



**LAND ADJACENT THE FOX INN PH,
HARLOW ROAD, MATCHING TYE, ESSEX**

**ERECTION OF TWO NO. DETACHED DWELLINGS COMPLETE
WITH ACCESS, PARKING, GARDENS AND INFRASTRUCTURE**



PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

FOR MR & MRS C & E GIBSON AND MR M. GIBSON

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1.0 INTRODUCTION

- 1.1 This statement has been produced by Springfields Planning And Development Limited on behalf of the applicants Mr and Mrs C. & E. Gibson and Mr M. Gibson.
- 1.2 It provides a justification for the submitted application proposals on land The Fox Inn Public House, Harlow Road in Matching Tye, Essex. This land subject of the application site currently comprises part of the large garden of the public house.
- 1.3 The application seeks full planning permission for the erection of two no. detached dwellings complete with access, parking, gardens and infrastructure. The proposals have been subject of pre-application discussions with the LPA which has helped to inform the scheme.
- 1.4 Details of the site and context are set out at Chapter 2. This Chapter provides details of the site's location, local facilities and public transport, site features/constraints, as well as a Heritage Statement commenting on the conservation area and listed buildings.
- 1.5 The proposed development is set out the Design and Access Statement at Chapter 3. A rationale for the proposed design is given.
- 1.6 Applicable planning policies and material considerations are referred to in Chapter 5 and a justification for the proposals against these is given in Chapter 6.
- 1.7 This statement should be read in conjunction with the other application (and supporting) documents, including the following:
 - Application Form
 - Preliminary Ecological Survey
 - Drawing 98718.01 Rev F – Site Plans and Location Plan
 - Drawing 98718.02 Rev A – Plot 1 Proposed
 - Drawing 98718.03 Rev A – Plot 2 Proposed

2.0 THE SITE AND CONTEXT

Location and Local Facilities

- 2.1 The Fox Inn PH is situated in the settlement of Matching Tye, which is predominantly residential in nature. The site lies in the central part of the settlement, just off the village green, along Harlow Road. Matching Tye is of reasonable size, with housing accommodating 635 residents (as at 2001 Census).
- 2.2 There is a core of historic housing around the village green (see Heritage Statement below) with more modern housing elsewhere in the settlement. Overall there is a large collection of existing residential properties located on Harlow Road and Rainbow Road. The grouping of these dwellings, complete with various local facilities form a discernible settlement and help to identify Matching Tye as 'a village'. This distinction is important as part of a planning policy consideration, which is examined later in this statement.



Image of Matching Tye village with the application site being identified via the red star

- 2.3 The village is close to large settlements, being located about 2.3 miles east of Harlow, 2.9 miles south-east of Sawbridgeworth and 6.3 miles north-east of Epping. These all provide a wide range of facilities and services. Facilities and services in the largest of these (Harlow) include a railway station serving London and Cambridge, regional A & E hospital, major employment and retail parks. Sawbridgeworth also has rail access to London and Epping provides access to the capital by London Underground services along the Central Line. Junction 7 of the M11 Motorway is within around 4 miles by road to the south-west and gives access to the London-Stansted-Cambridge corridor, with the next junction south (Junction 6) being the interchange with Junction 27 of the M25 London Orbital Motorway.

2.4 Matching Tye has a small number of facilities consistent with the size of the village including:

- Village Hall (which is advertised for hire for functions such as Wedding Receptions, Birthday and Anniversary Parties, Children's Parties, Christening Parties, Fund Raising events)
- Public House (The Fox Inn, owned by the applicant)
- Pre-School (Bluebell Forest School based at the Village Hall)
- Recreational Ground
- Children's Play Equipment
- Multi-Use Games Area (MUGA)
- Farmer's Market – at the village hall

2.5 The Parish Church (Matching Church) lies circa 0.8 miles north-east of the application site.

2.6 Other local villages provide facilities. The small village of Matching Green is about 1.4 miles east and has a primary school, pub (The Chequers) and cricket club.

2.7 The larger village of Sheering lies about 1.75 miles north and includes a primary school, pubs, a general store with a post office, church, a sandwich shop and a hairdresser salon.

Accessibility and Bus Services

2.8 The roads to Harlow (west), Matching Green (east) and Sheering (north) form a junction around the village green opposite the pub.

2.9 Harlow Road which fronts the site is a 'relatively' lightly trafficked lane. The road has a 30mph limit through the village, is white lined down the centre course and has a pavement on the north side, opposite the site.

2.10 Two local bus services are available, run by Essex Community Link. The buses are limited to once a day outbound and return services (5 days a week) to Harlow (terminating at Harlow Bus Station) and Epping (terminating at Tesco supermarket), with intervening stops at villages along the route. The buses pick up/drop off outside or opposite the Fox Inn PH (ie adjacent the application site) and thus are very convenient in this respect.

2.11 Bus timetables of the relevant services (SB11 and SB12) are provided at **Appendix 1**.

2.12 The bus services are principally suitable for short retail shopping in Epping or Harlow. However, longer outbound trips are available via connecting public transport at Harlow Bus Station which is served by Bus Service SB12 or via Epping Underground Station (serving London) which is a short walk from the terminus (High Street Epping) of the route of Bus Service SB11.

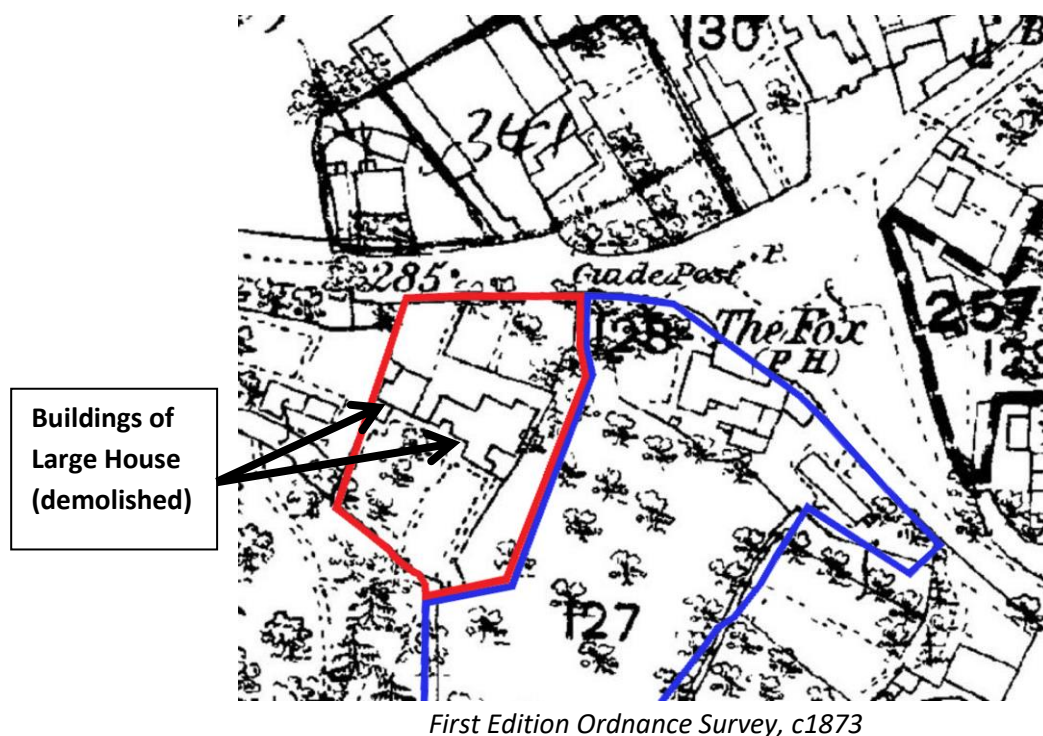
2.13 Given the residential context along with the proximity of village services including public transport, the site is considered to be in a reasonably sustainable location to accommodate the level of development proposed.

Site Description

- 2.14 The application site comprises short mown, managed grassland forming part of the Fox Inn PH premises. The land is served by an existing field access, with a circa 3m dropped kerb to the north side, direct from the road, leading to pair of opening wooden gates circa 6m wide.
- 2.15 The site is contained at its boundaries as follows:
- *To the east:* by the host property, the Fox Inn PH and related building to its rear forming B&B accommodation
 - *To the west:* by 'The Woodlands', a two storey 'locally listed' 19th Century house
 - *To the south:* by Matching Park, a woodland area; and by managed grass land behind the B&B building
 - *To the north:* by Harlow Road, with buildings on the opposite side of the road at Shetlocks Farm, including listed house and barn
- 2.16 Physical relationships and proximity with these adjacent/nearby dwellings and buildings would identify the land as an 'infill site' within the village environs.
- 2.17 The site is relatively flat and measures 0.16 ha with maximum approximate dimensions of 57m in length by 34m in width. Drawing 98718.01 includes a site location plan which shows the site edged in red and other land in control of the applicant edged in blue. This blue edged land includes the public house, car parking areas either side, a bed and breakfast block and other garden areas.
- 2.18 The site is part of a distinct parcel of land which at its most easterly part (and outside of the red line of the application site) includes picnic tables as part of the beer garden. It is intended to retain these tables in situ as part the ongoing pub business. These tables are located in close proximity to the pub kitchen, minimising the distance so that food being served to customers dining outside remains hot.
- 2.19 The frontage of the site includes a post and rail fence and strong hedgerow to the street, either side of the access gates. There is also a tall mature hedgerow with fence along the western boundary to the adjacent house, The Woodlands. This neighbouring house has been extended from its original format and includes a single storey addition where nearest to the common boundary.
- 2.20 The rear part of the site faces towards Matching Park (which is a local wildlife site). The canopy of a large mature tree beyond the southern boundary overhangs in to the site.
- 2.21 As the site comprises part of the public house it has been used over the years for various pub related functions or other events. These include for example beer festivals (including tents and live music) and car rallies. As a result, the access from the street has occasionally been intensively used at these event times. The applicants are not aware of any highway accident record in respect of the use of this access. Furthermore, a search of internet data ('Crashmap') reveals that there have been no reported traffic accidents on the stretch of road near the site during the period from 2005 onwards.
- 2.22 **Appendix 2** provides photographs of the site and surroundings.

