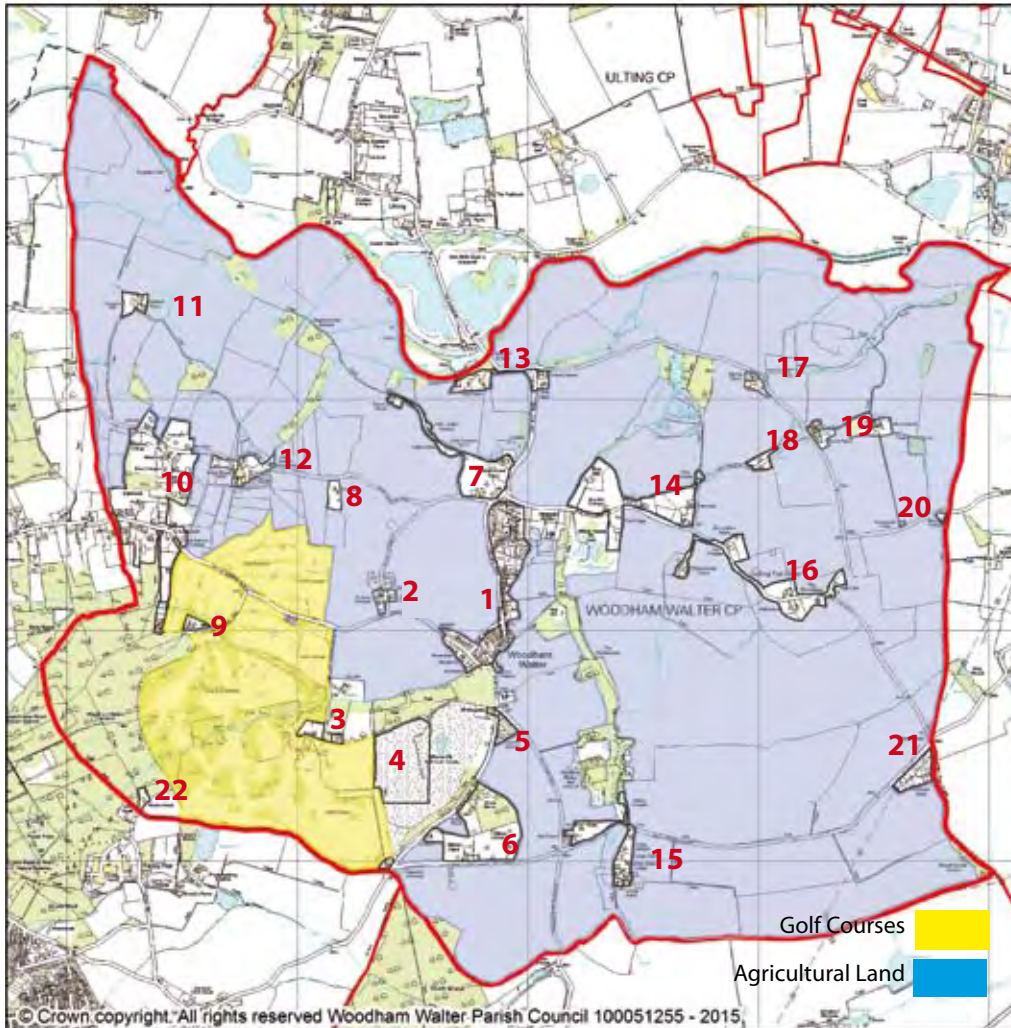
Additional Council Houses were built after WWII in Rectory Road and later some bungalows in Top Road. Mead Pastures was built, followed by Spar Hawks, Brook Close and three large houses in the grounds of Mead House, the former Rectory (1814). Most recently a number of houses away from the Village centre have been extended or completely re-built (Jasmine House, Grove Manor, 1 West Bowers Bungalows now Longwood).

In the 1990's a 20 pitch Traveller Site was constructed and in the early part of C21st work commenced on building holiday lodges and a small leisure centre at The Warren.

At the last census (2011) the Village had a population of 532 people living in 256 dwellings. Of these, 109 dwellings are located in Village centre as defined overleaf and the remainder are dispersed throughout the Parish, either singly or in groups of up to 30 dwellings, each with their special character.



## 2 Evolution - Area Settlement Characteristics.



### Defined Areas of Settlement

1 Central Village Area	7 Little London	13 Hoe Mill	19 Guys' Farm
2 Gun Hill	8 Glendale	14 Blue Mill	20 Cut-A-Thwart Lane
3 Warren House	9 Common Lane	15 Lodge Farm	21 Wood Corner
4 Holiday Lodges	10 Spring Elms	16 Curling Tye Lane	22 Robin's Wood
5 Church Corner	11 Retreat Farm	17 Manor Farm	
6 Grove Manor	12 West Bowers	18 Hop Garden Lane	

### Areas of Defined Settlement

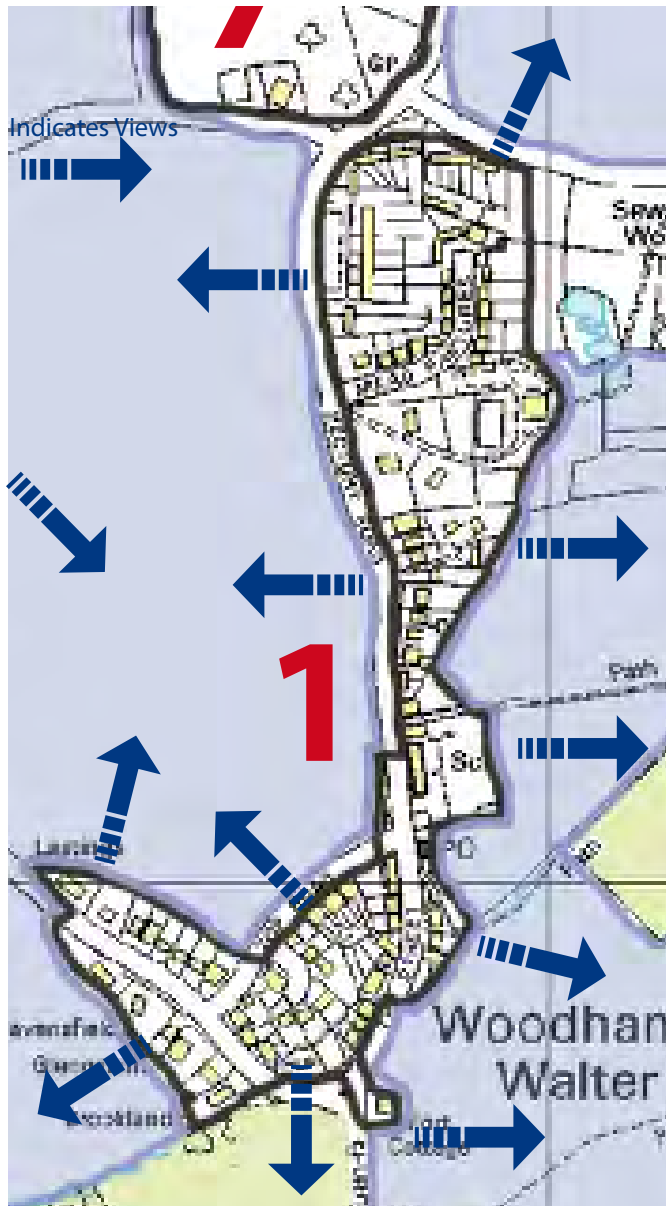
Woodham Walter as a village is referred to in the Braintree, Brentwood, Chelmsford, Maldoon and Uttlesford Characterisation Assessment document as being an Arcadian settlement. It is a typical English Village with outlying groups of settlement; it is distinguished from a Hamlet by the fact that it has its own church and a centre. Being a dispersed rural settlement with a central core, it is categorised as 'Rural in a sparse setting' in DEFRA's Rural-Urban Classification for Output Areas in England. This is amply illustrated in the adjacent map showing the distribution of defined settlement areas set in amongst extended agricultural land use within the parish boundary. In the main this settlement is based around the junctions of roads or isolated such as Retreat Farm and Robin's Wood.

Whilst Woodham Walter does not have the dramatic scenery of mountains and rocky coasts nor the expansive parkland and dominant landscape inferred by 'Arcadia', the area epitomises all that is best in the Eastern Region of England. The scenery varies from open farmland to historic woods and includes a canalised river and two well laid out golf courses. Long views across open farmland interspersed by small wooded areas are characteristic of the area and can be experienced from all parts of the Village. The open farmland is criss-crossed by a significant number of footpaths shown on page 42 and two protected lanes shown on page 20.

The extent of the two golf courses and the old Warren Pit area can be readily determined on the map and both areas were originally farmland with the Warren being laid out as a golf course following the purchase of the house by Henry Thompson in 1904

Most of the areas of defined settlement contain listed Buildings together with a number of buildings that are of historic or architectural interest although not Listed. In the central area these have been incorporated into the new Conservation Area and are shown on page 22.

## Evolution - Defined Areas of Settlement 2



### Central Village Area (1)

From St Michael's, Church Hill drops into the basin of a stream nestling in the historic centre of the village. 'Wingtons' and the gable end of Bannister Cottage (both late C18th) sit behind a triangular greensward and Little Baddow Road branches south westwards, past The Bell (c1660), crosses the stream and rises out of the village between single and 2-storey generally rendered detached houses with concrete tiled roofs set back from the road behind greenswards, grassy banks, indigenous hedges, trees and gardens.

Church Hill becomes The Street at Bannister Cottage, a row of houses initially on one side with an arable field opposite. It crosses the stream at a slight bend, now with housing on both sides as it rises to culminate at the Congregational Chapel (1881), and opposite, The Queen Victoria public house (c1820). Houses are detached C19th and C20th, brick or rendered, some with gable ends fronting the road.

At the pub Top Road branches south westwards, forming a triangle with The Street and Little Baddow Road. Generally C20th single and 2-storey housing and the Women's Club (1906) sit inside the triangle, with a grass bank and rising arable land opposite. There is a fine view of this part of the village from St Michaels, with rooftops and gable ends rising and falling with the change in elevation either side of the stream.

Beyond the pub The Street becomes Rectory Road with the School (1873), Almshouses (c1908), Village Hall (1928) and mostly C20th houses on it's east side behind a narrow pavement, hedges, overhanging trees and small front gardens.

There is a mix of materials throughout the Village Centre. Walls are mostly rendered or brickwork, with some weatherboard, roofs mostly pantiles, interlocking concrete or plain tiles with some slate and windows predominantly casements, with some sash windows.



Rectory Road Towards the Village Centre



Top Road



Bell Meadow

## 2 Evolution - Area Settlement Characteristics.



Nursery Cottages



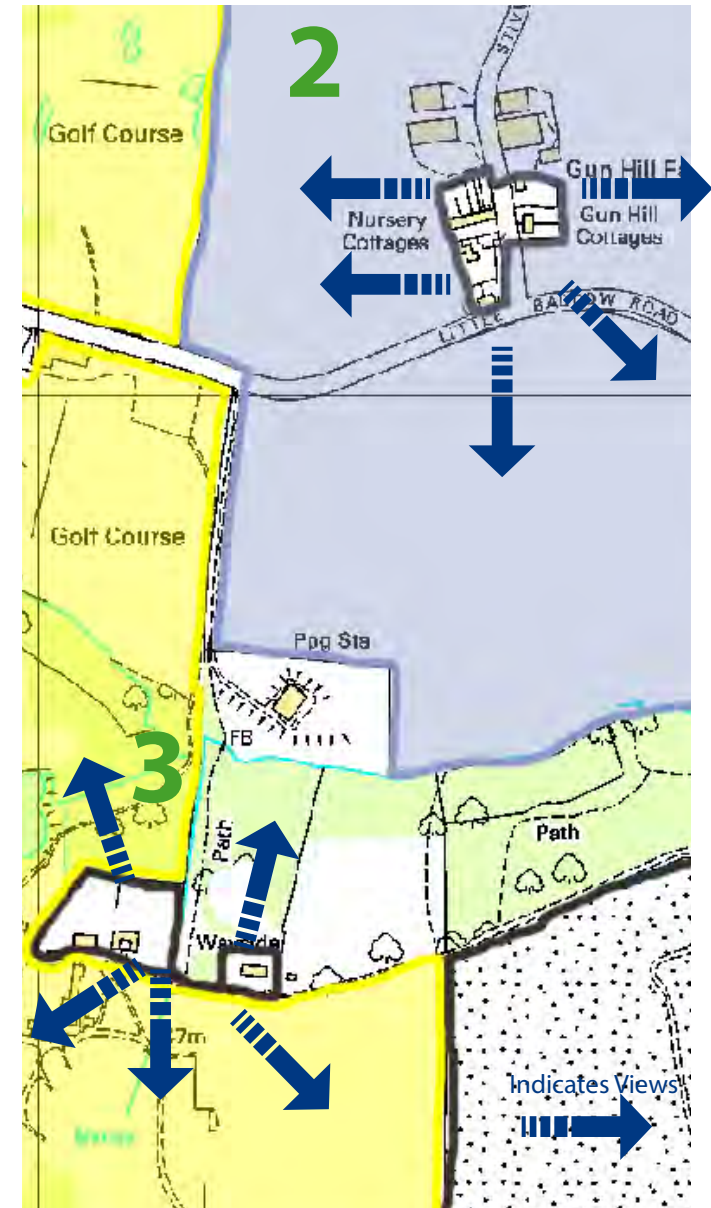
Stivvys Road

### Gunhill (2)

In an elevated arable landscape clustered around the Listed Stivvys Road is a collection of twelve predominantly C19th, 2-storey slate or plain tile roofed red brick or rendered houses with timber sash windows. Set in well-cultivated gardens with native hedges, greenswards and a prominent 2m high brick wall adjacent to a terrace of five houses, originally part of a C19th nursery and hothouse. Mid C20th farm buildings bound the settlement to the north and by Little Baddow Road to the south with open views to the north over the Chelmer Valley, to the east overlooking the village centre and southwards overlooking woodland.