Heritage Statement

- 2.23 The site lies within the south-western part of the Matching Tye Conservation Area. The southern boundary of the site lies on the boundary of the Conservation Area. The property to the immediate west of the site ('The Woodlands') demarcates the western extent of the Conservation Area.
- 2.24 The LPA produced a document entitled *Matching Tye Conservation Area Character Appraisal and Management Plan, March 2007* ('The Appraisal'). This indicates the factors contributing to the character of the conservation area as follows:
- The historic street layout of the village which consists of several buildings grouped around a small triangular village green
 - The irregular distribution of the buildings and the variety of building styles including local traditional and Victorian
 - The domestic scale of the buildings, most of which are detached and two storey in height
 - The colour, texture and variety of traditional building materials
 - The trees, hedges and central village green
 - The rural setting of the village
 - The predominantly residential nature of the settlement and the presence of one main local amenity, The Fox public house
- 2.25 The adjacent property to the west of the application site ('The Woodlands') is indicated in The Appraisal as a 'locally listed' building (ie not a listed building by statute). The Woodlands, is noted as a 19th century timber-framed farmhouse. However, it appears to have been significantly extended from its original form and is a reasonably large two storey dwelling.
- 2.26 Opposite the application site to the north are Shetlocks Farmhouse and a Barn, both of which are Grade II listed. Further north is a pair of semi-detached houses (1 & 2 Shetlocks Cottages – Grade II). To the east of the village green are Gainsborough Cottage and Little Brewers (both Grade II). Further south-east, beyond The Fox PH, is Ployters Farm (Grade II) which is a 16th Century property and one of the oldest in the village. The list descriptions for local properties are set out at **Appendix 3**.
- 2.27 Chapter 6.1 of The Appraisal comments on The Fox Public House as follows:
- The Fox was already a licensed public house by 1809 and according to some records, it was used as a poorhouse later on in the 19th century. **The First Edition Ordnance Survey map of c1873 shows a large house between The Fox and The Woodlands** and another house opposite The Woodlands, both of which had been demolished by the early 20th century. This map also shows a smaller building between The Fox and Ployters Farmhouse and a large pond opposite Ployters Farmhouse, both of which have since disappeared. The large plot of land behind this pond to the east of Little Brewers was formerly known as 'Ployters Hoppit', as it once formed part of Ployters Farm.*
- 2.28 Therefore, historic records indicate that there was a large house on the application site. An approximate interpretation of the application site boundary overlaid on to the historical map from 1873 illustrates whether the buildings of this large house were sited, as shown below.



First Edition Ordnance Survey, c1873

2.29 There is therefore an historical precedent for development of the site. It has not always been laid to grass as currently. The Appraisal states that ***the special architectural and historic interest of Matching Tye Conservation Area derives from the historic layout of the settlement*** and the high proportion of buildings of architectural and historic interest which range in date from the 16th to the 19th century. Seven of these buildings are statutorily listed and six are locally listed. It is therefore material to take account of the existence and position of buildings previously located at the site.

2.30 The Appraisal (at paragraph 7.4) lists traditional building materials in the Conservation Area as:

- Walls: timber weather-boarding, brick, render (with some pargetting)
- Roofs: plain clay tiles, slate & thatch
- Doors & windows: timber
- Boundaries: timber fences, brick walls and cast-iron railings

2.31 The Appraisal at paragraph 7.2 refers to 'Key Views' in the Conservation Area. It states, 'views across the village green are an integral part of Matching Tye Conservation Area and help to highlight the focal points in the village. The most important views are those looking across the village green from the northeast, the southeast and the west'. These key/important views are shown on Map 2 in The Appraisal but the map does not include a view towards or across the application site.

2.32 A number of the dwellings in the conservation area including listed buildings are shown in the photographs at **Appendix 4** (NB - this appendix particularly details examples of parking arrangements in the conservation area).

Flood Risk

2.33 The Environmental Agency website shows that the site is located within Flood Zone 1 (low probability of flood risk). The site is therefore not at risk at flooding from rivers and seas.

Ecology

- 2.34 A Preliminary Ecological Appraisal is submitted with the application as prepared by T4 Ecology. The following summary is provided:

The search undertaken as part of the desk study concluded that the proposal would not be considered reasonably likely to have any adverse impact upon statutory designated locations. However, given the site location bounding Matching Green Local Wildlife Site (LWS) (non-statutory), it is advised that the contractor produces a site-specific CMP to manage the potential impacts of the construction phase.

In summary the proposed development area comprises a managed, maintained section of pub garden, set within the wider context of an operational pub in a village setting. As such the site is subject to management and disturbance as would be reasonably expected in such a land use context. No trees with roosting potential are situated on site, nor would be lost to the development. From analysis of the proposal, the development will enable retention of all existing trees and hedgerows. As such, all features and potential existing bat commuting/forage networks would remain intact. A proposal would be unlikely to have an adverse impact upon bat behaviours, and any such behaviours would continue post development.

Given proximity to offsite woodland, it is possible that bats may commute and forage in the area. Therefore, a bat considerate lighting scheme is advised for the construction and completed phase, with further guidance provided in section 5.2.

Given proximity to an LWS, appropriate, proportionate ecological enhancements for the proposal should be identified in a site-specific BMP, and secured by way of an appropriately worded condition. It is not considered reasonably likely that great crested newt or reptile species would be adversely affected by the development proposals. No further surveys have been advised.

No active or inactive badger setts were found, with no evidence of badger activity identified. No surveys have been advised. However, general appropriate precautionary measures for the demo/construction phases have been advised in section 5.2.

Appropriate recommendations in respect of due diligence relating to nesting birds and ecological enhancements have been made in section 5.2 of the report.

It is considered and concluded that the proposal can proceed without adverse impacts upon legally protected/priority species and habitats provided the specific mitigatory guidance and enhancement recommendations identified within section 5.2 are fully adhered to. Where necessary, appropriately worded conditions should be placed upon any consent granted in order to ensure appropriate measures are followed.

- 2.35 The Preliminary Ecological Appraisal also advises that *the is situated outside of the 6.2km Zone of Influence of Epping Forest Special Area of Conservation (SAC), and as such, adverse leisure related impacts as a result of the development are not anticipated nor considered reasonably likely. Any associated cumulative air quality impacts upon the SAC would be assessed/dealt with in accordance with published EFDC guidance.*

3.0 THE PROPOSED DEVELOPMENT – DESIGN & ACCESS STATEMENT

The Proposal and Drawings

3.1 Details of the proposed development are set out in the following drawings and documents:

- Drawing 98718:01 Rev F - Site Plans and Location Plan
- Drawing 98718:02 Rev A - Plot 1 Proposed
- Drawing 98718:03 Rev A - Plot 2 Proposed

3.2 The scheme comprises the erection of two no, detached dwellings complete with access, parking, gardens and infrastructure.

3.3 The planning application follows on from pre-application discussions with officers of the LPA which has helped to shape the scheme and give confidence to the applicant regarding the making of this detailed submission. Advice received from planning officer was that there is scope for the development of two houses on the site subject to suitable design. Further detailed comments provided by the LPA have been considered.

Use and Amount

3.4 The application proposes a residential use of the application site.

3.5 Information has been provided about the site environs, context and neighbouring uses (as set out at Chapter 2). This demonstrated that the site lies within a residential environment within the built up confines of the village. Such local character and context would indicate that a residential use per se is appropriate at the site location. The proposed residential use is therefore intended to complement the local residential character, this being subject to appropriate design and layout.

3.6 The application proposes two no. dwellings. Plot 1 is a 4 bedroomed dwelling and Plot 2 is a 3 bedroomed dwelling.

Scale

3.7 The scale of dwellings in the village is almost entirely two storey in nature, although eaves and ridge heights vary. The two storey scale has informed the scale of the proposed dwellings. The ridge height of the properties (Plot 1 – 7.9m high; Plot 2 – 7.77m high) is designed to be similar to that of the adjacent house, ‘The Woodlands’ (7.6 m high). This is demonstrated on the street scene drawing.

3.8 Whilst The Fox Inn is a more modest two storey scale, there will be greater space and a large distance from the public house to offset the impact of any scale differences when viewed in the street scene.

Appearance and Form

3.9 The proposed dwellings are shown in detached form and this reflects the characteristics of the vast majority of dwellings in the Matching Tye conservation area.

- 3.10 The houses will incorporate a range of interesting and appropriate design features such as chimneys/stacks, dormer windows, oak framed porches, plinths, conservation rooflights, exposed rafters and drip moulds. Roofs are angled at traditional pitches. The dormer windows are appropriately narrow to respect an historic vernacular.
- 3.11 The architecture of the dwellings is articulated to include gable ends (front, rear of sides) with return elements and lean to or projecting porch elements. The footprint follows either an 'L' shape (Plot 1) or 'T' shape (Plot 2) with additional flat roofed sections to the rear of each dwelling (these with roll top lead finish and feature atrium rooflight).
- 3.12 Windows to dwellings are in narrow module casement form, subdivided with glazing bars to exhibit small panes. Where rooflights are proposed these are kept reasonably small to appear as incidental features. These are proposed as conservation style rooflights.
- 3.13 The finish of the dwellings proposes to use vernacular materials in line with those identified in the *Matching Tye Conservation Area Character Appraisal and Management Plan, March 2007*. These include brickwork to plinths and chimneys, render to walls, plain clay tiles to roofs and timber to windows.

Layout and Landscaping

- 3.14 The aim is to create an 'infill' development between The Fox Inn/B&B buildings to the east and 'Woodlands' to the west. The layout plan indicates that the proposed buildings will be set fairly centrally within the site and served from the existing access point (see details of 'Access' below).

Density

- 3.15 The density of the scheme is approximately 8.1 dph ie low density and fitting to the conservation area characteristics.

Siting

- 3.16 The dwellings would be *significantly* set back from the site frontage and slightly staggered (Plot 1 at 18.8m and Plot 2 at 25.5m approximately). The Fox Inn is sited close to the street whereas The Woodlands is set well back. The siting therefore takes some account of these spatial arrangements and the angle of the road frontage. The set back allows for grassed areas and planting to be created in front of the properties, along with parking areas.
- 3.17 Plot 1 lies to the west side of the site and has a reasonable separation from the neighbouring dwelling ('The Woodlands'), with existing planting and fencing on the common. Plot 2 lies to the east side and will be separated from the B&B block and the public house itself by a retained 10m wide strip of land used as a beer garden with picnic tables. New fencing (1.8m close boarded) complete with landscaping will screen the side of the rear garden from the pub's (remaining) beer garden for privacy. The rest of the eastern boundary will comprise a 1.2m high post and rail fence with planting. An existing hedge will separate the front (NE) curtilage of Plot 2 from the small car park to the west side of the pub.

- 3.18 At pre-application stage the LPA advised that the site was suitable for infilling and the two detached properties as proposed were broadly appropriate. However, it was advised that there should be a greater separation between the two new properties. The gap between Plot 1 and Plot 2 has therefore been increased to 7.16m (wall to wall, excluding chimneys). The gap from Plot 1 to The Woodlands is approximately 5.0m, measured to the nearest part of this neighbouring property, which is single storey at this point. The gap to the two storey flank wall of The Woodlands is c.11m.
- 3.19 The good sized gap between Plots 1 and 2 (and between these plots and The Woodlands and The Fox Inn) will allow for views to be retained through the site (as well as over the top of the dwellings) to the backcloth of the woodland at Matching Park beyond. The proposed houses will therefore be viewed against this green screen in the same way as The Woodlands currently is.
- 3.20 Neighbouring relationships have been taken in to account when designing the layout. The neighbouring property at The Woodlands principally has a front to rear outlook, although has a window to the upper east flank (possibly a secondary window). Through design and siting of Plot 1 does not include any flank wall upper windows to habitable rooms as there is only a small window and rooflight to bathroom/en-suite areas. The siting and design is intended to avoid any significant impacts on this neighbour's amenity or privacy.

Garden Space and Landscape Works

- 3.21 Each house would be provided with large garden (Plot 1 @ 240sqm; Plot 2 @ 308sqm) divided by a new 1.8m high close boarded fence. The large tree to the rear of Plot 2 and the mature boundary hedges to The Woodlands and the road frontage would be retained. The proposed Site Plan shows new areas of planting to help make an attractive entrance when seen from the street. Further details can be agreed in a landscaping scheme by condition.

Parking

- 3.22 Parking and on site turning areas will be available via the proposed shingle surface driveway. The plans indicate 3 parking spaces will be available to each property. The size of parking spaces will meet the required dimensions of Essex County Council, these being 2.9m by 5.5m. The number of spaces proposed will exceed minimum parking requirements. One space for each dwelling will be located alongside the respective flank walls in the gap between the houses. Two further spaces for each property will be available to the front of the houses, contained by either new or existing planting given shielding or softening of cars when viewed from the road. These spaces would be considerably set back from the road, typically 11.4m (Plot 1) and 15.2m (Plot 2).
- 3.23 It was established at pre-application stage that frontage driveway parking to local properties is characteristic of the conservation area. It is generally the norm, although some parking takes place on the street due to restricted or no parking being available on plot. In those cases where the frontage parking takes place, it is visible from the street and generally closer to the road than the parking in our proposal. Examples of local parking arrangements in the conservation area are shown in the photographs at **Appendix 4**.

Access

- 3.24 The existing access comprises a 3m wide dropped kerb access leading to a pair of gates circa 5m to 6m wide. It is proposed to slightly extend the dropped kerb in an easterly direction.
- 3.25 The access in to the driveway would measure a minimum of 3m wide for the first 6 metres. There would be a slight sweep to each side of the access at its junction with the carriageway.
- 3.26 The access will comply with current highway standards for sight visibility to the west, being able to achieve 2.4m by 43m, subject to some shaving of the roadside hedge on the applicant's land or highway land. The required splays to the east are only fully achievable via removal of much of the frontage hedge on that side of the access and then replanting a new hedge behind the splay line.
- 3.27 However, the existing access point is extant and has an historic use. It also lies in a 30mph zone, where traffic speeds are low especially given the road bend to the east and junction arrangements around the green. Traffic generation will be low and there are no records of highway accidents in the vicinity of the site since 2005. As stated, the visibility could be slightly improved to the east side by re-siting the frontage hedge but this is not believed to be necessary in the prevailing and historical usage circumstances.
- 3.28 The shingle driveway will ensure permeable drainage to limit surface water draining on to the highway.
- 3.29 The proposed private driveway provides sufficient space for cars to manoeuvre on site and exit the site on to the highway in forward gear.

Drainage

- 3.30 The prevailing subsoil is likely to be clay. However, the size of the plot areas will allow a reasonable length of drainage pipes to be installed (to serve soakaways) to deal with surface water from the dwelling. Tanking to store and attenuate the discharge of surface water will be employed if necessary. Also, permeable surfacing in the form of gravel driveway areas will deal with surface water run-off.
- 3.31 It is intended that foul water will drain into the public sewer that runs along Harlow Road. Dependent on sewer invert levels (not yet established) it is possible that this will need to be pumped.

4.0 PLANNING POLICY AND MATERIAL CONSIDERATIONS

- 4.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that the determination of an application for planning permission must be made in accordance with the development plan unless material considerations indicate otherwise. Details of the development plan as well as other policy and guidance are set out below.

Epping Forest District Local Plan (1998) and Alterations (2006)

- 4.2 The 'saved' policies of this document comprise the current Development Plan.
- 4.3 The Local Plan Proposals Map shows the whole of Matching Tye including the application site to be washed over by Metropolitan Green Belt designation.
- 4.4 Policy GB2A concerns 'Development in the Green Belt'. It indicates that planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the Green Belt unless it is 'appropriate'. The policy sets out appropriate development and subject to certain exceptions, residential development is not listed. Policy GB7 concerns conspicuous development and is relevant to address.
- 4.5 The Proposals Map identifies the Conservation Area of Matching Tye within which the site lies. Policies HC6, HC7, HC12 and HC13A are relevant to this application. These govern development within conservation areas and within the setting of listed buildings.
- 4.6 The land to the south of the site at Matching Tye is identified on the Proposals Map as an 'Other County Wildlife Site' to which policy NC2 applies. This will relate to Matching Park.
- 4.7 Policies of relevance to consider in determining the application include:
- GB2A – Development in the Green Belt
 - GB7A – Conspicuous Development in the Green Belt
 - H3A – Housing Density
 - H4A – Housing Mix
 - H6A – Site Thresholds for Affordable Housing
 - H7A – Levels of Affordable Housing
 - DBE1 - Design Of New Buildings
 - DBE2 - Effect On Neighbouring Properties
 - DBE4 - Design In The Green Belt
 - DBE6 - Car Parking In New Development
 - DBE8 - Private Amenity Space
 - DBE9 - Loss Of Amenity
 - HC6 – Character, Appearance and Setting of Conservation Areas
 - HC7 – Development within Conservation Areas
 - HC12 – Development affecting the Setting of Listed Buildings
 - HC13A - Local List of Buildings
 - LL10 - Adequacy Of Provision For Landscape Retention
 - LL11- Landscaping Schemes

- NC1 - SPAs, SACs and SSSIs
- NC2 – County Wildlife Sites
- NC4 - Protection of Established Habitat
- RP3 – Water Quality
- ST1 – Location Of Development
- ST2 – Accessibility Of Development
- ST4 – Road Safety
- ST6 – Vehicle Parking
- U1 – Infrastructure Adequacy
- RP4 – Contaminated Land
- CP1 – Achieving Sustainability Objectives
- CP2 - Protecting the Quality of the Rural and Built Environment
- CP3 - New Development
- CP4 – Energy Conservation
- CP5 – Sustainable Building
- I1A - Planning Obligations

Submission Version Local Plan (SVLP)

- 4.8 The Epping Forest District Submission Version Local Plan (SVLP) 2017 sets out strategic policies to 2033 and pinpoints sites which the LPA has identified as the most suitable and sustainable for development and regeneration. The Plan is currently undergoing an Examination by a Local Plan Inspector.
- 4.9 Its policies can be given a degree of weight as a material consideration in determining this application.
- 4.10 The SVLP policies that may be relevant to consider include:
- T1 – Sustainable Transport Choices
 - DM1 - Habitat Protection and Improving Biodiversity
 - DM2 - Epping Forest SAC and the Lee Valley SPA
 - DM 3 - Landscape Character, Ancient Landscapes and Geodiversity
 - DM4 - Green Belt
 - DM 5 - Green and Blue Infrastructure
 - DM 7 - Heritage Assets
 - DM 9 - High Quality Design
 - DM 10 - Housing Design and Quality
 - DM 11 - Waste Recycling Facilities in New Development
 - DM 15 - Managing and Reducing Flood Risk
 - DM 16 - Sustainable Drainage Systems
 - DM18 - On Site Management of Waste Water and Water Supply
 - DM19 - Sustainable Water Use
 - DM20 - Low Carbon and Renewable Energy
 - DM21 - Local Environmental Impacts, Pollution and Land Contamination
 - DM22 - Air Quality

- 4.11 In respect of Green Belt policy the relevant provision concerning this application is set out at Policy DM4 (Green Belt) which states that:

(C) The construction of new buildings is inappropriate development in the Green Belt. Exceptions to this are...