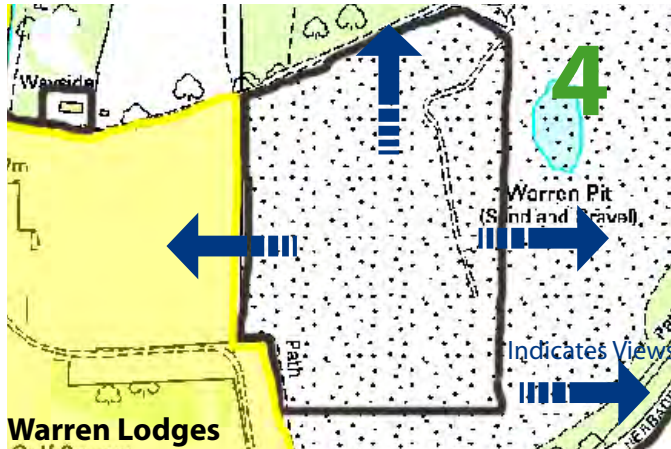
### Warren House (3)

At the top of Herbage Road between two early C20th lodge houses is a narrow horse chestnut lined road winding gently downhill through the undulating golf course to the Warren Golf Club. At the bottom, opposite the Grade 2 C18th weatherboard clubhouse, overlooking gardens and fairways are 'The Warren House', a part C17th Arts and Crafts fronted house and an early C20th outbuilding. Nearby, along a tree lined track is 'Wayside', also Arts and Crafts. All three properties are parge plastered with plain tile roofs and timber casement windows and are backed by dense woodland.





# Evolution - Defined Areas of Settlement 2

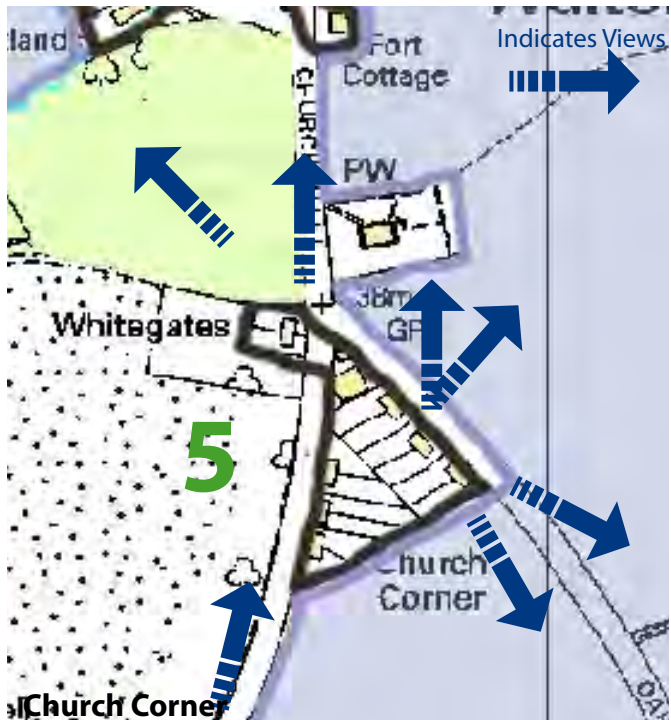


## Warren Pit Lodges (4)

Returning half way back up the Golf Club access road is a small made up track running steeply downhill to Warren Pit. Enclosed by high hedgerows dotted with trees, this was previously used for gravel extraction, but is now the site for 36 single storey cedar clad lodges and an associated leisure centre and offices.



Warren Pit



## Church Corner (5)

Formed at the point where Oak Farm Road and Herbage Park Road converge, Church Corner sits on rising ground adjacent to the Grade II\* Elizabethan St Michaels Church, occupying a triangular site fronted by the rendered C19th Church Cottage. In Oak Farm Road are three pairs of mid C20th slate roofed, rendered semi-detached houses with casement windows which are mirrored in Herbage Park Road, which also has a rendered bungalow of the same period. Facing the gable end of Church Cottage is the plain tile roofed, parget rendered Arts and Crafts Whitegates (originally two cottages).



Church Corner

Indigenous hedgerows form most boundaries and views west, and east down to The Wilderness, are constrained by the density and height of hedgerows and trees.



Church Hill

## 2 Evolution - Area Settlement Characteristics.



Hoe Mill House



Little London Cottage



West Bowers Road

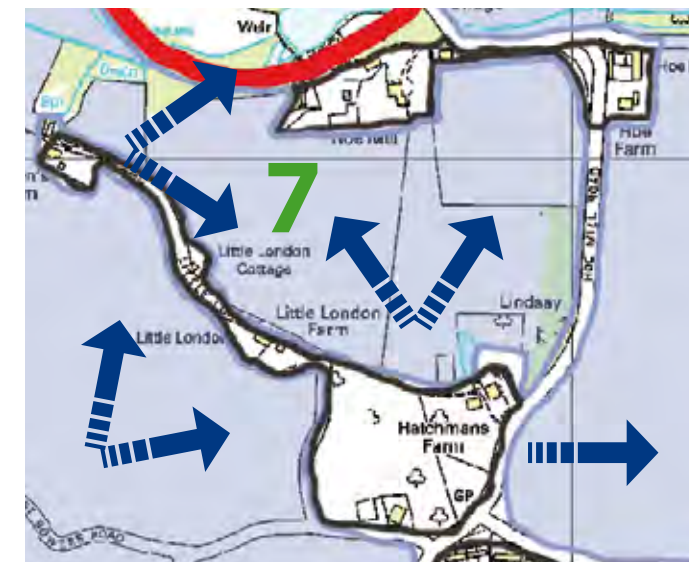
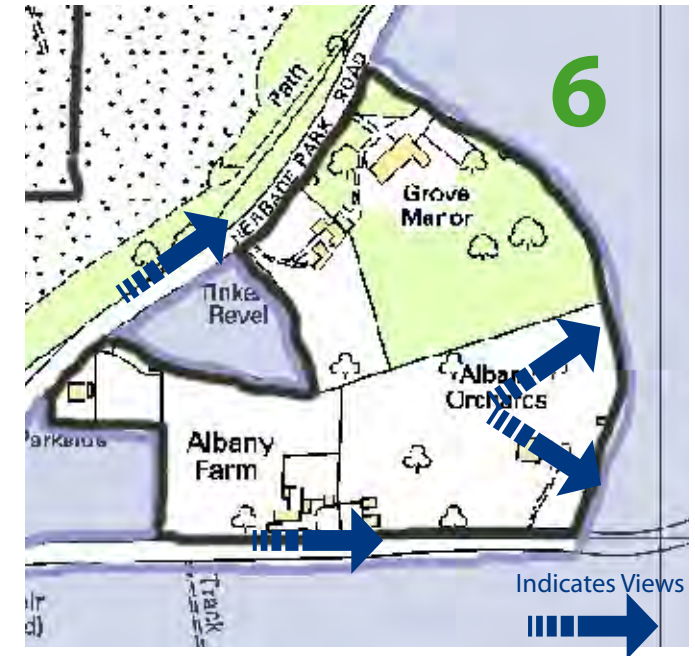
### Herbage Park Road; Old London Road (6).

Overhung with large branches, Herbage Park Road climbs steadily away from the village centre and in a small area of woodland are a mock C18th brick manor house set back from the road behind large iron gates and nearby a mid-C20th rendered and tile hung house. Further along is a mid-C20th bungalow and then at its highest point (60m), the junction with Old London Road. This is level at first, past 'Albany Farm' sitting behind a tall hedge opposite arable fields, but then starts to drop, passing a substantial early C20th mock Tudor house brick with a long sweeping lawn down to Oak Farm Road. Plain tiles and casement windows predominate.

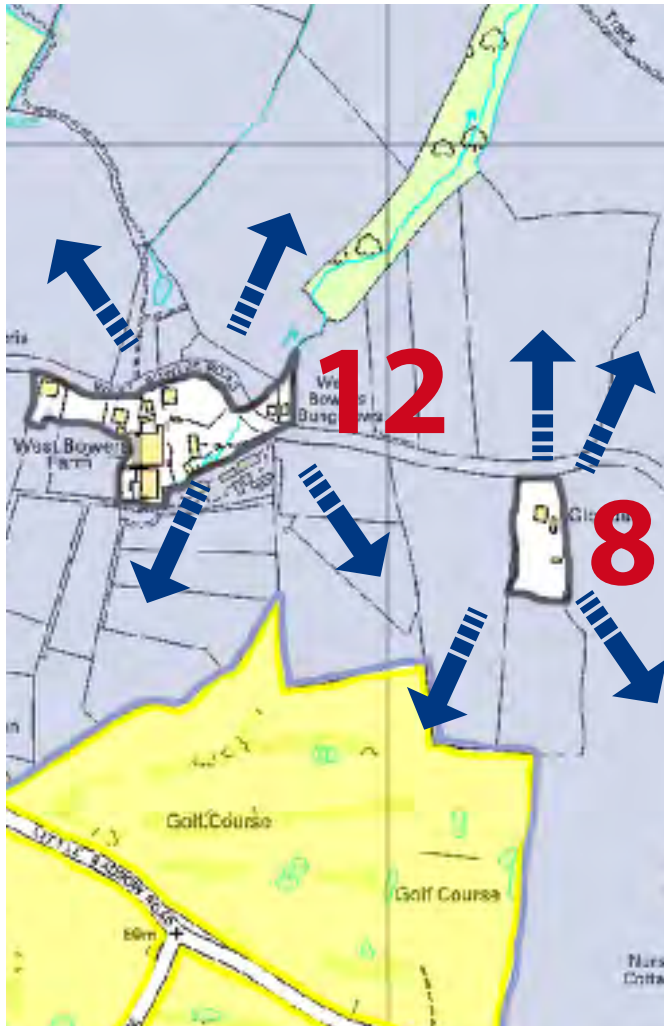
### Little London (7).

As West Bowers Road rises gently away from the northern tip of the village centre it passes, behind a high hedge, the mid-C20th plain tiled, rendered and casement windowed Orchard House and enters a cutting in which sits the entrance to Little London Lane. This runs north for 100m, with arable land on one side and a tall hedgerow and poplar trees on the other, behind which sits the C19th Hatchmans Farm, slate roofed and rendered, with casement windows.

The Lane swings westwards, with wooded views towards Hoe Mill and open views southwards. It passes a C19th rendered house with a long brick outbuilding and then the early 19th C Little London House and C17th Little London Cottage. All are plastered with plain tile roofs and timber sash windows.. The lane and boundaries are enclosed by indigenous hedgerow. Beyond this the Lane becomes an unmade track leading down to the tree lined river, passing the Grade 2 'Ravens', a C 15th/16th plastered hall house with plain tiles and casement windows enclosed by hedges. There are sweeping views down across the arable flood plain.



## Evolution - Defined Areas of Settlement 2



Indicates Views



### Glendale and West Bowers Road. (8 and 12).

The single track West Bowers Road winds in a generally westerly direction from Rectory Road running parallel to, and some way above the Chelmer flood plain and rises gently to its junction with Bassets Lane.

Behind hedgerows dotted with oak and ash the landscape pattern is generally one of pasture south of the road and enclosed arable fields to the north sweeping down to the river. There are long views across the river valley.

'Glendale', an early C20th red brick slate roofed bungalow with casement windows and a prominent slate mansard roofed outbuilding, sits alone halfway along the road and further along are a cluster of five houses of varying styles. Behind a high dense hedge is a 1920's bungalow with painted brickwork walls next to a new larch clad 2-storey house with plain tile roof and casement windows. Opposite, and set back from the road, behind a long brick wall and just visible through the trees sits the imposing Grade II\* West Bowers Hall with its exposed oak frame, white plasterwork, peg tile roofs and leaded casement windows. Next, 'The Barn', a rendered C19th farmhouse only thatched house in the village and then an early C21st red brick, weatherboarded and rendered house with a plain tile roof.



West Bowers Road



Across the Chelmer Valley from West Bowers



Glendale Towards Little Baddow Road

## 2 Evolution - Area Settlement Characteristics.



Spring Elms



Common Lane

### Little Baddow Road, Spring Elms Lane (Part 10), Common Lane (9) and Robins Wood (22)

Little Baddow Road and Spring Elm Lane to Little Baddow. Includes Areas 9 (Common Lane) and 22 (Robins Wood), also part of Area 10.