*(v) **Limited infilling in smaller settlements...***

- 4.12 In the associated small text to the policy, at paragraph 4.34 it states:

In the context of national planning policy the Council does not consider that it would be in compliance with national policy to define specific rules for development in the Green Belt beyond those contained in Policy DM 4... For the purposes of Policy DM 4, "limited infilling" means the development of a small gap in an otherwise continuous built up frontage, or the small-scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development. Limited infilling should be appropriate to the scale of the locality and not have an adverse impact on the character of the countryside or the local environment.

National Planning Policy Framework (NPPF)

- 4.13 The National Planning Policy Framework (NPPF) 2019 is the Government's planning policy. It brings a Presumption in Favour of Sustainable Development.
- 4.14 Paragraph 2 confirms that the NPPF 'must be taken into account in preparing the development plan, and is a material consideration in planning decisions'.

Green Belt Policy

- 4.15 Chapter 13 (Protecting Green Belt Land) is especially pertinent to this application. Paragraph 133 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness.
- 4.16 Paragraph 134 details that Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.17 Paragraph 143 states that 'inappropriate development' is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, there are some exceptions as to what is defined as inappropriate development.
- 4.18 Paragraph 145 states:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

e) limited infilling in villages;

- 4.19 From this it will be seen that the NPPF is supportive of ‘limited infilling in villages’. This statement later considers whether the scheme complies with this definition, such that it would not be considered inappropriate development within the Green Belt.

Sustainable Development

- 4.20 Chapter 2 of the NPPF (Achieving Sustainable Development) at Paragraph 7 states ‘the purpose of the planning system is to contribute to the achievement of sustainable development’.

- 4.21 Paragraph 8 advises that:

‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’*

- 4.22 Paragraph 10 of the NPPF advises that, ‘so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’.

- 4.23 Paragraph 11 confirms that, ‘decisions should apply a presumption in favour of sustainable development’ and goes on to state that ‘for decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (7), granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (6); or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

4.24 Paragraph 11 (d) footnote (7) clarifies that an ‘out of date’ policy ‘includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites’.

4.25 Paragraph 11 (d)(i) footnote (6) identifies protected areas and assets of importance including green belt and heritage assets. On the basis that the application proposal is not considered to represent inappropriate development in the Green Belt (NPPF Paragraph 145), nor contrary to policies protecting heritage assets, there would be no specific policies within the NPPF that are relevant to this proposal to indicate that development should be restricted.

4.26 Chapter 5 sets out Government policy for ‘Delivering a sufficient supply of homes’. Paragraph 59 of the NPPF advises that,

‘To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’.

4.27 Paragraphs 67 to 72 concern ‘Identifying land for homes’. Paragraph 68 notes that:

‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly’

4.28 In this case the site is a small housing site supported by national policy.

4.29 Paragraphs 73-76 concern ‘Maintaining supply and delivery’. Paragraph 73 states that LPA’s are required to demonstrate a 5 year housing land supply. (NB: The LPA acknowledges that it cannot currently demonstrate a deliverable 5 Year Housing Land Supply).

4.30 Paragraph 78 states that:

‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.’

4.31 Chapter 11 of the NPPF is entitled ‘Making effective use of land’. Paragraph 118(d) explains that planning decisions should,

‘promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively’.

- 4.32 The site is part of a large beer garden which is not intensively used. The use of it for housing would contribute to meeting identified housing needs and addressing shortages.
- 4.33 Government policies contained within other Chapters of the NPPF are pertinent to the consideration of this application, including:
- Chapter 8 - Promoting healthy and safe communities
 - Chapter 9 – Promoting Sustainable Transport
 - Chapter 12 – Achieving well designed places
 - Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15 - Conserving and enhancing the natural environment
- 4.34 The above are key policies to take account in determining this application.

Planning Practice Guidance (PPG)

- 4.35 This is the Government online planning guidance which helps to back up the policies of the NPPF. Of particular relevance to this application is the section entitled, ‘*Rural Housing How should local authorities support sustainable rural communities?*’ (Paragraph: 001 Reference ID: 50-001-20160519). The PPG states the following:
- *It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.*
 - *A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. **Rural housing is essential** to ensure viable use of these local facilities.*
 - *Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan and the plan proposal meets the basic conditions.*
 - *The National Planning Policy Framework also recognises that different sustainable transport policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.*
- 4.36 This guidance is important for the LPA to address in determining this rural housing application.

4.37 In respect of Planning Obligations, Paragraph: 023 Reference ID: 23b-023-20190315 states inter alia that:

Are there any specific circumstances where contributions through planning obligations should not be sought from developers?

Provision of affordable housing should only be sought for residential developments that are major developments.

For housing development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.38 This guidance (which echoes Para 63 of the NPPF) is similar to other Government advice set out in a Written Ministerial Statement of 28 November 2014 which states, ‘Due to the disproportionate burden of developer contributions on small scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.’

4.39 The above Government policy therefore provides a further material consideration in respect of whether the LPA should seek affordable housing/planning obligations in respect of the development.

Supplementary Planning Documents (SPD's) and Other Guidance

4.40 Relevant documents, which have been adopted by the LPA or might be considered by them, include the following:

- *Parking Standards – Design and Good Practice (Essex CC, 2009)* – which sets out standards for parking provision
- *Epping Forest Special Area of Conservation (SAC) – Interim Position Statement July 2018 (EFDC)*

5.0 JUSTIFICATION FOR THE DEVELOPMENT

5.1 The key issues in determining the application relate to the following:

- Principle of Development and Green Belt
- Sustainability of Site and Location
- Housing Need
- Design and Layout
- Heritage Issues
- Privacy and Amenity
- Access, Highways and Parking
- Landscaping
- Biodiversity and Epping Forest SAC Air Quality
- Other site issues
- Infrastructure and Affordable Housing
- The Planning Balance

Principle of Development and Green Belt

- 5.2 The application site, along with all of Matching Tye, lies within the Metropolitan Green Belt. The NPPF indicates that the erection of new buildings is inappropriate in the Green Belt, although there are some exceptions. Policy 145 of the NPPF allows for *limited infilling within villages*, such that this is not 'inappropriate development'. If the application proposals meet this definition then the *principle of development is acceptable* under the NPPF's Green Belt policy. It will be noted that that Local Plan Policy GB2A is *out of date* as it is not fully compliant with the NPPF and does not specifically allow for such exceptions in the Green Belt. However, the Submission Version Local Plan (SVLP) at Policy DM4 does allow for limited infilling in 'smaller' settlements (this would include Matching Tye) and therefore accords with up to date national policy.
- 5.3 The key issue, pursuant to paragraph 145, therefore concerns whether the site is located in a 'village' and if so whether the proposals comprise 'limited infilling' within it.
- 5.4 In respect of the first point, it should be noted that there is no definition of 'village' in the NPPF and therefore a judgement has to be made.
- 5.5 However, there can be little doubt that Matching Tye does constitute a 'village' for the purposes of paragraph 145 (and a 'smaller settlement' under SVLP Policy DM4). It has numerous houses which form a discernible settlement with a reasonable size of population. There is a small range of facilities such as the public house, village hall and recreational areas which form a focus of social activities.
- 5.6 The *council's own assessments* support the view that Matching Tye is a village. These include the *Matching Tye Conservation Area Character Appraisal and Management Plan* referred to earlier. Also, in approving a recent planning application for an infill dwelling on land adjacent to 5 Rainbow Road, Matching Tye (ref: EPF/0321/16) the LPA concluded that Matching Tye was a village for the purposes of planning policy. The officer report stated,

'a rather substantial number of existing buildings located on Rainbow Road, Harlow Road and Church Lane. These dwellings are all connected and form a distinct village envelope which also includes a pub. The substantive nature of the buildings is such that Matching Tye can be reasonably be considered as an existing village for the purposes of planning policy'.

- 5.7 There should also be little doubt that the site is part of the Matching Tye village context. The land is part of the pub and has been used for pub related activities. At pre-application stage, advice from the planning officer confirmed matters when stating,

'Given the context of this site I would concur that it is also located within a village'.

- 5.8 The second point to consider under NPPF Paragraph 145 is whether the scheme would represent 'limited infilling'. Again the NPPF has no prescriptive criteria or definition.

- 5.9 The site sits along the main road through the village between buildings the Fox Inn (and its B&B building behind) and a house at 'The Woodlands'. These characteristics would indicate that the site is suitable in principle for some 'limited infilling' in accordance with Paragraph 145 of the NPPF and to comply with SVLP Policy DM4. The two plots would have a suitable density with plot widths and depths which respect the locality and local characteristics.

- 5.10 Indeed, at pre application stage, the LPA agreed that the proposal at the application site for two dwellings constituted 'limited infilling'. The planning officer advised that,

'the site is located on the southern side of Harlow Road. To the west is a single dwelling 'The Woodlands' with a long strip of open ground until the next dwelling is reached further to the west. Travelling east is the Fox Inn public house, then a gap which accommodates its car park and then Ployters Farm. Further to the east is open countryside. From the assessment, which included a site visit, it is considered that the site whilst not within a densely developed frontage can be regarded as an infill plot as it lies within the centre of the village with development on either side. Bearing in mind the size of the surrounding plots and the prevailing pattern of development in this part of the village it is considered that the proposal is limited infilling.'

- 5.11 A material consideration when assessing the potential 'infill' of the site is how the scheme would relate to the overall built form of the village as a whole. A useful local appeal concerns Pond House, Matching Green (Ref: EPF/2136/12) which allowed an infill development in this neighbouring village. The Inspector's decision letter states that,

"the scheme would be visible from within the village and the wider countryside but I consider it would have a very limited impact on the openness of the Green Belt because, as an infill development, it would be contained within the existing envelope of built development in Matching Green and seen in the context of the existing village development. For the same reason, it would not have a material adverse effect on the purposes of including land within the Green Belt".

- 5.12 In the case of the application proposal, by the same token, it will be well contained by built development either side, the road and other built form to the north side of the road. Furthermore

the site is contained by woodland at the edge of Matching Park to the south. The new development will clearly be seen as a logical and appropriate infill site within the village confines. It will not be visible from outside of the village environment. It would not have a material adverse effect on the purposes of including land within the Green Belt.

- 5.13 Given the above circumstances, the proposals comply with the exception set out at paragraph 145 of the NPPF and Policy DM4 of the SVLP and therefore do not constitute ‘inappropriate’ development in the Green Belt. The principle of the proposed housing development at the site is therefore acceptable in this Green Belt location taking into account the provisions of the national and emerging local planning policies which allow for limited infilling, notwithstanding any conflict with Local Plan Policy GB2A (which was conceived prior to the NPPF).

Sustainability of Site and Location

- 5.14 This statement has set out the sustainability credentials of the locality. There are a small number of facilities in the village including a public house, village hall, recreation area and play equipment. There are other settlements nearby which are accessible and provide a wider range of services and facilities eg education, retail, health and employment.
- 5.15 In rural areas, Policy ST1 of the Local Plan states that preference will be given to locations with access to regular public transport services and containing basic shops and other facilities. Policy CP3 requires development to be accessible by sustainable means of transport. It also requires that the *scale and nature* of development is consistent with the principles of sustainability and respects the character and environment of the locality. Policy T1 of the SVLP promotes Sustainable Transport Choices. The village has a bus service to other (larger) settlements with the bus stops within easy walking distance of the site. As such the proposed development, of only two dwellings, would comply with the Local Plan and SVLP policy tenets. Whilst the village bus service is limited, the NPPF notes at paragraph 103 (Promoting Sustainable Transport) that *‘opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in...decision-making’*. This advice is reiterated in the PPG. To this extent the proposals within this rural area are supported, in sustainable transport terms, by national policy. The potential extra custom for the local bus service is a positive aspect.
- 5.16 The site and its location can therefore be deemed ‘sustainable’. It is compliant with Local Plan Policies ST1 and CP3, as well as SVLP Policy T1.
- 5.17 Furthermore Paragraph 78 of the NPPF states that ‘to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby’. The proposed housing, being located near a public house and village hall, will potentially support the uses of these buildings and assist social vitality. Moreover, the site lies close to other villages (eg Matching Green and Sheering) and may also help support these rural communities, including the facilities and services they have. The bus route supporting Matching Tye and other local settlements will also be supported to the benefit of the rural economy and social vitality.

Housing Need

- 5.18 The LPA does not have an up-to-date Development Plan and is currently unable to demonstrate a 5 year supply of housing land, so does not comply with the provisions of the NPPF (Paragraph 73) in this respect. The current housing land shortfalls are significant. Local Plan policy CP1 (Achieving Sustainable Development Objectives) aims to secure the provision of sufficient types and amounts of housing accommodation, and different facilities, to meet the needs of the local population. The application will contribute towards such aim.
- 5.19 In considering the merits of the scheme, some weight should therefore be given to this application which proposes to (albeit in a modest way) help address the housing shortfall and alleviate in a small way the pressure on other green belt areas which might be less suited to development than this infill site.
- 5.20 The proposed houses will address NPPF policy by adding to the variety of housing land available to meet needs and support the government's objective of significantly boosting the supply of homes (Paragraph 59). They will provide an important contribution to meeting housing needs and as a small scale site can be built out relatively quickly (Paragraph 68).
- 5.21 The NPPF supports the development of 'windfall sites' and requires great weight to the benefits of using suitable sites within existing settlements for homes (Paragraph 68 c).
- 5.22 NPPF Paragraph 118(d) promotes and supports the development of under-utilised land especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. In this case the site is only used occasionally for beneficial purposes.
- 5.23 Significant weight should therefore be given to the benefits provided by this housing application in the above circumstances.

Design and Layout

- 5.24 The layout will result in a comfortable spacing across the site, taking advantage of the reasonable depth and width of the existing garden area. The dwellings are aligned with their key frontages facing the road but will be well set back.
- 5.25 The ridge heights of the dwellings will relate well to each other and the adjacent two storey property ('The Woodlands'). Whilst The Fox Inn is of a smaller scale, the space between the nearest proposed dwelling, along with its set back will belie any impacts arising from the contrast in scale. The houses have good sized plots and will achieve suitable gaps between them and their neighbours.
- 5.26 Given their siting, spacing, set back and appropriate height the dwellings should not appear dominating in the street scene. There will be extremely restricted public views of the development due to intervening buildings or vegetation. For the most part the development will not be apparent unless in close proximity to it, thus it will not be conspicuous in the landscape. Existing boundary planting as retained will provide softening, with the vegetation beyond at Matching Park forming an

attractive backcloth. New planting will add further softening of the development's appearance and setting.

- 5.27 The proposed houses are designed in a traditional Essex form, incorporating a range of interesting and appropriate design features. The materials utilised are representative of those found locally, in the Conservation Area. The houses are detached in nature, this being the predominant design form in the Conservation Area. The design of the development and its detailing therefore will not have any harmful effects on local amenity or character. The scheme will reinforce local distinctiveness.
- 5.28 The spaces around the buildings all have a specific function eg amenity areas, driveways and parking. The development is legible to its occupants and visitors alike. All of these spaces are overlooked such that criminal activity would be conspicuous. A safe and accessible environment and development is created, as required by NPPF Chapter 8 (Promoting healthy and safe communities).
- 5.29 The size of the dwellings exceeds the minimum internal space standards set out in National Prescribed Space Standards, in order to comply with SVLP Policy DM10.
- 5.30 Each property will have a significant sized and suitable private amenity area to the rear. Further commentary is set out below ('Scheme Amenity Provision').
- 5.31 Given all the above, Local Plan Policies DBE1, DBE4, CP2, CP3 and GB7A, SVLP Policies DM3 and DM9, plus policies of the NPPF, especially Chapter 12 (Achieving well-designed places) are complied with.

Density

- 5.32 The development of the site for two dwelling produces a low density scheme of around 8.1 dph. This respects the character of the area and the density of development in the locality.
- 5.33 The dwellings provide 3 and 4 bedroomed accommodation. This will add to the mix of mid-size/family size properties in the District. This is an important consideration, taking account of the fact that the LPA cannot demonstrate an adequate housing supply as required by the NPPF.
- 5.34 There should be no objection under Local Plan Policies H3A and H4A, particular taking in to account the relevant policies of the NPPF.

Scheme Amenity Provision

- 5.35 Whilst there is no Local Plan policy regarding the amount of private garden areas, previous Essex Design Guide standards suggested that 100sqm minimum garden size per (3+ bed) dwelling was appropriate. In this case the garden sizes are significantly in excess of this minimum.
- 5.36 There is mature planting beyond the southern boundary at Matching Park. However, given the depth of the proposed rear gardens such vegetation will not cause any material shadowing. The gardens will be pleasant and private areas, receiving reasonable levels of sunlight.
- 5.37 The gardens will be level and accessible externally from around the sides of each house, or from rear doors.

5.38 Local Plan Policy DBE8 and SVLP Policies DM9 and DM10 are therefore complied with.

Sustainable Design

- 5.39 The dwellings will utilise sustainable construction techniques in accordance with Building Regulations, being designed to reduce both energy usage (eg through good insulation standards) and water usage. Further details of sustainable design features eg renewable energy (such as solar panels or air source heat pumps), reducing water use, electric charging points for cars, etc, can be agreed via conditions.
- 5.40 The rear of the dwellings face south, ensuring good levels of natural light and warmth from solar gain to living areas.
- 5.41 The scheme can incorporate facilities and space for waste recycling.
- 5.42 The proposals will therefore address sustainable design and climate change objectives. They will comply with the tenets of Local Plan Policies CP1, CP4 and CP5 of the Local Plan, SVLP Policies DM9, DM11, DM19 and DM20, as well as the relevant policies of the NPPF, especially Chapter 14 (Meeting the challenge of climate change, flooding and coastal change).