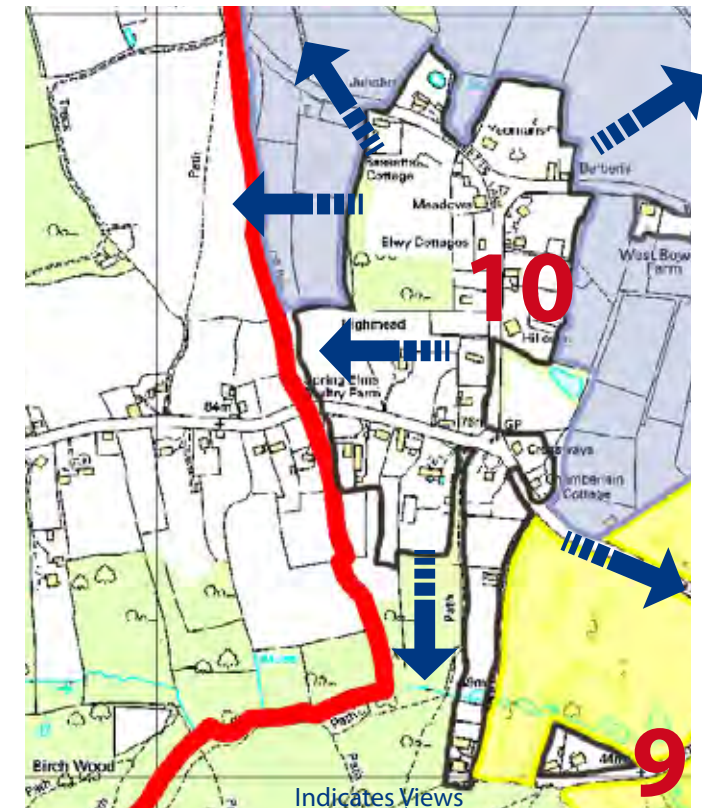
At first Little Baddow Road rises steeply westwards away from the village centre and then more gently with hedgerows and arable fields on both sides. It passes through a section lined by tall overhanging trees reaching Bunsay Downs Golf Club, a rolled concrete and plain tiled single and 2-storey mostly rendered building and beyond, a 2-storey plain tiled, weatherboard house with timber sash windows and a mid-C20th brick semi-detached house. The golf course runs along both sides of the road barely visible through tall hedgerows dotted with trees.

Common Lane dissects the golf course, drops into dense woodland, crosses a stream and then rises with two large detached houses at the end, both plain tiled, rendered, with casement windows, one early C20th, the other late C20th.

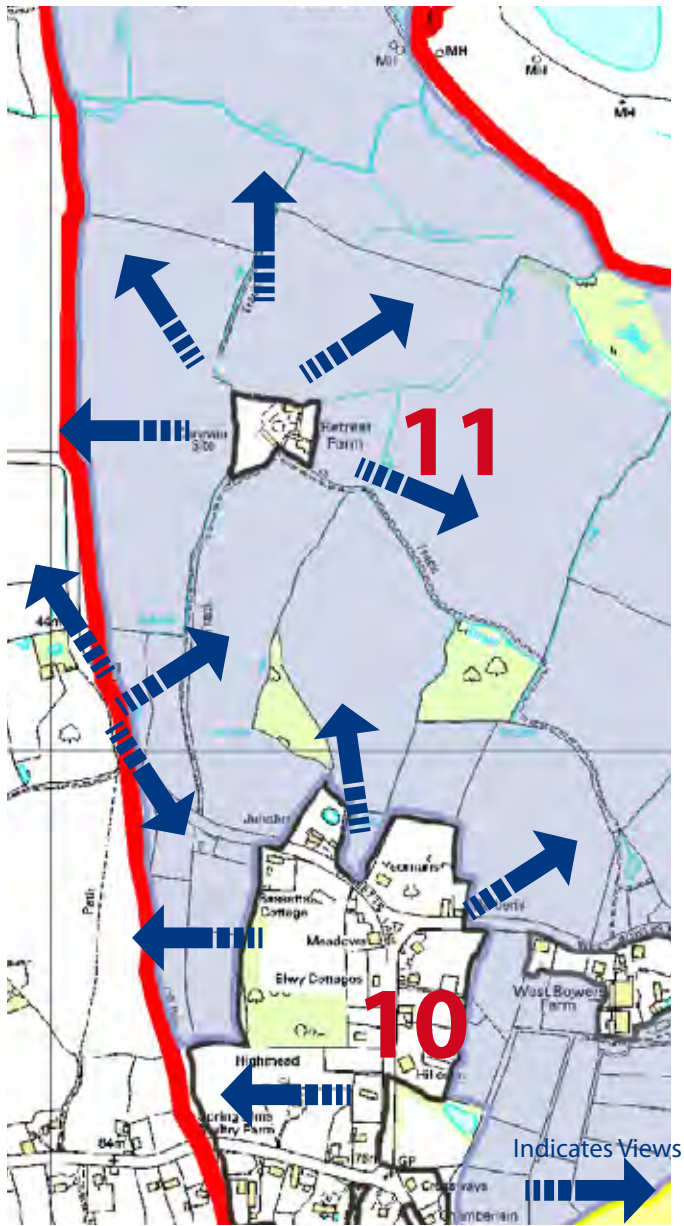
At the end of the golf course, a pair of iron gates announces a small lane leading to a large unfinished house surrounded by woodland. South of this, and accessed from a small lane in Twitty Fee, is Wood, a large plain tiled mid-C20th rendered house with casement windows on a sloping site immersed in woodland.

At the top end of Little Baddow Road behind hedgerows there are two houses. 'Chamberlain Cottage, late C19th slate roofed, red brick and weatherboard, and the plain tiled, parget plastered Arts and Crafts 'Crossways'. Both have timber casement windows.

On reaching the highest point in the village (76m), with Bassetts Lane to the north, the road runs into Spring Elm Lane on which there are eight predominantly 2-storey rendered houses all C20th with casement windows plain or pantiles, often behind high hedgerows.



# Evolution - Defined Areas of Settlement 2



### Bassetts Lane (10).

This area covers fourteen 2-storey detached houses in Bassetts Lane and a plain tiled, rendered bungalow and 2-storey bungalow conversion (under construction) at the top end of West Bowers Road which it meets, forming a triangle of land on which sit thirteen trees, mostly large oaks. West of the triangle Bassetts Lane is flat, but to the south it rises steadily to the highest point in the village where it meets Spring Elm Lane. Thick oak branches overhang much of this section.

With the exception of the plain tiled, rendered C18th 'Elwy Cottages' (now a single property), and a weatherboard barn conversion, all of the houses in Bassetts Lane are early to mid-C20th, predominantly rendered with slate or plain tile roofs and casement windows. Behind mixed hedgerows, greenswards and ditches there are large mature gardens with large deciduous trees, fruit trees and specimen evergreens. Views are generally constrained by the density of planting, but there are occasional views northwards.

### Bassetts and Retreat Farm (11).

The westerly end of Bassetts Lane drops gently towards the Parish boundary and Little Baddow. Hedgerows on both sides of this narrow winding road are dense, but do afford occasional long views northwards across the river valley. A narrow track leads northwards away from the lane and at the end sits the Grade II Retreat Farm, early C15th, with C16th and C19th additions. Further along the lane, 'Bassetts,' Grade II C17th, sits behind a high late C20th brick wall, with fine views south and north across the river valley. Both houses are rendered with plain tile roofs and casement windows.



Bassetts Lane



Bassetts Lane Triangle



Bassetts Lane towards Bassetts

## 2 Evolution - Area Settlement Characteristics.



Hoe Mill Road

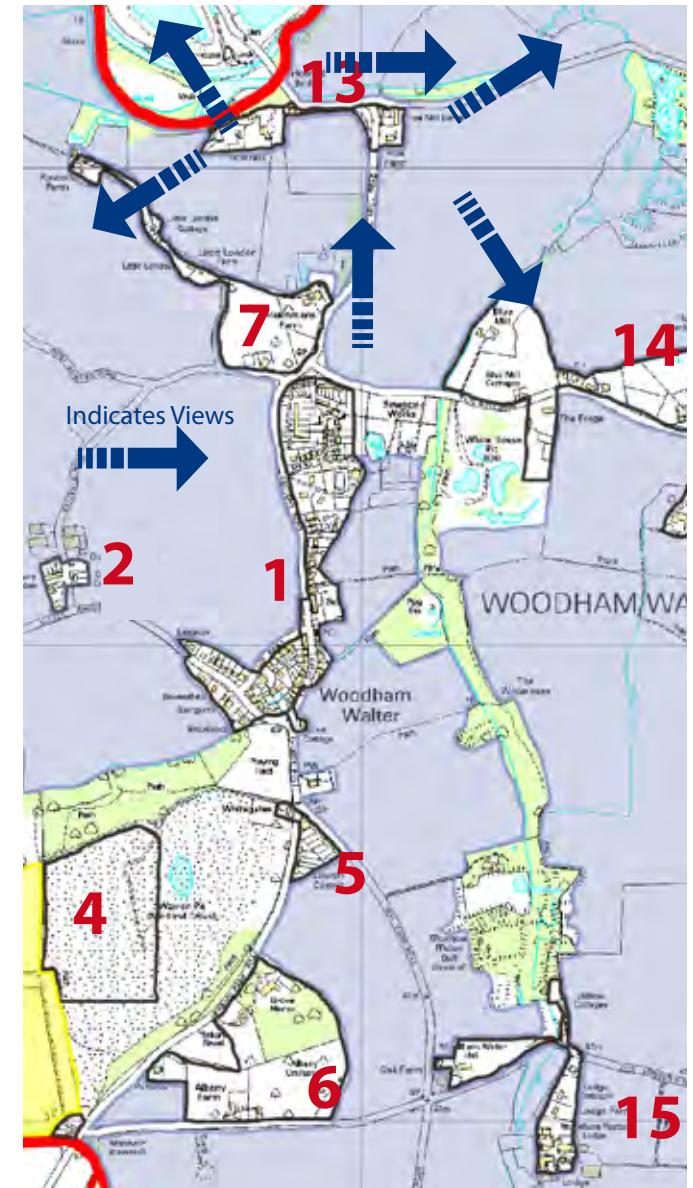


Hoe Mill Farm

### Hoe Mill. Area 13.

With hedgerows and arable fields on both sides, Hoe Mill Road falls gently towards the northern boundary of the Parish. As it approaches the River Chelmer oak and ash trees dot the sparse hedgerows and there is pasture on the now visible flood plain.

At a sharp bend in the road, marked by an ancient oak is the sash windowed, slate roofed, rendered Hoe Mill Farm (1832), now a private house and next to it recently renovated plain and pantile weatherboard barns. An early C20th rendered, slate roofed bungalow and another large oak sit above the next sharp bend and as the road nears the bridge, there are very tall redwood cedars to one side. Adjacent to the bungalow is a pair of tall iron gates leading to the elegant Grade II mid-C19th Hoe Mill House, (gault brick, slate roofs and sash windows), barely visible through the hedgerow and trees.



## Evolution - Defined Areas of Settlement 2

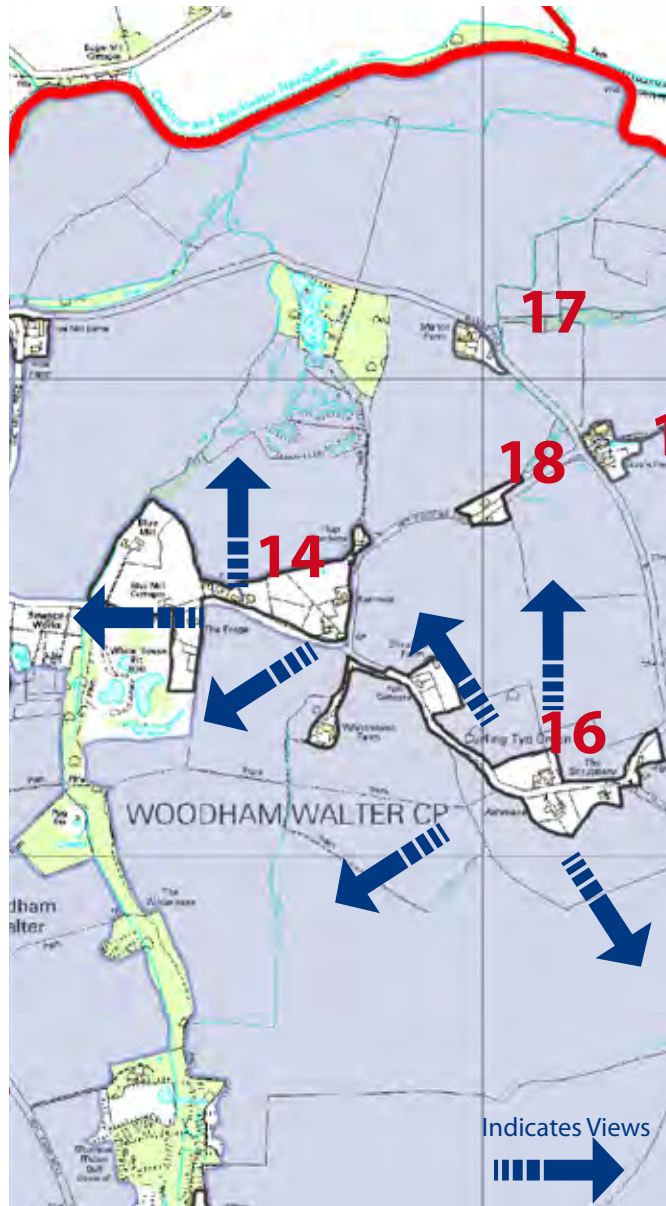
### Blue Mill Lane (14) and Curling Tye Lane (16).

Winding eastwards away from the village centre, Blue Mill Lane falls gently before crossing a stream, rising and then levelling out as it runs into Curling Tye Lane. With arable fields and high hedgerows interspersed with oak and ash on both sides of these narrow lanes there are only occasional restricted views north to the river.

The two lanes accommodate twenty houses and the settlement pattern is one of small clusters with individual houses between.

Opposite an area of woodland up an unmade track next to the stream sits the brick and weatherboard Grade II Blue Mill. Close by on the lane are an early C20th brick semi, a large mid C20th brick house behind a high trimmed hedge, 'The Cats' public house, a late C18th brick and weatherboard 'double cottage' and next to it a C19th rendered cottage and another large rendered house. Plain tiles predominate and apart from Blue Mill that has part sash windows, timber casement windows are in wide use.

Further along, near the junction with Hop Gardens Lane are two pairs of semi-detached houses, both C20th one early, one mid Century; off the lane the Listed and converted Whitehouse Farm and further along Shrublands Farm and another house. Curling Tye Lane now starts to rise gently and in 200m at Curling Tye Green is a final cluster of four houses, three of which are Grade II, together with a number of Listed weatherboard barns with pantile roofs. Plain tiles, render and both sash and casement windows predominate. All sit behind high hedgerows, trimmed hedges, narrow greenswards and ditches.