Heritage Issues

- 5.43 The Heritage Statement has advised of the existence of listed buildings and the conservation area.
- 5.44 Interestingly, there used to be a large dwelling upon the site as shown on old OS Plans but this was demolished by the early twentieth century. There is therefore a historical precedent at the site for housing development.
- 5.45 The *Matching Tye Conservation Area Character Appraisal and Management Plan* notes that the special architectural and historic interest of Matching Tye Conservation Area derives from the 'historic layout' of the settlement. Of course the previous dwelling at the site was part of this historic layout and the ability to recreate a new high quality development befitting the conservation area can be seen as a positive against this background. Furthermore the Appraisal does not show any key/important views across the site on the plans within it. Whilst it is acknowledged that the view to Matching Park across the site is pleasant, the views through to it will remain in part around the sides of the houses where the land remains open. It is in any event only a limited viewpoint, as existing.
- 5.46 The houses are shown to be set back deep in to the site and therefore much openness at the front of the site will remain, such that the built forms are not dominating in the street scene. The dwellings have been bespoke designed by Essex based architects and follow an appropriate vernacular with materials which are representative of the conservation area. Their detached form replicates the predominant dwelling type in the conservation area and their two storey scale replicates the scale of local listed buildings. Their design and form has been discussed at pre-application stage.
- 5.47 The car parking arrangements will not be harmful to the character or appearance of the conservation area because there several properties therein which have frontage parking and driveways visible from the road, as per examples shown in the appendix supplied. There is a high preponderance for

parking and driveways to be located at front of properties, as is generally the norm, although some parking takes place on the street due to restricted or no parking being available on plot. In those cases where the frontage parking takes place, it is visible from the street and generally closer to the road than the parking in application proposal. Furthermore, the existing hedgerow and proposed frontage planting will provide effective softening and screening of cars. Pre-application advice from planning officers acknowledges that the car parking arrangements appear to be acceptable.

- 5.48 Given that much of the site will remain open where close to the road frontage, and complete with a high quality build form and landscaping scheme, it is not considered that the settings of any listed buildings will be harmed. The listed house and barn (Shetlocks Farmhouse and Barn) opposite are the nearest statutory listed buildings affected. The Woodlands (adjacent) is a 'locally' listed building. To various extents these listed buildings are currently seen in context with other housing around, including post war housing to the west. The application site does not play any great role in the settings of these (or other) listed buildings and indeed neither the council's Appraisal nor any list descriptions indicate anything to the contrary.
- 5.49 In the circumstances, the proposed development will preserve the character and appearance of the conservation area and will not cause any significant harm to listed buildings or their settings.
- 5.50 Local Plan Policies HC6, HC7, HC12 and HC13A, SVLP Policy DM7 are therefore complied with.
- 5.51 NPPF Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case the optimum viable use for the land is for housing and such beneficial use should be weighed against the impacts of the development in this conservation area. This is part of the 'Planning Balance'.

Privacy and Amenity

- 5.52 Neighbouring relationships have been taken in to account when designing the layout. One neighbour comprises the applicant's property (Fox Inn) to the east, which by virtue of distance and orientation should not have its private amenity prejudiced by the development.
- 5.53 The other neighbour ('The Woodlands') to the west principally has a front to rear outlook, although has a window to the upper east flank (possibly a secondary window). The nearest part of The Woodlands comprises a single storey extension, with a distance of approximately 5.4m to the flank wall of Plot 1.
- 5.54 The design of Plot 1 does not include any habitable room windows on its upper floor, only a bathroom window and en-suite rooflight window. These can be obscured glazed or provided with restricted openings if necessary to protect neighbouring amenity.
- 5.55 Ground floor flank windows serve habitable rooms. However, there is a mature hedgerow (and fence) along the common boundary with The Woodlands, which provides separation and privacy from the application site.

- 5.56 Through design and siting of Plot 1, there will not be significant impacts on this neighbour's amenity or privacy due to overlooking, overshadowing or overdominance.
- 5.57 Whilst there will be new domestic related activity, including vehicular movements, any noise or disturbance is not anticipated to be so significant in nature that it would unduly compromise the enjoyment of adjacent properties. A balanced consideration will also factor in that other (noisy) activities have taken place and could take place on this land in connection with the public house use.
- 5.58 New 1.8m high fencing will be provided to separate plots 1 and 2, as well as provide separation between Plot 2 and the retained part of the beer garden. The new plots will have open aspects to the front and rear. The design ensures that there will be no inter-visibility between the flank walls of Plots 1 and 2.
- 5.59 Based on the above assessment, the proposed development will not result in an undue loss of amenity for the neighbouring properties and will create satisfactory amenity for the new occupiers. The scheme should be deemed acceptable against Local Plan Policies DBE2 and DBE9, SVLP Policy DM9.

Access, Highways and Parking

- 5.60 The existing site access will be utilised and modified as required to meet the reasonable standards of the Highways Authority. The amount of daily vehicular usage resulting from the development will not add significant loads to local roads, affect capacity or produce undue impacts upon local character.
- 5.61 The site lies in a 30mph speed limit where standard visibility splay requirements are 2.4m by 43m. Subject to some trimming works of the frontage hedge, these visibility splays will be achievable to the west. However, due to the curvature of the road and the existence of a frontage hedgerow, the requisite splays to the east cannot be achieved without significant removal of the frontage hedgerow (with re-planting behind the splay line). The applicants prefer to retain this hedgerow.
- 5.62 As the site comprises part of the public house it has been used over the years for various pub related functions or other events such as beer festivals and car rallies. As a result, the access from the street has occasionally been intensively used at these event times. The applicants are not aware of any highway accident record in respect of the use of this access. Furthermore, a search of internet data reveals that there have been no reported traffic accidents on the stretch of road near the site during the period from 2005 onwards.
- 5.63 In the circumstances the use of the existing access should be deemed acceptable in highway safety terms, subject to any trimming back of hedgerow as may be required by the highway authority.
- 5.64 The site is accessed off Harlow Road, which is the main road through the village and therefore well related to the local highway network. The local bus stops are within easy walking distance (immediate proximity), as are other facilities including the pub, village hall and recreation area. Given all of these circumstances, the development is conveniently located in access terms.
- 5.65 The adopted Essex CC Parking Standards (2009) require 2 spaces per dwelling, plus 0.25 spaces per dwelling for visitors. The proposals would exceed these minimum standards. Each property would be provided with a three parking spaces. Two spaces for each plot are in front of the dwellings (with one

each at the side) and will enjoy shielding from existing and new vegetation, such that parked cars will not visually dominate the streetscene.

- 5.66 The private driveway will allow for turning and manoeuvring so that vehicles can exit on to the road in a forward gear. The driveway is large enough to cater for on-site turning movements of visiting larger vehicles eg post office van, removals vehicle, etc, such that the road will not be obstructed.
- 5.67 The private gardens are large enough to accommodate sheds to store bicycles for the new occupants, in order to encourage other sustainable transport modes.
- 5.68 The development is therefore acceptable under Local Plan policies DBE6, ST2, ST4 and ST6.

Landscaping

- 5.69 All existing vegetation to the front, sides and rear boundaries of the site will be retained. Views will remain around the sides of the dwellings through to the vegetation at the edge of Matching Park.
- 5.70 New planting will be provided at the front of the site around the access and to create green spaces either side of it. This could include hedgerow, tree planting and grassed spaces. The western boundary and north western boundary would take the form of native hedgerow.
- 5.71 This planting will add to the amenity value of the existing vegetation and bring additional biodiversity benefits in line with the ecologist's recommendations.
- 5.72 Hard landscaping will be provided to the parking spaces and driveway in the form of shingle. Patio areas are shown to the rear of each dwelling.
- 5.73 Details of soft and hard landscaping can be agreed via conditions.
- 5.74 It is not known at this stage whether any form of external lighting is necessary but if so then discrete lighting would be appropriate in line with ecology recommendation. Again, these details could be agreed via conditions.
- 5.75 The development therefore complies with Local Plan Policies LL10 and LL11, SVLP Policies DM3, DM5 and DM9.

Biodiversity and Epping Forest SAC Air Quality

Site Ecological Matters

- 5.76 The application is supported by a Preliminary Ecological Appraisal (PEA). This has indicated that there is no need for further ecological surveys to be carried out. The PEA concluded that the proposals can proceed without adverse impacts upon legally protected/priority species and habitats provided the specific mitigatory guidance and enhancement recommendations identified are fully adhered to. The recommendations include bat friendly lighting, bird & bat boxes, new planting, permeable boundaries (eg gaps for hedgehogs), along with a site-specific Biodiversity Management Plan given the proximity to Matching Park (a local wildlife site). Various construction phase precautions are also

recommended, including those to be set out in a Construction Management Plan. All of these matters can be secured via appropriately worded condition(s).

- 5.77 Given the findings of the PEA, there should be no undue impacts upon 'local' biodiversity, subject to its recommendations being followed.

Air Quality – Epping Forest SAC

- 5.78 In terms of District wide ecological issues, impacts upon the Epping Forest Special Area of Conservation (SAC) have to be taken account. The approach which the council is taking to addressing impacts upon the SAC is set out in the *Epping Forest Special Area of Conservation (SAC) – Interim Position Statement July 2018*.