Blue Mill



Curling Tye

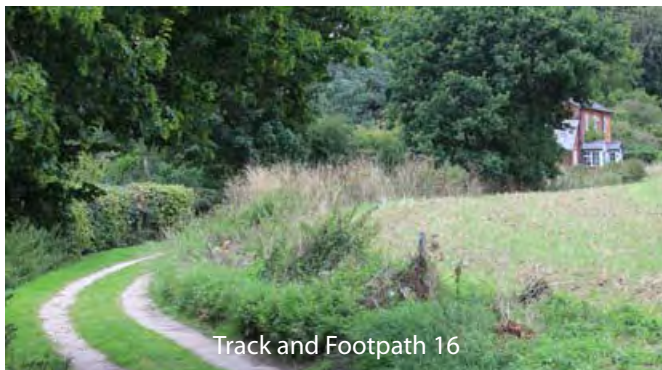
## 2 Evolution - Area Settlement Characteristics.



Lodge Farm Road



Old London Road



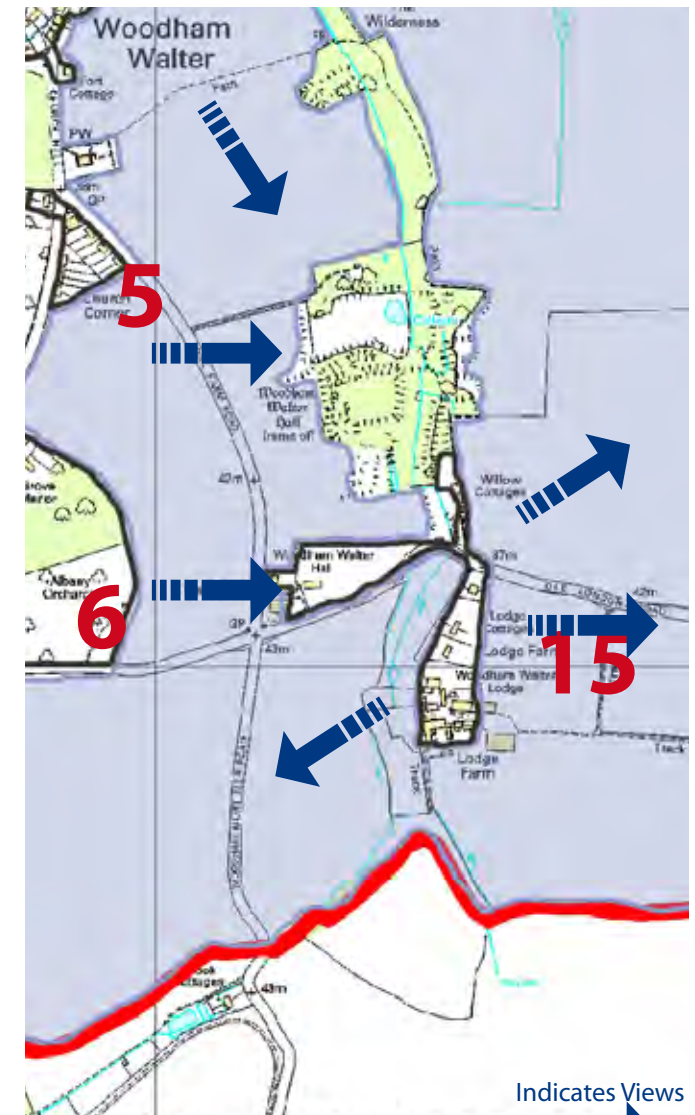
Track and Footpath 16

### Lodge Farm (15).

Oak Farm Road runs southwards from the village centre. There are hedgerows on both sides dotted with oaks through which are views across arable fields eastwards to the wooded 'Wilderness' (in which sit the Ancient Monument remains of Old Woodham Walter Hall), westwards to two large houses set in woodland and occasionally, distant views northwards across village centre rooftops to Wickham Bishops. As it approaches Old London Road, it passes a red brick/tile hung mid-C20th house enclosed by high indigenous hedges and then a cluster of redundant C19th outbuildings, some overgrown with ivy.

Moving eastwards along the gently falling Old London Road, there is a barn and close to the road a plain tiled, weatherboard house, both mid-C20th, followed by the Grade II C17th plain tiled brick and plastered 'new' Woodham Walter Hall. At a bend in the road there is a tall hedgerow on one side and a low metal rail on the other overlooking a strip of water meadow with large willows.

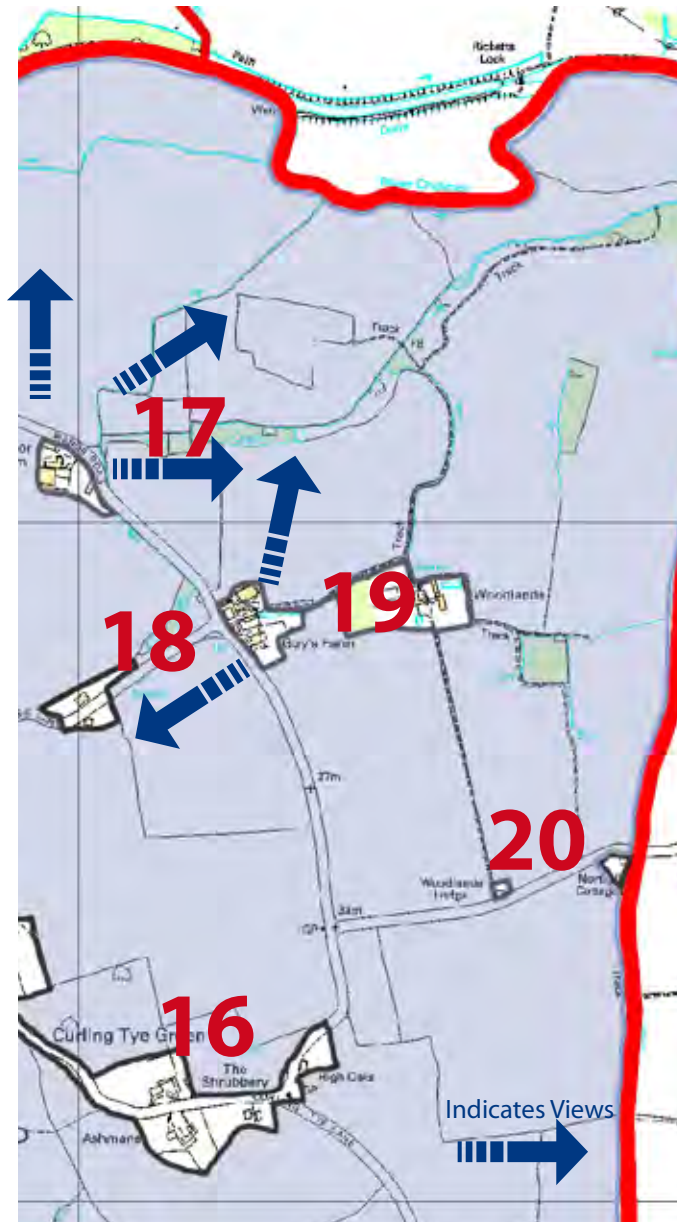
Unmade tracks now run north and south. The former to a natural slate, red brick semi-detached house backed by woodland and rising arable land in the front. The track running south has a bitty hedgerow on one side beyond which sits the low lying water meadow and on the other, two pairs of semi-detached houses and a detached house, all mid-C20th red brick, with hipped roofs, the first slate, the others plain tiles. Casement windows predominate. Beyond, the mid-C18th red brick, plain tiled with slate dormers and sash windows, Lodge Farm sit slightly elevated behind low iron railings next to a number of C18th-C20th outbuildings. There is a fine view across an ancient fishpond, the water meadow and rising arable fields. The track ends, running into a footpath, with views south across fields and woodland.



Indicates Views



## Evolution - Defined Areas of Settlement 2



### Manor Farm (17), Hop Garden Lane and Guys Farm (18).

Manor Road runs eastwards through open arable field interspersed with high hedgerows and woodland and parallel to, and just above the Chelmer flood plain. At the early C19th rendered, slate roofed Manor Farm together, with its C19th and C20th outbuildings, a number of tall trees line both sides of the road, which now moves progressively southwards. It passes a single storey weatherboard lodge house, Hop Gardens Lane and then opposite, the early C19th Grade II Guys Farm, a 2-storey with attics rendered building with plain tiled roofs and a prominent gambrel slate roof surrounded by C19th outbuildings, hedgerows and pasture and arable fields. Timber sash windows predominate.

From Guys Farm, Hop Gardens Lane winds westwards through woodland, hedgerows and arable fields, passing two mid-C20th houses, both with plain tiled roofs and casement windows, one rendered, the other red brick. Further along, the C19th semi-detached plain tiled and rendered 'Hop Gardens', with sash windows one side, casement the other. Here the lane turns southwards, with tall hedgerows covered with hops and passing another rendered property before meeting Blue Mill Lane.



Towards Manor Farm



Guy's Farm



Across to the Village from Manor Road

## 2 Evolution - Area Settlement Characteristics.



Towards Woodlands Lodge



Traveller Site Entrance

Wood Corner

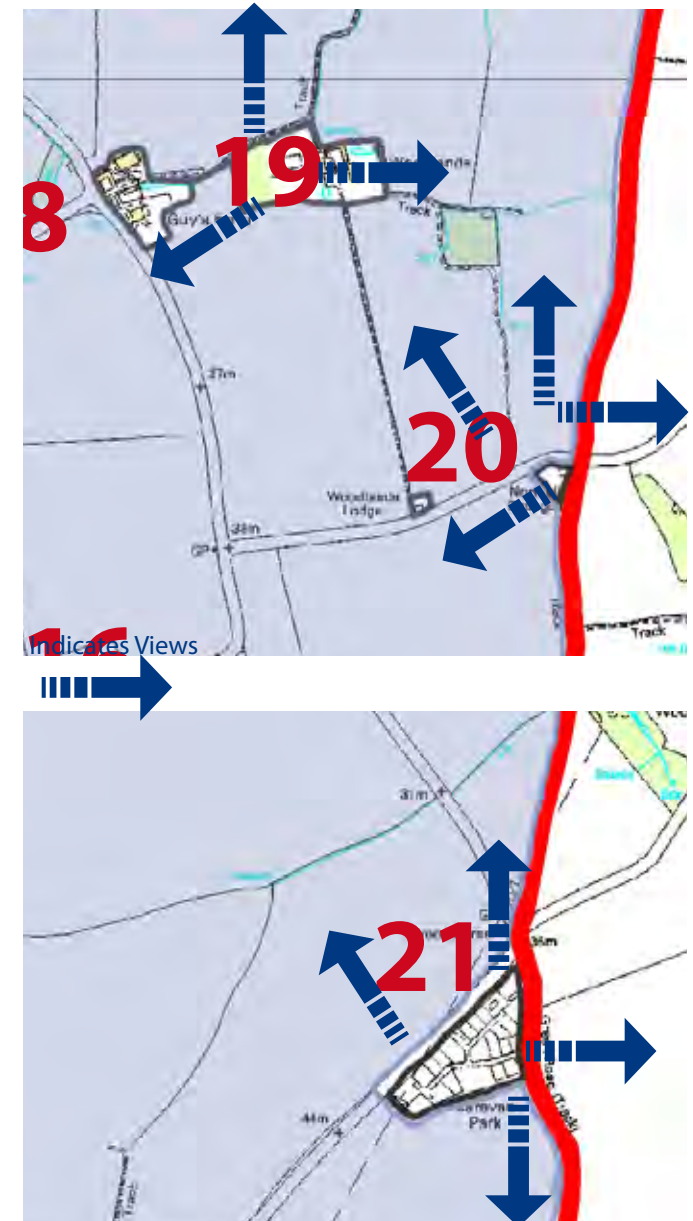
### Cut- a-Thwart Lane (19 and 20).

The secluded Cut-a-Thwart Lane runs eastwards from Manor Road, with patchy hedgerows on both sides, affording occasional views down to the tree lined river and beyond. There are two houses in this very narrow lane. 'Woodlands Lodge', a 2-storey slate roofed rendered house notable for the two Doric columns on its front facade, which sits at the top of the track to the main house, and on the Parish boundary 'Northall Cottages', a C19th two storey red brick house with a plain tiled roof and dormers and casement windows.

The open track to the main house runs northwards for 400m, before reaching 'Woodlands', a substantial 2-storey rendered Grade II C18th house with plain tile roofs and large shuttered sash windows, surrounded by gardens, woodland and enclosed fields.

### Wood Corner (21).

This 1990's constructed 20 pitch Traveller Site, enclosed by tall hedgerows and surrounded by arable fields is located on Old London Road at its junction with Curling Tye Lane on the eastern boundary of the Parish. The entrance to the site is very well kept with mown greenswathe.



## Evolution - Building Styles 2

### Plaster/ Render.

Render as lime plaster, by far the most common finish to timber framed buildings C16th-C19th, when it was used as a whole building finish (Bannister Cottages, Elwy Cottages), or as infill to exposed oak framed houses (West Bowers Hall, The Bell, Ravens). From the mid-C19th to the current era lime plaster, and later cement based render (Jasmine House, The Spindle), with a harder flatter appearance than its predecessor continued to be used. In fairly common use as a storey height band with brickwork and for under window panels. Pargett plaster (The Warren House, Little London) and pebbledash has been used on a few houses (Church Corner, The Maples). All houses with plaster/render have a painted finish, generally in white or a pastel colour, but pebble dash is sometimes left unpainted.