- 5.79 The Position Statement advises that *'The Council has a duty as the 'competent authority' under the Habitats Regulations to protect the Epping Forest SAC from the effects of development (both individually and cumulatively). Two specific issues in particular have been identified that could have a likely significant effect on Epping Forest SAC. These being:*

- *The result of increased visitors to the Forest arising from new development*
- *The result of damage to the health of the flora, including trees and potentially the heathland habitats, from air pollution generated by vehicles'.*

- 5.80 The site lies beyond the designated 6.2km 'Zone of Influence' around the SAC, such that there should not be harmful recreational impacts upon the SAC arising from the proposed development. However, it is necessary to take account of any increase in air pollution upon the SAC arising from transport movements. The council appears to be taking a pragmatic approach to addressing air quality upon the SAC where applicants have agreed to enter into a legal agreement to pay a financial contribution towards appropriate mitigation measures (eg air quality monitoring). In this case, the applicants are willing to make an appropriate financial contribution based on any likely 'net' increase in air pollution related to use of the site for the housing development. The increase is likely to be very limited given that only two dwellings are proposed and also taking in to account extant traffic pollution arising from the occasional/additional use of the site eg for car rallies, beer festivals, etc. Subject to a suitable financial contribution being secured to mitigate the impacts upon the SAC as a result of air pollution (to be determined in accordance with the council's pending strategy), the LPA will be able to meet its requirements under the Habitats Regulations.

- 5.81 In the above circumstances, there should therefore be no objection to the proposals in ecological and air quality terms, under Local Plan Policies NC1, NC2, NC4, SVLP Policies DM1, DM2, DM21 and DM22 and the relevant parts of the NPPF, especially Chapter 15 (Conserving and Enhancing the Natural Environment).

Other Site Issues

- 5.82 The site does not lie in an area liable to flood, being in Environment Agency Flood Zone 1.
- 5.83 The scheme will use appropriate measures for dealing with surface water, including piping or tanking for soakaways along with permeable gravel surfaces, which should be deemed acceptable for this limited number of dwellings. The design aim will be to reduce the surface water run-off rate as close

as possible to greenfield rates and achieve sustainable drainage as far as practical for a small scheme. Details of drainage can agreed via condition if necessary to do so.

- 5.84 Foul Drainage will be via the existing sewer which runs along Harlow Road. Further details of foul drainage including the potential need for any pumping infrastructure can be agreed via condition.
- 5.85 Given its long undeveloped nature, the site is not expected to be contaminated. The proposals should be deemed acceptable under Local Plan Policy RP4 and SVLP Policy DM21.
- 5.86 The site can be served by key infrastructure and utilities (eg water supply, mains drainage), as are available locally. Subject to the comments set out below, the application should be considered acceptable in these respects under Policies U1 and CP3 and meet the surface/foul water drainage requirements set out at SVLP Policies DM15, DM16 and DM18. The surface water proposals will address the relevant climate change issues of Chapter 14 of the NPPF.

Infrastructure and Affordable Housing

- 5.87 Under Policy I1A, the LPA might negotiate with applicants secure the provision of improvements, supporting and mitigating works or measures, compensatory facilities or actions, and community benefits which have been identified and relate to the proposed development.
- 5.88 The LPA did not indicate at pre-application stage that any infrastructure or related financial contributions would be required. As a small development it is unlikely that there will be any significant impacts upon infrastructure which in turn would require mitigation via section 106 legal mechanisms.
- 5.89 In respect of affordable housing or tariff style contributions, these are not warranted as the site is under NPPF and Written Ministerial Statement thresholds. Government imposed these thresholds to provide a much needed boost to small (and medium-sized) developers, which will also help boost housing supply. These matters are material.
- 5.90 Notwithstanding Local Plan policies H6A and H7A concerning affordable housing, the proposals as a small market-only housing scheme should be deemed acceptable due to this national policy approach.

The Planning Balance

- 5.91 All of the above factors must be weighed in the 'Planning Balance'.
- 5.92 Paragraph 11 of the NPPF advises that Decisions should apply a *Presumption in Favour of Sustainable Development*. It states:
- 5.93 For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.94 The EFDC Local Plan is somewhat dated. Its Green Belt policies are not up to date with NPPF policy eg in respect of limited infilling in villages. The council has a housing shortfall which is material in this case under NPPF Paragraph 11 because where the application of certain NPPF protection policies (eg concerning green belt) does not require the refusal of the application in this instance. Indeed the NPPF (and emerging Local Plan) support limited infilling in villages in the Green Belt (which the adopted EFDC Local Plan does not specifically do) and as such this is the key driver in support of the principle of development in this Green Belt location.
- 5.95 It is therefore appropriate to consider the benefits of the development and whether these are outweighed by harm.
- 5.96 In this case there will be social and economic benefits arising through the addition of dwellings addressing the severe housing shortages. The dwellings will provide new occupiers adding to social vitality (eg neighbours, safety, support for clubs and societies) and providing potential custom for local facilities such as the pub and local bus services. Also support will be given for other rural settlements nearby and the facilities/services they offer. The development will provide a construction project benefitting local builders, trades and suppliers. New Homes Bonus will be payable to the council which in turn will support the funding of local priorities.
- 5.97 In respect of environmental objectives, the scheme is of high quality design and befitting the conservation area. The built forms are in a suitable rural Essex style of use vernacular materials. There will be retained and new landscaping, along with net gains for biodiversity. Sustainability features can be designed in to the scheme to further address climate change.
- 5.98 The economic, social and environmental objectives of sustainable development as espoused by the NPPF will therefore be met.
- 5.99 This statement has considered a variety of planning issues and has identified little in the way of adverse impacts.
- 5.100 In terms of heritage (NPPF Para 196), the public benefits of the proposal are positively weighed against the impacts upon the conservation area. However, the applicants believe for reasons set out that the development will not harm the character and appearance of the conservation area.
- 5.101 In consideration of NPPF Paragraph 11, it is therefore the case that there are no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposed development, such that planning permission should be granted.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site comprises garden land adjacent to the Fox Inn Public House in Matching Tye. It is proposed to erect two detached dwellings upon the site.
- 6.2 Whilst located in the Green Belt, national planning policy (the NPPF) makes an exception to its strict policies by allowing the development of '*limited infilling in villages*'. The site lies between other built development and within a recognised village. It therefore represents a suitable infill site. The scheme is restricted to only two dwellings. In principle, the proposed development is therefore acceptable as it complies with the NPPF definition of limited infilling in villages.
- 6.3 The development of the site will meet the Government's policy of boosting housing growth. This matter takes on particular importance in Epping Forest, as the council cannot demonstrate a 5 year supply of housing land as required under national planning policy and has an out of date Local Plan concerning housing allocations. There are severe housing land supply shortages in the District. As a small scheme in an area of housing shortfalls the NPPF is especially supportive as housing can be delivered reasonably quickly. National policy also supports this application as it involves making an efficient use of under utilised land.
- 6.4 The proposed scheme will provide a high quality environment. The architect designed dwellings are of attractive traditional appearance and of high quality materials to respect the conservation area. The buildings are to be set well back in to this deep site and proposed ridge heights will be similar to the adjacent house. The built forms will not be dominant in the street scene and the gaps between the buildings will retain some views through to the edge of Matching Park.
- 6.5 The scheme is of a suitably low density to reflect and respect village and conservation area character. The dwellings will be set in spacious grounds with good sized amenity areas. There will be new tree and hedgerow planting to provide an attractive setting to the houses when viewed from the street. Boundary vegetation will be retained. Listed building settings are not harmed.
- 6.6 The existing site access point, which has been used in connection with pub events previously, will be re-used and modified. The proposal will only engender light traffic along a road which lies in 30 mph speed limits. There should be no objection to the highway proposals subject to conditions controlling the access specification.
- 6.7 With regard to impacts on the amenity of adjacent residents, these should be limited by reason of distance, design and intervening boundary treatments.
- 6.8 There are no other technical issues that cannot be satisfactorily dealt with. The application responds positively to biodiversity, flood risk, foul drainage, landscaping and air quality.
- 6.9 In this case the NPPF indicates that the application should be granted permission unless there are significant and adverse impacts to counter the stated economic, social and environmental benefits brought by the proposed development. This statement has demonstrated that there are no such negative effects. Accordingly, the scheme should be granted planning permission, in line with the NPPF's *presumption in favour of sustainable development*.

BUS TIMETABLES

SB11

Matching Green - Epping

Essex Community Link

Mondays to Fridays [1]

Matching Green, Chequers Road (W-bound)	dep	10:46
Matching Tye, o/s The Fox		10:48
Matching Tye, opp Rainbow Road		10:50
Magdalen Laver, opp School Lane		10:57
Magdalen Laver, opp The Glebe		10:59
Magdalen Laver, Molmans Corner (E-bound)		10:59
Magdalen Laver, opp Weald Bridge Road		10:59
North Weald, The Talbot (S-bound)		11:01
North Weald, Skips Corner (SW-bound)		11:01
North Weald, adj Emberson Way		11:02
North Weald, o/s The Kings Head		11:02
North Weald, opp Hurricane Way		11:03
Epping, opp Woodside		11:04
Coopersale, Coopersale Turning (SW-bound)		11:05
Epping, o/s St. Margaret's Hospital - main Rd		11:06
Epping, opp Maltings Lane		11:09
Epping, opp Church		11:16
Epping, opp Council Offices		11:17
Epping, opp Tesco Store	arr	11:21

[1] Only runs on Thursday (Thu 02-May-2019)
Compiled from data for the period Thu 02-May-2019 to Wed 08-May-2019. Times not in bold are estimated by using the distance between the stops.