### Brickwork.

St Michael's is constructed in 'Tudor' red facing brickwork, but for domestic buildings Lodge Farm (1757) appears to be the earliest example, although it was not in general use in the village until the C19th and was only used for chimney stacks and plinths. Bricks are generally red /brown from local brickworks (Hatchmans, Nursery Villas). There has been occasional use of gault bricks (The Cats, Hoe Mill House, Mead House). Contrasting brick detailing (arches, bands, quoins) became popular from the mid C19th onwards (Nursery Cottages, Lynton House, Village School).

### Timber Weatherboard.

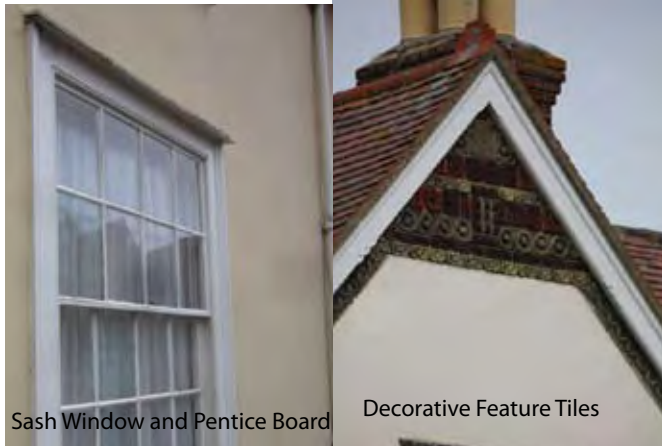
Used principally as a horizontal cladding, painted white, (although at Beightons 1970 it is vertical), for industrial (Blue Mill 1729), community (Congregational Chapel 1881, Womens Club 1906) and agricultural buildings (painted black) in the C18th - early C20th. Guys Farm Lodge is in weatherboard and there are small areas at Wingtons and the Bell. Whitehouse Farm is a fine example of its use in conversion/renovation work. Natural finish timber cladding is used for a whole new house (Longwood).

### Other wall finishes.

Tile hanging and boarding have occasional usage in small areas such as under window panels such as the Bell bay window and examples of terracotta tiling are used on the Lynton House gable. Tile hung cladding is used on several mid-C20th houses throughout the Village.



## 2 Evolution - Building Styles



Sash Window and Pentice Board

Decorative Feature Tiles



Lancet Windows

Blank Windows



Ionic Columns

Black Boarding and Pantile Roof

### Windows.

Windows form a strong visual element and generally where older buildings have lower storey heights windows are smaller. Broadly, the emphasis on openings is vertical with vertical subdivisions, but houses post c1920 have more horizontal openings. Pentice boards are common over windows and small porticos likewise over door openings in older plastered buildings.

Vertical sash windows have been used since the C17th (Retreat Farm) and were in extensive use in the C19th – Woodlands and Manor farm have particularly fine examples. They have been used occasionally in houses in the C20th.

Casement windows were used in most houses C17th onwards and are the predominant window type. After the mid C20th casements often have top hung fanlights. A number of buildings have leaded casements - Ravens (C16th, but windows C20th), The Warren House (Arts and Crafts, 1906), Yeomans 1984.

There are a number of examples of bay windows C17th -20th. West Bowers Hall and Ashmans, both C15th, have mullion windows in oak and Woodham Walter Hall has moulded brick mullions. UPVC windows have sporadic use.

There are a variety of lintels over window openings including oak beams, brick arches, bricks on edge, rubbed terracotta arches.

### Decorative elements.

A number of houses have decorative embellishments to enhance appearance. Tuscan columns and pilasters (Hoe Mill House), Ionic columns (Woodlands Lodge), brick dentils and gauged brick arches (Blue Mill), external shutters (Woodlands and The Warren House), blank 'windows' (Manor Farm and Gunhill Farmhouse), terracotta egg and dart lintels (Nursery Villas). These are all in-situ and are not preferred in new-build.

### Roofs.

The majority of houses have a traditional or modern tiled or slate pitched roof. Plain clay tiles were extensively used up until the late C19th where on roofs with a pitch of 40 -55deg. Red /brown pantiles were also used on some houses and agricultural outbuildings. Rarely do older buildings have simple plain tiled pitched roofs and most have hips (Retreat Farm, Elwy Cottages), some have hipped dormers (Ashmans, Lodge Farm), catslides (Gunhill Farmhouse, Church Cottage) and some catslide dormers (Blackberry Cottage).

## Evolution - Building Styles 2

### Roofs continued.

Welsh slate has been used predominantly from mid C18th to the C20th on a number of buildings with pitches down to 25°. Hoe Mill House, Manor Farm and Mead House all have low pitch slate roofs. Small plain concrete tiles have been used on a number of buildings from late C19th (Warren Lodges). Concrete tiles are used on numerous houses from the 1960's onwards and are associated with roofs with pitches below 35°. They are generally plain, but some are profiled. Colours grey through to red /brown.

Other roofing materials include thatch (The Barn), lead, used for dormers (The Warren House) and small flat roofs (Woodlands); roofing felt used on some domestic garages; corrugated sheeting, principally on agricultural outbuildings.

### Dormers.

Dormers have been used since the C16th and pitched or hipped in tiles or slate to match main roofs or flat in lead. At Retreat Farm they are pitched in plain tiles, at Blackberry Cottage plain tiled catslide, at Ashmans, plain tiled hipped, at Hoe Mill House slate, at The Warren House flat in lead and in a number of houses late C20th flat in roofing felt.

### Porches.

Porches are generally open and fairly common with roofs that are pitched (Lynton House which is quite decorative and the almshouses are fine examples), lean-to (Hatchmans) or flat (Guys Farm) .

### Boundary Treatments.

With the exception of farmsteads and one or two large houses, buildings are orientated towards the road or lane with hedges, trees, greenswards and sometimes ditches, running along front boundaries. White painted picket fences (Lynton House), low iron railings (Nursery Cottages), and tall brick walls and high metal gates (Grove Manor) are in occasional use. Whilst these are in-situ, that are not preferred for new build property. Most houses have vehicular access on the front boundary and there are a few examples of open plan front gardens (Mead Pastures, Brook Close).



## 2 Evolution - Heritage Assets

### Listed Buildings D3

Illustrated on adjacent map

**Ashman's Farmhouse and Barn** Grade II; Curling Tye Lane

**Bannister Cottage** Grade II; 2 The Street.

**Barn and complex** Grade II; Whitehouse Farm Curling Tye Lane.

**Bassetts** Grade II; Tofts Chase.

**Black Cottage** (now Blackberry Cottage) Grade II; Curling Tye Lane.

**Blue Mill and Mill House** Grade II; Blue Mill Lane

**Cartlodge** Grade II; Curling Tye Lane.

**Church of St Michael** Grade II\*; Church Hill

**Elwy Cottages** Grade II; Bassetts Lane.

**Granary** Grade II; Curling Tye Lane.

**Guy's Farmhouse** Grade II; Manor Road.

**Hoe Mill House** Grade II; The Causeway.

**Little London Cottage** Grade II; Little London Lane.

**Little London House** Grade II; Little London Lane.

**Mead House** (Old Rectory) Grade II ; Woodham Walter.

**Milestone** Grade II; Old London Road

**Pump** Grade II; Blue Mill Lane.

**Ravens Farmhouse** Grade II; Little London Lane.

**Retreat Farmhouse** Grade II; Woodham Walter.

**Ruins of Old Woodham Walter Hall** Grade II; Old London Road.

**Rushes Lock and Lock Gates** Grade II; Bumfords Lane.

**The Bell Inn** Grade II; Little Baddow Road.

**The Cats** Grade II Blue Mill Lane

**The Shrubby** Grade II; Curling Tye Lane.

**The Warren House** Grade II; The Warren

**Weir at Rushes Lock** Grade II; Bumfords Lane, Ulting.

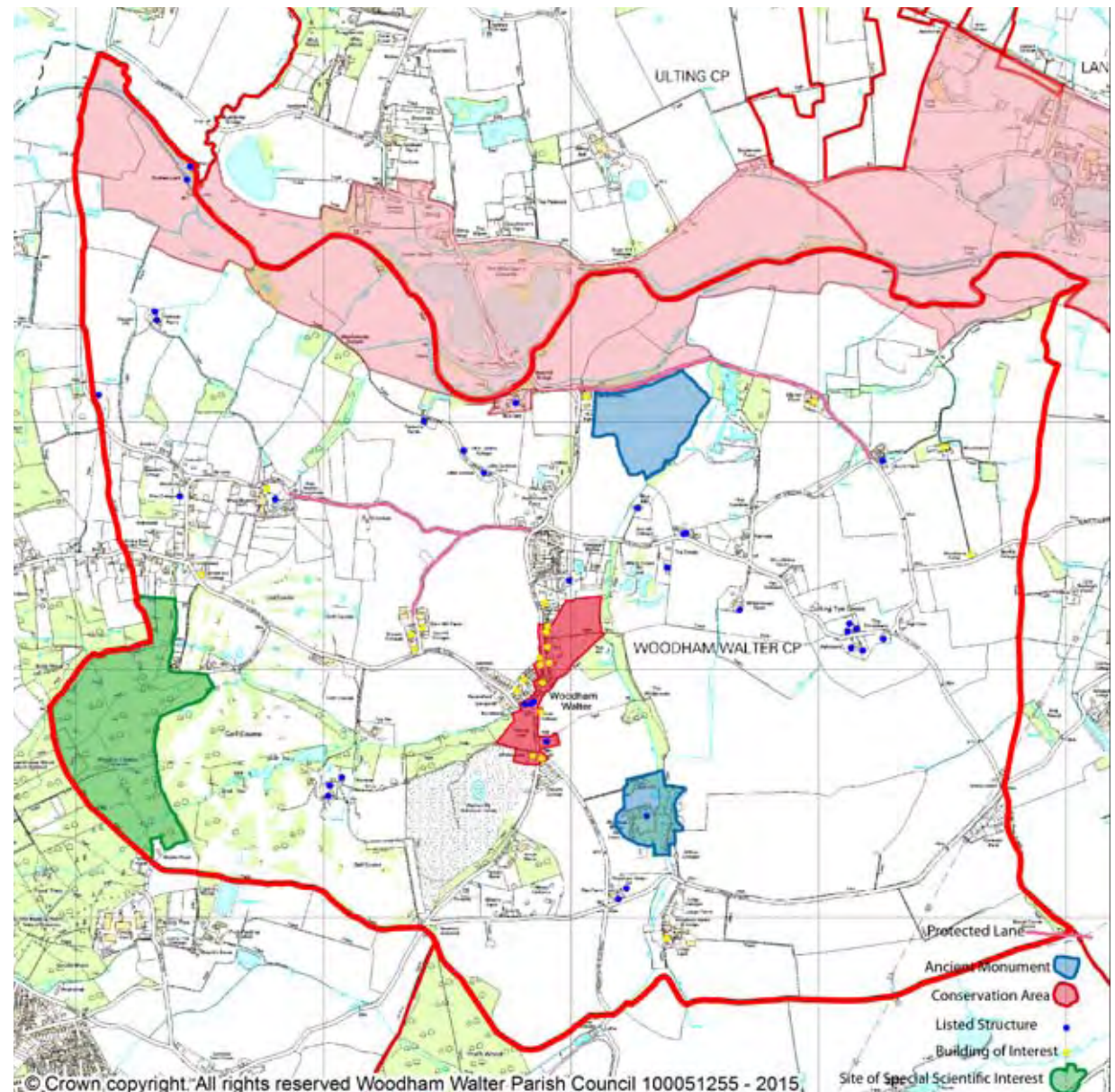
**West Bowers Hall** Grade II\*; W Bowers Road.

**Wingtons** Grade II; 2 The Street.

**Woodham Walter Hall** Grade II; Old London Road.

### Ancient Monuments D3

**Remains of Woodham Walter Hall**  
**Crop Marks East of Hoe Mill**



## Evolution - Heritage Assets 2

### Conservation and Heritage Assets **D1 D3**

The Parish has the great fortune to have some twenty-nine Listed Buildings and two Ancient Monuments. Of the Listed Buildings, two are listed as Grade II\*, West Bowers Hall and the Church of St Michael the Archangel. The two Ancient Monuments are the remains of Woodham Walter Hall and the crop marks east of Hoe Mill. The full list of buildings together with their locations can be found on page 20. In addition to these there are a number of other buildings that are of architectural or historic interest to the Village that are to be put forward for inclusion on the District Council's Local List.

Building Listing helps in acknowledging and understanding shared history. Listing marks and celebrates a building's special architectural and historic interest, and its setting. There are several categories of Listing that are broadly: Grade I buildings are of exceptional interest, sometimes considered to be internationally important; only 2.5% of listed buildings are Grade I. Grade II\* buildings are particularly important buildings of more than special interest; just 5.5% of listed buildings are Grade II\*. Grade II buildings are nationally important and of special interest; 92% of all listed buildings are in this class. In England there are over 374,000 listed building entries on the register.

There is also a proposed Conservation Area for the Village core under consideration the details of which can be found opposite. A Conservation Area is one that is of special architectural interest that has a character or appearance which has merit in being preserved and enhanced.

It is not just the buildings that are significant but also their settings and the 'added value' that they bring to the character of the area. Therefore the landscape has as much importance as the townscape.