Mondays to Fridays [1]

Toot Hill, opp Hillcrest Road	dep	10:00
Toot Hill, adj The Green Man		10:00
Greensted Green, opp Pensons Lane		10:03
Greensted Green, adj Old Station Approach		10:03
Bobbingworth, opp St Germain Church		10:07
Moreton, Bridge Road (N-bound)		10:11
Moreton, o/s The White Hart		10:12
Moreton, adj The Hoppitt		10:12
Moreton, adj Mill Lane		10:12
Magdalen Laver, adj Weald Bridge Road		10:15
Magdalen Laver, Molmans Corner (W-bound)		10:17
Magdalen Laver, o/s The Glebe		10:20
Magdalen Laver, adj School Lane		10:21
High Laver, o/s Church		10:26
Matching Green, opp Colvers Close		10:29
Matching Green, opp Post Office		10:30
Matching Tye, o/s The Fox		10:35
Matching Tye, opp Rainbow Road		10:35
Old Harlow, adj Windmill Fields		10:39
Old Harlow, opp Fitzwilliams Court		10:40
Old Harlow, o/s Pitten House		10:41
Old Harlow, opp Oxleys		10:42
Old Harlow, o/s The Green Man		10:43
Old Harlow, o/s Library		10:45
Old Harlow, o/s Post Office		10:46
Old Harlow, o/s Mark Hall School		10:46
Mark Hall, opp Cycle Museum		10:47
Mark Hall, opp Mandela Avenue		10:48
Mark Hall, adj The Stow Upper		10:49
Harlow, opp Burnt Mill School		10:50
Harlow, opp School Lane		10:51
Harlow, opp Park Lane		10:52
Harlow Town Centre, Bus Station (Stand 12)	arr	10:54

[1] Only runs on Wednesday, Friday
Compiled from data for the period Thu 02-May-2019 to Wed 08-May-2019. Times not in bold are estimated by using the distance between the stops.

PHOTOGRAPHS OF SITE & SURROUNDINGS



Looking north



Looking east to The Fox INN and B&B



Looking south-east



Looking north-west



Looking west to 'The Woodlands'



Looking south to wooded boundary



View east from existing access



View west from existing access



View west from the green towards site (Fox Inn to left, 'The Woodlands' beyond)



Another view towards site from the green



View from west towards site in distance. The Fox Inn and 'The Woodlands' are visible



View from further west looking towards site (only 'The Woodlands' is just visible)

LIST DESCRIPTIONS OF LISTED BUILDINGS

Appendix 1. Listed Buildings in Matching Tye Conservation Area

Shetlocks Farmhouse

Grade II

Lobby-entrance house, C17 extended in C19. Timber framed, roughcast rendered and weatherboarded, roofed with handmade red clay tiles. 4 bays aligned approx. NE-SW, with axial chimney stack in second bay from NE, forming a lobby entrance. Extended to SW by approx. 2 metres in C18. Parallel range to rear, brick, C19, with gabled NW wing opposite lobby entrance, with chimney stacks in N angle and at SW end. Lean-to extension with catslide roof in N angle. 2 storeys. SE elevation, 6 panel door with upper 2 panels glazed, under shallow hood, early C19. 3 window range of late C19 double-hung sash windows. Roughcast render on front elevation, weatherboarding on SW end, with handmade red clay tiles on gable. 2 C19 cast iron casement windows in rear wall, ground floor. Lamb's tongue stops on beams, some boxed in. Jogged butt-purlin roof, re-using some smoke-blackened medieval rafters.

Barn approx. 6 metres NW of Shetlocks Farmhouse

Grade II

Barn, C17. Timber framed, weatherboarded, roofed with handmade clay tiles. 4 bays aligned approx. NW-SE, double doors in SW side in second bay from SE in N angle, with continuous catslide roof over both. Small lean-to shed in E angle, roofed with handmade red clay pantiles. High pitching door in SW side of NW bay, plain door in next bay. Jowled posts, arched braces to tiebeams, arched braces to arcade plate over original short aisle. Primary straight braces, heavy studs.

Harlow Road

1 & 2 Shetlocks Cottages

Grade II

Pair of cottages. C17, remodelled C19. Timber framed, cased in yellow stock brickwork with horizontal bands of red bricks to front. Pegtile roof, brick stack. 2 storeys, one room per floor to each cottage; doubled in size by C19 extension to rear, contemporary with casing of original structure. Cottages entered by doors at extreme end of front elevation, with modern windows adjacent; above, 3 timber casements. Hipped roof with large ridge stack. C19 extension has two gables to rear separated by chimney stack. Inside, each

cottage has large open fireplace with timber lintel (chamfered, with cyma stops), and timber newel stair between stack and front wall. The main elements of the frame are exposed internally.

Rose Cottage

Grade II

Pair of cottages, C18, now combined, altered in C19. Partly timber framed and weatherboarded, partly brick, roofed with handmade red clay tiles. Aligned approx. NE-SW, with one chimney stack to rear of ridge and one in NE gable end. Lean-to extension at rear, C19, walls timber framed and weatherboarded, roofed with C19 red clay Roman tiles. 2 storeys. Plain boarded door and 3 C20 casement windows on ground floor, 2 more on first floor. SW gable end and slightly more than half of front weatherboarded, NE gable end and remainder of front of yellow-grey stock bricks. Listed for Group Value.

Gainsborough Cottage

Grade II

2 cottages and ancillary building, C18/19, linked to form C20 house. Timber framed, plastered, roofed with handmade red clay tiles. (1) 2 storey-cottage aligned approx. N-S, aspect W, with hipped roof and external chimney stack on E wall near SE corner. C20 rear extension from N end. (2) 2 storey cottage to SE, corner to corner with (1) roof hipped to S, gabled to N with external chimney stack at S end. (3) C20 link unit connecting with single storey ancillary building to NW, extended to N to form car port. W elevation (3), wrought iron gates in car port, 2 C20 casement windows with imitation leading and external hinged shutters, C20 octagonal dovecote with weathervane on ridge. Link unit glazed. (1) on ground floor, one fixed light, one bay window with casements and tiled roof, one double hung sash window of 4 lights, all C20 and all with imitation leading. Central 6-panel door, C18/19. Interior part only of shell hood, c.1700, over door. Carved wooden putti brackets on scrolled bases attached to jambs, not supporting hood. First floor, 2 late C19 double-hung sash windows of 16 lights, with C20 external hinged shutters. Wooden plaque with inscribed date 1692 attached to wall above door. (2) One early C19 double-hung sash window of 16 lights on each floor. These

formerly simple buildings, which comprised 3 tenements in 1843 (Essex Record Office D/CT 236), have been extensively altered by the introduction of antique features from a house or houses of higher status and earlier date, and by C20 reproductions of features which did not exist here originally. Listed for group value.

Little Brewers

Grade II

House, late c16, altered in C18, extended in C20. Timber framed, plastered, roofed with red clay tiles. 3 bays aligned N-S, aspect W, with chimney stack in NE of middle bay, forming a lobby entrance. 2 storey porch extension to W of middle bay, C20, 2 storey extension to E. of N bay, forming an L plan, C20, 2 storey extension to S, 1977. 2 storeys. Ground floor, plain boarded door, 3 C20 casement windows. First floor, 4 C20 casements windows. Roof of shallow pitch, hipped at both ends. Framing partly exposed internally. Unglazed windows with 3 diamond mullions at upper floor at each end of original building, now enclosed by C20 extensions. Another on ground floor in E wall of middle bay. Heavy studding to a height of approx. 2.75 metres with some original wattle and daub infill, ends originally half-hipped. Walls raised by approx. 1.5 metres in C18 with lighter studding, and weatherboarded. Aperture cut in studding to W of chimney stack for external bread oven, C18, later demolished. Original internal tiebeams removed. Converted to 3 tenements in early C19, and recorded in that form in the tithe award of 1843 (Essex Record Office D/CT 236 Plot 256), later recombined to form one house.

Ployters Farmhouse

Grade II

Farmhouse, C16, altered in C17 and C19, extended 1977. Timber framed, plastered, roofed with handmade red clay tiles. Aligned NW-SE, aspect NE, with storeyed service end at the SE, twin rooms on the ground floor and a single room over. 2-bay parlour/solar crosswing at the NW. Storeyed hall block between with axial chimney stack at the SE end facing NW, forming a 'low end' lobby-entrance. Internal chimney stack in crosswing, C19. Extension to S, 1977. 2 storeys. Door and 3 casement windows, all C20, and 3 similar windows above. Gablet roof at each end. Framing partly exposed internally. Jowled wallposts, curved tension bracing trenched to the inside of the studs. The service end and hall block were originally of one storey with attics, the upper rooms lit by unglazed windows at floor level. The walls were raised

by approx. 1 metre in the late C17 and the roof rebuilt in its present form, butt-purlin construction, on the same alignment as the original roof over the SE and middle sections, but at right-angles to the original roof of the crosswing. The SE service end and the hall block are structurally distinct, indicating a building programme of phased renewal. There is some evidence that the hall block originally had a timber framed chimney at the SE end, replaced in the late C16 by the present brick chimney stack. The NW crosswing was built in the mid-C16 with a cranked central tiebeam and arched braces to it, still in situ, crownpost roof now replaced. Rafter seatings for the original NE-SW roof are visible on the wallplates. There is an unglazed window in the upper SW wall, with 2 of the 3 original diamond mullions still present, and mortices for another in the NW wall. There has been much reconstruction in brick in the lower SW wall. The house was divided into cottages in the early C19, with insertion of stairs, partitions and NW chimney, and was re-combined to form one house in the C20, with removal of some of these features. An unusual feature of exceptional interest is that the rebates for the twin doors to the service rooms, pantry and dairy, are cut to a height of only 1.27 metres, indicating that they were for half-doors, high enough to exclude children and dogs, but open above, perhaps to facilitate supervision.

EXAMPLES OF PARKING IN THE CONSERVATION AREA