St Michael the Archangel,  
Listed Grade II\*

West Bowers Hall,  
Listed Grade II\*



### Guidance

#### Heritage Assets

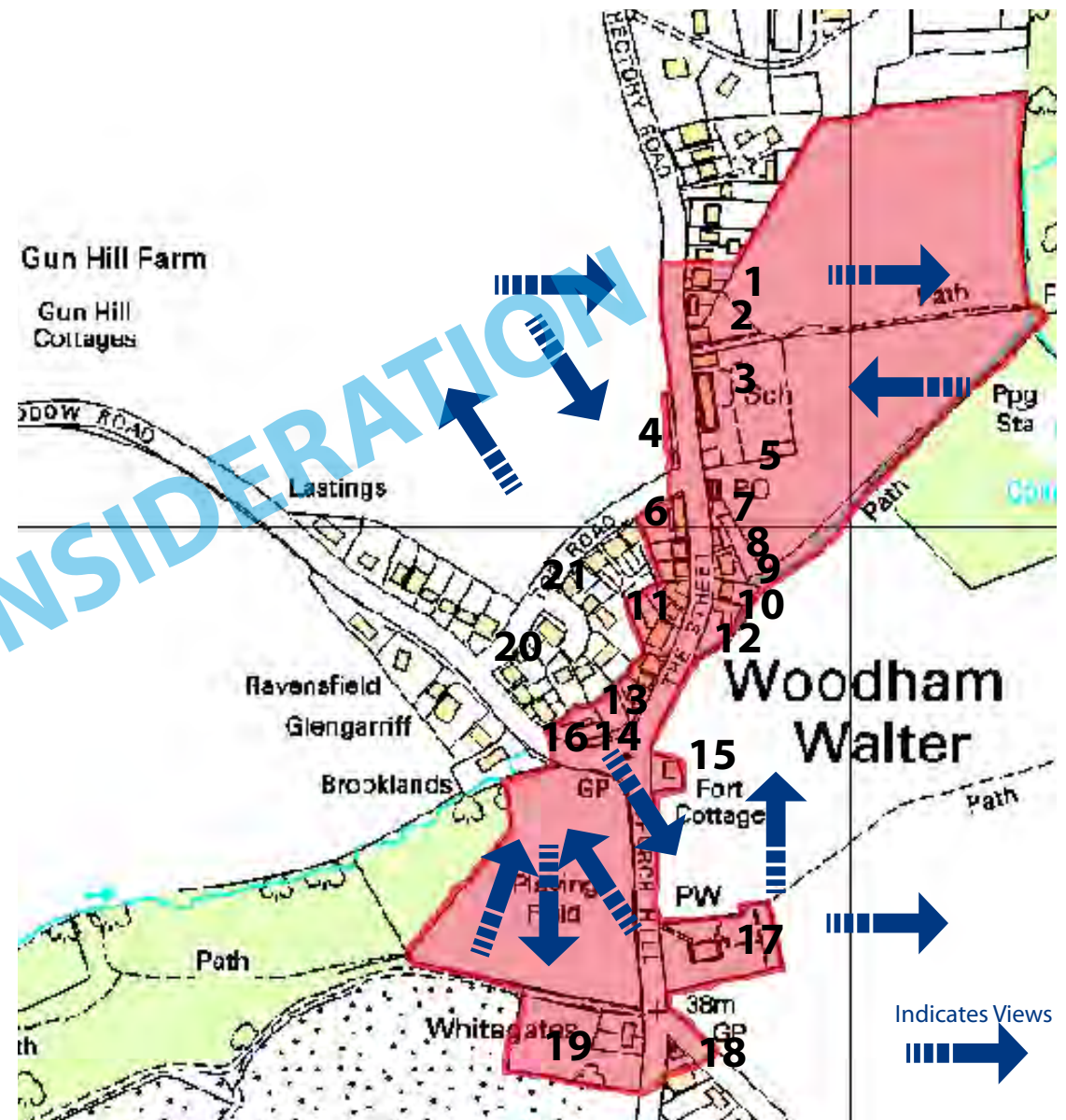
- 2.01 *Wherever possible, heritage assets **D3** should be saved rather than demolished and replaced, retaining as much historic fabric as possible.*
- 2.02 *Encompassing a building's significance, **D3** preserve or enhance the special character, setting and townscape in a manner appropriate to a heritage asset.*
- 2.03 *New buildings and building extensions **D1 D3** should respect the scale, form, and design of heritage asset buildings in the vicinity.*
- 2.04 *Development within the Conservation Area should contribute by having a **D1 D3** character and appearance serving to enhance and preserve the area.*

## 2 Evolution - Conservation Area

### Properties of Interest

*Clockwise from the north*

- 1 The Maples 1 and 2, (Old Village Dairy).
- 2 Robert Falkener Almshouses 1 and 2 C20.
- 3 Original section of the School C19.
- 4 Ash Cottage (The Village Undertaker's House).
- 5 Chapel Stores C19, (Formerly a Non-Conformist Chapel).
- 6 The Queen Victoria C19, (Formerly a Cottage and Beer House).
- 7 Severn House C17, (Farm Labourers' Cottages now one house).
- 8 Red Brick Cottages C19.
- 9 Wendover Cottage.
- 11 Lynton House (Old Village Bakery).
- 12 Ferndale.
- 13 Bannister Cottage C18, Grade II, (Formerly the Village Poorhouse).
- 14 Wingtons C17, Grade II. (Old Village Shop).
- 15 Fort Cottage C17, (Farm Labourer's Cottage).
- 16 The Bell C16.
- 17 St Michael's Church C16, Grade II\*.
- 18 Church Corner.
- 19 Whitegates C20, (Arts and Crafts Style House).
- 20 White Lodge C19, (Farm Labourer's Cottage).
- 21 The Womens' Club C20, (Former Garden 'Room').





## Evolution - Threats to Character 2

The perceived threats to the described Village character include:

- Replacement dwellings or extensively extended dwellings that do not relate to the Village Character in scale or architectural style.
- The existing variety of building forms, storey heights, plot widths and changes in building lines can be threatened by redevelopment which involves the amalgamation of plots and can apply a uniform massing and style throughout the development exacerbated by the removal of greenswards, hedges and ditches.
- Failure to observe local conventions of building scale and form of elevations introducing discordant or overwhelming buildings into the Village and street scene.
- The loss of features such as chimneys, eaves details, traditional roof spans and additive forms can lead to a characterless silhouette and blandness diminishing local character.
- The use of materials that lack traditional textures, weathering qualities and hues prevents new development from being subsumed into its surroundings. The use of local materials in the wrong context can have a similar effect.
- The use of architectural details that are incorrectly applied.
- Substantial expected increases in through and rat-run traffic arising from out of Parish development will add to the environmental and safety impact, is visually detracting and makes it less easy to appreciate the distinctive character of Woodham Walter.
- Provision of parking and vehicular access erodes the limited amenity space and close knit settings of traditional groupings.
- The increase in size of extended properties and replacement dwellings reduces the number of smaller, more affordable dwellings and therefore does not provide the accommodation required by today's younger age group to attract them to the Village.
- Modern infilling with no locally distinctive character prevents the assimilation of new development into its surroundings. The use of imported materials that lack the texture, weathering qualities and hue of traditional local materials also prevents the assimilation of such development.



## 3 The Built Environment - Background

### Objectives

#### Presumption

- 3.01 *Guide owners and occupiers on caring for their village.*
- 3.02 *Guide developers on design aspects that are regarded as acceptable to the community, including the setting of buildings and the use of materials.*
- 3.03 *Guide people undertaking building work.*
- 3.04 *Assist in the protection of local heritage buildings and artefacts particularly in the conservation area.*  
**S1**  
**D3**
- 5.05 *Protect and visually improve open spaces and the street scene.*  
**S1**
- 3.06 *Ensure conservation and protection of those qualities and characteristics of the village and its environs which are most valued by its inhabitants.*  
**S1**  
**S7**
- 3.07 *Assist Council Officers in the determination of Village planning applications.*

#### Presumption **S1 S7 D3**

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 and fulfills the criteria and policies of the Local Authority included in the Local Development Plan. The VDS does not detail what type of development should take place in the Parish nor the state of local services, but strives to promote good design in accord with the character assessment of each area of defined settlements.

The VDS is primarily concerned with the visual character of a village and how it might be protected or enhanced. It is an important evidence based document that has been wholly driven by the response from the community to the VDS Questionnaire. Results of the Questionnaire can be found on the Parish Council website.

**'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? Within the planning environment the definition of 'sustainable' is considered by the National Planning Policy Framework (NPPF) as having three dimensions:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

## The Built Environment - Background 3

### Background

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 this VDS has been compiled.

Planning is governed by the Town and Country Planning Act and the Planning (Listed Buildings and Conservation Areas Act). For Woodham Walter these acts are administered by the Maldon District Council with English Heritage and the Conservation Officer acting as consultees. Under the Ecclesiastical Exemption Order, the Diocesan Advisory Committee deal with internal Church alterations.

The Village of Woodham Walter is based on an historical road layout that contains a local distributor road linking the A414 at Runsell Green 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 and have influenced the development of the Village. Evidence based responses to the Questionnaire 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.

For economic sustainability services infrastructure is an important consideration. The Village is served with electricity that is mainly distributed by overhead power cables and these impact on the open views. In new development they should be laid underground; there is no natural gas distribution network so consideration should be given to LPG storage in new development. Water supply within the Village core is via underground pipework but in other areas is drawn from wells and springs thereby influencing siting. *Superfast* Broadband is programmed to be rolled out to the central Village area and will influence the design of home offices. Mobile telephone reception is improving in some areas of the Village according to topography. The absence of good public transport requires the motorcar to become a major influence on design.

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.



## 3 The Built Environment - Settlement Pattern

### Guidance

#### Settlement Pattern

3.08 **S8** Sustainable Development within the Village core Defined Settlement Boundary will be supported (see map).

3.09 **D1** Wherever possible, character, landscape and local context should be maintained and enhanced.

3.10 **H4** 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.

#### Preferred Options

3.11 Where possible open rural views should not be obstructed by backland development whether inside the Defined Settlement or not.

3.12 Outside of the Defined Settlement Area only existing sites with unsustainable buildings should be considered for development and sustainability should be considered as to its appropriateness.

### Settlement Pattern **S8 D1**

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. As an 'Archadian' style of village, the maintenance of open views between dwellings where possible is important. An overwhelming majority did not wish to see 'back garden' developments in order to preserve the open aspects of the 'Archadian' Village and maintain the housing density level.



Possible Development Site as Existing



Housing Infilled Between Existing Buildings



Backland Development Increasing Density.



Defined Village Envelope Contained within Red Boundary

# The Built Environment - Design Relationships 3

## Design Relationships **D1 H1 H2**

Woodham Walter has an eclectic mixture of buildings encompassing listed buildings to C20th dwellings. 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 'mock 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.



## Guidance

### Design Relationships

- 3.13 **D1** Retain a mix of designs with a rural character commensurate with that of the Village.
- 3.14 **D1** Ensure that buildings reflect the relationship with the site and adjoining structures.
- 3.15 **H1 H2** Housing types should be mixed and affordable to a broad range of people.

## Preferred Options

- 3.16 Siting of any new development should be such so as not to obscure any of the open vistas across the rural landscape.
- 3.17 Avoid 'mock period' design. Utilise contemporary design within the rural context. Buildings should be in proportion and in scale with surrounding structures.

## 3 The Built Environment - Design Relationships

### Guidance

#### Design Relationships

- 3.18 **S8** Avoid urbanisation of rural area by ensuring new designs are compatible with the surrounding area .
- 3.19 **H4** Alterations, extensions, rebuilds and new builds outside of the Defined Settlement Area should comply with the guidance set out in this document.
- 3.20 **E4** Redundant agricultural buildings should be retained wherever possible. Where retention is not possible, alternative uses should be found for providing there is no detrimental loss of agricultural land.
- 3.21 **D2** Design provision should be made in all new projects for the covered storing of re-cycling bins and bicycles.

### Preferred Options

- 3.22 Where possible any new developments should make provision for the inclusion of grass verges and swards which should be permanently maintained.

### Design Relationships - continued **S8 D2 E4 H4**

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, the street scene and the rural setting and are generally inappropriate according to area characteristics.

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 in sustainable locations to avoid decay and demolition as they 'punctuate' the rural landscape. Uses for such buildings would include proposals supporting employment generation or on rare occasions, residential. 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 unless it was associated with agricultural or other land-based uses.

An overwhelming majority of respondents considered that recycling facilities and green waste bins should be incorporated into any new design together with bicycle storage. 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.



Recycle Bin Store



Keep verges and swards



Change of Use for Redundant Agricultural Buildings in sustainable locations

# The Built Environment - Design Relationships 3

## Design Relationships - continued **D1 D4**

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. They, like some (but not all) solar panel installations, are categorised as Permitted Development but it is hoped that Residents will take heed of the guidance offered. 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 of residents considered that large commercial wind turbines have an adverse impact on landscape character, wildlife, heritage assets, footpath safety and visual impact. Installations should not be encouraged but considered on a case by case basis. Similarly, a substantial majority considered that the erection of mobile 'phone or wifi masts should be discouraged. However, the need for proper mobile 'phone and wifi services is supported by the Villagers and as such, masts should be discreetly located and where possible camouflaged or concealed within an existing structure.

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](http://www.securedbydesign.com).



Satellite Dishes Should be Discreet



Commercial Wind Turbine  
See above

## Guidance

### Design Relationships

- 3.23** **D1** Consider 'Secured by Design' for any new building project (Subject to the Government's Housing Standards Review).
- 3.24** **D4** Solar panels where possible should be discreetly located and not detract from the street scene or long views. They should be fixed in accordance with the regulations.
- 3.25** **D4** The Village does not support the installation of commercial wind turbines or wind farms unless it can be demonstrated not to have an adverse visual, noise or wildlife impact either individually or cumulatively.

### Preferred Options

- 3.26** Satellite dishes should be of minimum size and where possible discreetly located on the side or rear of dwellings.
- 3.27** Mobile 'phone or wifi masts should be incorporated and concealed within an existing structure or camouflaged.

## 3 The Built Environment - Materials

### Guidance

#### Alterations and Extensions

3.28 Replacement windows should be consistent with the age and style of building or complement or match the existing.

D1  
D3  
H4

3.29 Materials for extensions should be compatible with the existing building and be of a local Woodham Walter vernacular. The use of materials from sustainable sources should be maximised.

D1  
D2  
H4

3.30 Suitable materials include brick, render, pargetting, slate, tile, feather-edged boarding, glass.

#### Preferred Options

3.31 Suitable materials include brick, render, pargetting, slate, tile, feather-edged boarding, glass.

3.32 Render or pargetting should be decorated in traditional Woodham Walter Colours.

### Materials D1 D2 D3 H4

Materials for extensions and alterations should, wherever possible, match or complement the existing building and its setting on the site relative to the settlement characterisation. Similarly, materials for new build should complement the site and respect adjacent buildings whilst at the same time reflecting the rural nature of the Village. Use of materials from sustainable sources should be maximised. Facing brickwork in red and brown hues, pargetting, render and feather edged boarding are all acceptable materials painted in Woodham Walter colours. Cementitious self-coloured cladding is no substitute for traditional timber feather edged boarding. 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.



Shiplap Boarding X



Feather Edge Timber Boarding ✓



Facing Brickwork ✓



The Colours of Woodham Walter ✓



Clay Peg Tiles ✓



Concrete Plain Tiles ✓



Slate ✓



Concrete Pantiles ✓



# The Built Environment - Alterations and Extensions 3

## Alterations and Extensions D1 H4

Despite a majority response indicating that unrestricted alterations to buildings should not be permitted, there are Permitted Development rights that take an alteration or extension out of the planning process. It is hoped that Residents contemplating such a development will approach the project by considering the design guidance offered here. Extensions to existing properties should be design led, sympathetic in scale, height and materials to their sites, existing buildings and surrounding environment and make a positive contribution to the character of the main building and street scene by not being visually intrusive. Every property should be treated on its own merits.

Large extensions, conservatories and orangeries should be appropriate to the size of the building and the building plot. A 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 should be designed to break up the visual mass of the extension and the design should complement the varied rural and 'Archadian' character of the village.

It was the opinion of a very significant number of respondents that extensions into an existing roof space should not protrude beyond the roof plane.



Single Storey Side Extension  
Reduced Ridge Height



Upward Extensions to be Contained  
Within Existing Roof Profile



Overlooking Flat Roof Side Extension



Two Storey Side Extension set  
Back From the Building Line



Single Storey Side Extension with  
Existing Roof Pitch



Oversize, Disproportionate and Out of  
Character Extensions to be Avoided

### Guidance

#### Alterations and Extensions

- 3.33 H4 D1 Extensions to buildings should be proportional to the main dwelling size and site plot. They should be subservient to the main building by setting back from the building line by 500mm and not overlook adjoining plots.
- 3.34 H4 Extensions in all cases should make a positive contribution to the character of the main building, its site and its neighbours.
- 3.35 Extension roofs should be designed so as not to impact on the main dwelling and preferably should be pitched and not flat.

#### Preferred Options

- 3.36 Extension roofs should be designed so as not to impact on the main dwelling and preferably should be pitched and not flat.
- 3.37 Extensions into roof spaces should not project beyond the roof plane.
- 3.38 Single storey extensions should have a roof of a form and design which matches the host building.

## 3 The Built Environment - Alterations and Extensions

### Alterations and Extensions - continued

#### Resident's Guidance

#### Alterations and Extensions

- 3.39 *The addition of porches, lobbies and chimneys are encouraged.*
- 3.40 *Porches should be in keeping with and of a style that relates to the host building.*
- 3.41 *Where a porch is required to a late C20th building, where possible this should be designed as part of an extension or original structure.*
- 3.42 *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.*
- 3.43 *Materials for porches should reflect the host building.*
- 3.44 *Chimneys of traditional construction are encouraged. Stainless steel flues should not be used unless no practical alternative is viable.*

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 rural vernacular style 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.

Whilst Permitted Development relative to porches is acknowledged, it is hoped that Residents will recognise the importance of a design led initiative and endeavour to comply with this guidance.



Rural Open Porch



Porch designed with Extension



'Lean To' Porch and Chimney



Urban Style Portico



# The Built Environment - Roofs 3

## Building Roofs **D1 H4**

The style of roof should be design-led and appropriate to the individual building. 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 and established character of the Village and that the materials selected should also be in keeping with its character. Throughout the Village the majority of roofs are pitched with tile or slate coverings and there is one thatched roof at West Bowers Farm. Flat roofs are restricted to dormer windows and garages and although these are existing forms, it is not the type of design that the document promotes.

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.



Gable-Ended Pitched Roof



Hipped Roof



Mono-Pitched Roof



Hipped, Gable-Ended Pitched Roof



Crown Roof



Multiple roof format

## Guidance

### Roofs

- 3.45 **D1** All roofs should be of an appropriate scale and design to make a positive contribution to the character of the building and its surrounding area.

### Preferred Options

- 3.46 Where possible all roofs should be pitched either dual or mono-pitched.
- 3.47 Roof ends should have a gable, hip end or hipped gable.
- 3.48 Flat roofs should be avoided for main and dormer roofs.
- 3.49 Clay tiles or natural slates are preferred to concrete tiles and felt roofs should be avoided.
- 3.50 Crown roofs should not be used.
- 3.51 Composite roof forms should not be used.

## 3 The Built Environment - Roofs

### Preferred Options

#### Roofs - continued

- 3.52 *Upward, full width extensions into roof spaces should be maintained within the roof profile wherever possible.*
- 3.53 *Flat roofs, including crown roofs, should be avoided for main and dormer roofs.*
- 3.54 *Dormer roofs to be either pitched with gable or hip end or cat-slide.*
- 3.55 *Roof windows or heritage style rooflights to be used in preference to dormer windows.*

### 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 two and a half or 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. These would maintain the line of the roof plane.

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.

Whilst Permitted Development relative to roofs is acknowledged, it is hoped that Residents will recognise the importance of a design led initiative and endeavour to comply with this guidance. Although some flat roof dormers exist, they are not preferred in new build or alterations.



Roof Windows Within Roof Plane



One and a half Storey with Pitched Roof Dormers to enhance Appearance



Flat Roof, Full Width Dormer



Not preferred Two and a half Storey Appearance



Gable-Ended Dormer Roof



Cat-Slide Dormer Roof



Hipped Dormer Roof



Flat Dormer Roof

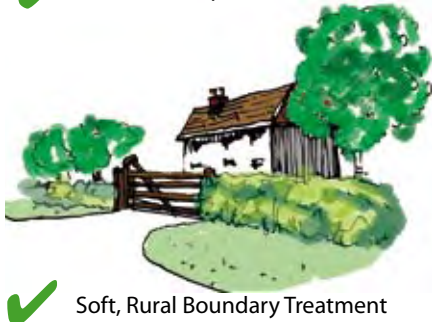
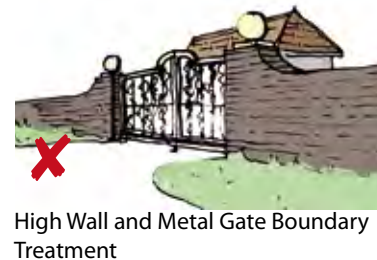
# The Built Environment - Boundaries 3

## Boundary Treatment D1 N1 N2

There was an overwhelming response indicating that dwelling front gardens should follow a landscape rather than townscape format. Paved front gardens are visually unattractive and planning permission is required if the treated area exceeds 5m<sup>2</sup> and is impermeable. Similarly there was overwhelming response that street front boundaries should be maintained in keeping with the existing environmental characteristic of Woodham Walter. Boundaries adjacent to or looking on to heritage assets should be carefully designed to enhance the prospect.

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 to integrate with other types of land uses and to support bio-diversity.

A majority of Questionnaire respondents considered that 2m high brick walls and large 2m metal gates were inappropriate boundary treatments for most dwellings within the rural community of Woodham Walter but may be considered where appropriate to the area character or the property concerned.



## Guidance

### Boundary Treatment

D1 N1 N2 3.56 *Front gardens should take a landscaped rather than a townscape format to enhance the local character and context to protect and enhance the street scene and rural village character.*

N2 3.57 *Boundary hedges should include indigenous species and existing hedges should not be removed but constrained in height to assist with bio-diversity.*

D1 3.58 *Fencing should be of a rural character and height to blend in with its surroundings rather than high (2m) brick walls. Materials and design should be sympathetic to the surrounding area and the property concerned.*

### Preferred Options

3.59 *Boundary walls and gates should be in context with the streetscape and Woodham Walter vernacular.*

3.60 *Large areas of uniform hard standing in front of houses should be avoided. Materials and design should be influenced by the surrounding area.*

## 3 The Built Environment - Garages

### Guidance

#### Parking

3.61 *Garage and off-street parking should be to the local authority standard.*

**D1**  
**H4**  
**T1**  
**T2**

3.62 *Garages should not dominate the site but be set to one side rather than in front of the dwelling.*

**S1**  
**D1**

3.63 *Garages sited in front of the main dwelling should be avoided.*

**D1**

3.64 *Sufficient off-street parking outside of garages should be provided on drive-ways.*

**D1**  
**T2**

### Preferred Options

3.65 *Integral garages could be considered on restricted sites.*

3.66 *Driveways and vehicle hard standing treatments should reflect the Woodham Walter character.*

3.67 *Parking on grass verges and on pavements should be discouraged.*

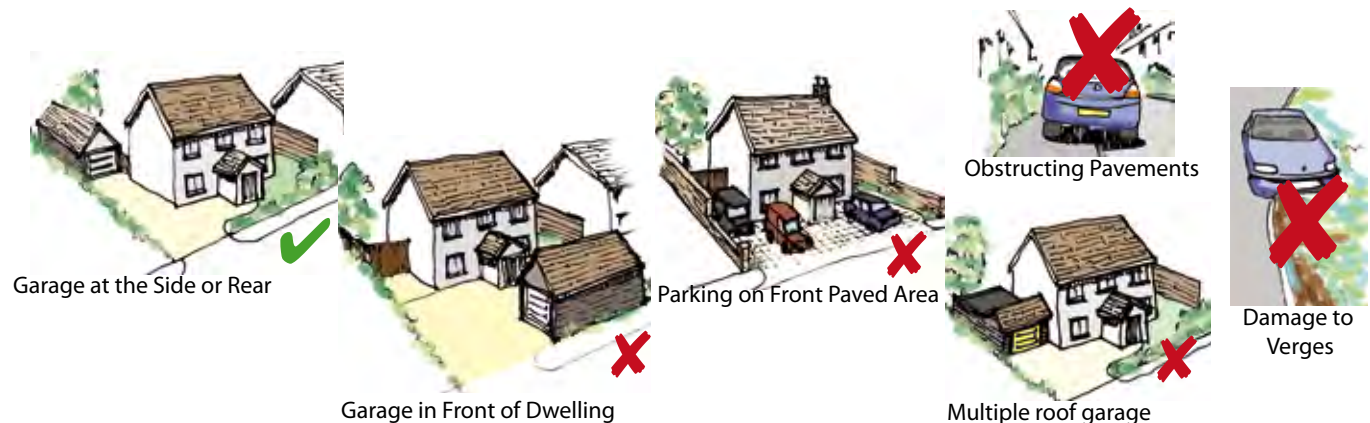
3.68 *Garages should have pitched roofs, not flat or combinations of pitch and flat.*

### Garages **D1 H4 S1 T1 T2**

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.

Although not a planning matter, parking on grass verges visually destroys the Village ambience and character 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 prams, wheelchairs and elderly with walking sticks or frames.



# The Built Environment - Roads 3

## 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. These issues fall outside of the Village Design Statement but were important to the residents so that it is necessary to work closely with Highways to ensure that the roads are up to standard and safe.

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 pavements are required, 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 solely 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 as are materials.



Private Drive Style Development



Straight Access Road with Turning



Prolific Road Signs

## Preferred Options

### Roads

- 3.69 *Avoid the introduction of new roads, widening road carriageways and junctions.*
- 3.70 *Access points should be designed to reduce vehicle speeds.*
- 3.71 *Private drives should be designed for any new multiple unit developments.*
- 3.72 *Straight roads with formal hammerheads should be avoided in favour of serpentine routes with formally shaped turning heads.*
- 3.73 *Where pavements are required, incorporate grassed verges.*
- 3.74 *Use 'soft' varying materials using a local palette to designate pedestrian areas from vehicular transit zones.*
- 3.75 *Vary surface treatments in accordance with Highway requirements.*
- 3.76 *Avoid the proliferation of road traffic signs.*

## 3 The Built Environment - Lighting

### Guidance

#### Lighting

- 3.77 **D1** Work with Highways to review the level and type of community lighting.
- 3.78 **D2** Use smaller, low key, local and directional lights fitted to movement detectors where possible.
- 3.79 **D2** Floodlighting the whole house is undesirable and may be dangerous to occupants and passers by causing glare.

### Lighting **D1 D2**

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 the Council between midnight and 05:00 each night.

Community (street) lighting is a matter for the Highways Authority but Residents considered that lamp posts 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. External lighting also has an environmental impact that in turn increases energy demand.



Low Key, Local Illumination



Directional Street Light



Floodlight Illumination



# The Built Environment - Street Furniture 3

## Street Furniture **S3**

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. Street furniture which is not in keeping with the scale and character of the village detracts from the overall visual amenity. 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 three 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, subsection 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.

A salt bin has been provided in recent years and there are still demands for more away from the core Village. Where these are provided, in conjunction with Highways, they should be as discreet as possible and fit in with the adjacent area.



Iconic Telephone Kiosk Adds Character



Combined Street Sign Reduces Clutter



Discreetly Locate Salt Bin with other Street Furniture

## Objectives

### Roads

3.80 **S3** Continue to work with Highways to instigate traffic calming measures and speed restrictions that are sympathetic to the character of the area.

3.81 **S3** Continue to work with Highways to improve the road conditions and existing pavements.

## Guidance

### Street Furniture

3.82 Avoid the proliferation of road traffic signs by combining symbols.

3.83 Position street signs where they can be clearly seen, easily read, limit exposure to graffiti and ensure that they cannot become overgrown.

## Preferred Options

3.84 Locate salt bins discreetly and where possible group with other street furniture such as seating and litter bins.

3.85 Retain iconic and vintage street furniture such as telephone kiosk and more modern post boxes.

## 3 The Built Environment - Landscaping

### Guidance

#### Landscaping

3.86 *Wherever possible apply landscaping to front gardens rather than hard paving.*

**N1**

3.87 *Use combinations of gravels, setts and pavings to provide attractive walking and parking areas.*

**N1**

3.88 *Use native tree and shrub species wherever possible.*

**N1**

### Preferred Options

3.89 *Residents are encouraged to maintain front garden landscaping to retain colour, shape and form as part of the street scene.*

### Landscaping **N1**

Area landscaping has been demonstrated in the individual area character appraisals 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 materials and indigenous species that can be used in the rural environment of Woodham Walter. The use of hard, nonporous materials for drives etc. over 5m<sup>2</sup> currently require planning permission and as previously discussed are to be avoided. Non-permeable finishes are considered as permitted development. 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 and prevents overspill of material onto the carriageway which becomes a Highways issue. 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. Such native species are blackthorn, hawthorn, hazel, dogwood, field maple and beech interspersed with oak, ash, hornbeam, rowan and birch. These will enhance the area's character and the overall appearance of the Village. There are many other species that will fulfil the role.

Other suitable plants include:

Roses  
Hawthorn  
Blackthorn  
Hypericum  
Hebe  
Senecio  
Holly



# The Built Environment - Leisure 3

## Open Space, Sport, Leisure and Tourism E4 E5 N1 N2 N3 T1

People choose to live in Woodham Walter so that they can experience the unique benefits of living in a small rural community – fresh air, peace and tranquillity, space and fine views in addition to the many social and recreational facilities:

- St Michaels Church
- Village hall
- Woodham Walter Women's Club
- Mobile library
- The Bell PH
- The Queen Victoria PH
- The Cats PH
- The Warren Golf and Country Club
- The Warren Active Health Club
- Bunsay Downs Golf Club
- The Retreat Holistic Centre
- The Chelmer and Blackwater Navigation – boating and angling
- Allotments
- The Bell Meadow
- Woodham Walter Common (SSSI)
- Elwy Lodge NGS Garden
- Public Footpaths
- Other activities (weekly or fortnightly) – Village Supper Club, Village Lunch Club (monthly), whist drives, yoga and zumba classes, mobile library



The Womens Club



Bunsay Downs



Bell Meadow



The Bell P.H



The Queen Victoria P.H



The Cats P.H

## Guidance

### Open Space, Sport, Leisure and Tourism

**3.90** *Development that would result in loss of N3 or have a negative impact on any sport, E4 leisure, tourist facility, heritage asset or E5 public footpath or bridleway will not be supported. Alternative provisions must be provided.*

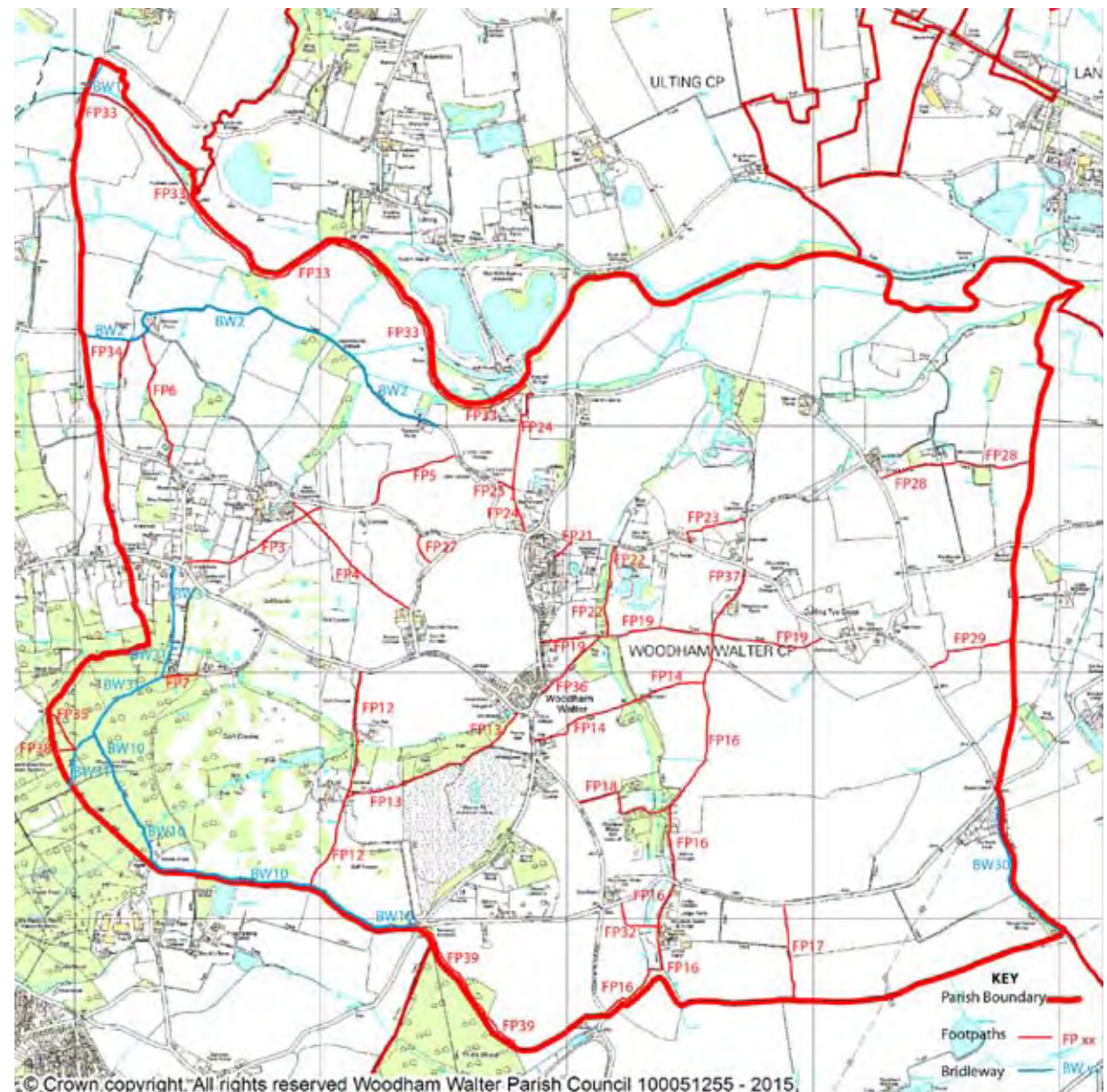
**3.91** *Encroachments and constrictions to existing public open space facilities and N3 footpaths will not be supported.*

**3.92** *To maintain the extensive footpath T1 network and address the safety of the cycle network.*

# 3 The Built Environment - Footpaths

## Footpaths **E5 N1**

- BW1 Bridleway. From Hatfield Peverel towards the River Chelmer.  
 BW2 Bridleway. From the parish boundary eastwards through Retreat Farm and then south-easterly to Raven's Farm.
- FP3 Crossways eastwards crossing FP4 east of Westbowers.  
 FP4 Westbowers in a south-eastwards crossing FP3 north of Gunhill Farm.  
 FP5 From the road north of Glendale in a north and eastwards towards Little London.
- FP6 From BW2 in a southward to the road leading to "Elwy".  
 FP7 From Common Lane westwards to its junction with BW31.  
 BW10 From BW31 along the District/Parish boundary line to Redgates.
- FP12 From Hawkins Farm southwards past Warren Farm to BW10 at the boundary with Woodham Mortimer, continuing as FP22.  
 FP13 From FP12 in a northeastwards direction to the Bell Inn.  
 FP14 From St Michael's Church eastwards through The Wilderness to junction with FP16.  
 FP16 From FP19, passing east of The Wilderness, to Lodge Farm and then to the parish boundary.
- FP17 From Maldon road east of Lodge Farm southwards to the parish boundary with Woodham Mortimer where it continues as FP14.  
 FP18 From FP16 southwestwards, to Oak Farm. 4 ft. min. width.  
 FP19 From the School eastwards towards Curling Tye Green.  
 FP21 From the estate path connecting to the northern end of Mead Pastures in a north-easterly direction to Blue Mill Lane.  
 FP22 From its junction with FP19 in a north-easterly direction to Blue Mill Cottages.  
 FP23 From the Cats Public House in a northerly and easterly direction to the road north-west of Whitehouse Cottages.  
 FP24 From the Lodge south of Hoe Mill Bridge southwards towards Hatchmans.  
 FP25 From Little London in an eastwards direction to FP24.  
 FP27 From West Bowers Road southwards towards Gunhill Farm.  
 FP28 From south of Guys Farm eastwards to the parish boundary.  
 FP29 From Curling Tye Green Road in an easterly direction to the parish boundary with Maldon where it continues as FP19.
- BW30 Bridleway. From Wood Corner in a southerly direction along the parish boundary to Maldon where it continues as BW5.  
 BW31 Bridleway. Spring Elms southwards through Woodham Walter Common parish boundary with Little Baddow.
- FP32 From the road south of Oak Farm southeastwards to Lodge Farm.  
 FP33 Continuation of Little Baddow FP3 along towpath to Hoemill Bridge.  
 FP34 From Retreat Farm southwards for 90 yards to the public highway.  
 FP35 Continuation of Little Baddow FP55 to join BW31.  
 FP36 From FP19 south west to the road north of the Smithy.  
 FP37 From Whitehouse Cottages, south to FP19.  
 FP38 Continuation of FP87 Little Baddow eastwards to join BW31.  
 FP39 From Redgates southwards along boundaries of Thrift Wood to continue as FP7 in Woodham Mortimer. Path width of is 4 feet in part.



# Bibliography 4

## Key Evidence Base Documents

Green Infrastructure Study (MDC EB041a)  
National Planning Policy Framework (NPPF)  
Emerging Local Development Plan (MDC)  
Maldon District Characterisation Assessment (EB053)  
Essex Design Guide 2006  
PPG3 Housing (ODPP)  
PPS1 Delivering Sustainable Development (ODPP)  
Scheduled Ancient Monuments (MDC)  
Rural-Urban Classification for Output Areas in England (DEFRA)  
Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (Chris Blandford Associates) [EB46]

## Other Documents

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

## Web Based Research

Planning Portal (UK Government)  
Historic England (Building Listings)  
Superfast Essex Broadband - <http://www.superfastessex.org>

## Village Design Statement Committee

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James Nolan  
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\* \* \*

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\* \* \*

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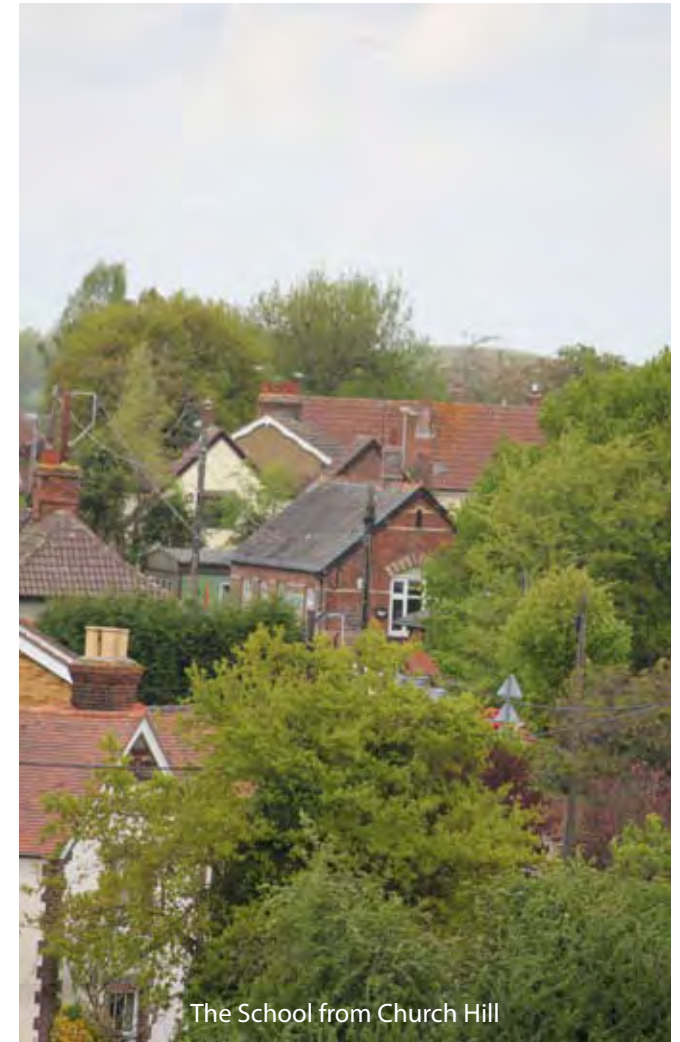
The Maldon District Council for their help and advice.

\* \* \*

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Cover Image, Church Corner.  
Back Cover, The Bell PH and a View towards the Village from the river



The School from Church Hill

