

# *Eight Ash Green*



## **VILLAGE DESIGN STATEMENT DESIGN GUIDANCE**



# EIGHT ASH GREEN VILLAGE DESIGN STATEMENT



## AIM

The aim of this note is to provide details of the Design Guidelines that have been published by the Eight Ash Green (EAG) Parish Council as part of their Village Design Statement (VDS). The VDS covers the Civil Parish of EAG that includes Fordham Heath, Daisy Green, Lexden Heath and Seven Star Green.

## PURPOSE

The purpose is inform planners, developers, architects and builders of the Design Guidelines that have been published on the village website at [www.eightashgreen.com](http://www.eightashgreen.com) without them having to read the whole VDS. However, the recommendation from the Parish Council is that anyone, including planners, developers, architects and builders, wishing to make use of or apply the Design Guidelines should, in fact, read the full VDS so they may be aware of the background and context in which they have been prepared and published.

## CONTEXT

In essence, what lies behind the Design Guidelines is that both the feel and look of EAG are very important to the people who live in the village – they do not want to live in an urban area - they value its current rural aspect and outlook. The various Design Guidelines provide a clear set of statements that give a clear expression to their wishes about the future of the village of EAG.

## THE DESIGN GUIDELINES (see Annex F of the VDS)

Attached to this note are the 33 Generic Design Guidelines that apply to all of the Civil Parish of EAG and a further 35 Design Guidelines that only apply to Specific Defined Settlement Areas (DSAs). The map of the DSAs is also attached (see Annex E of the VDS).

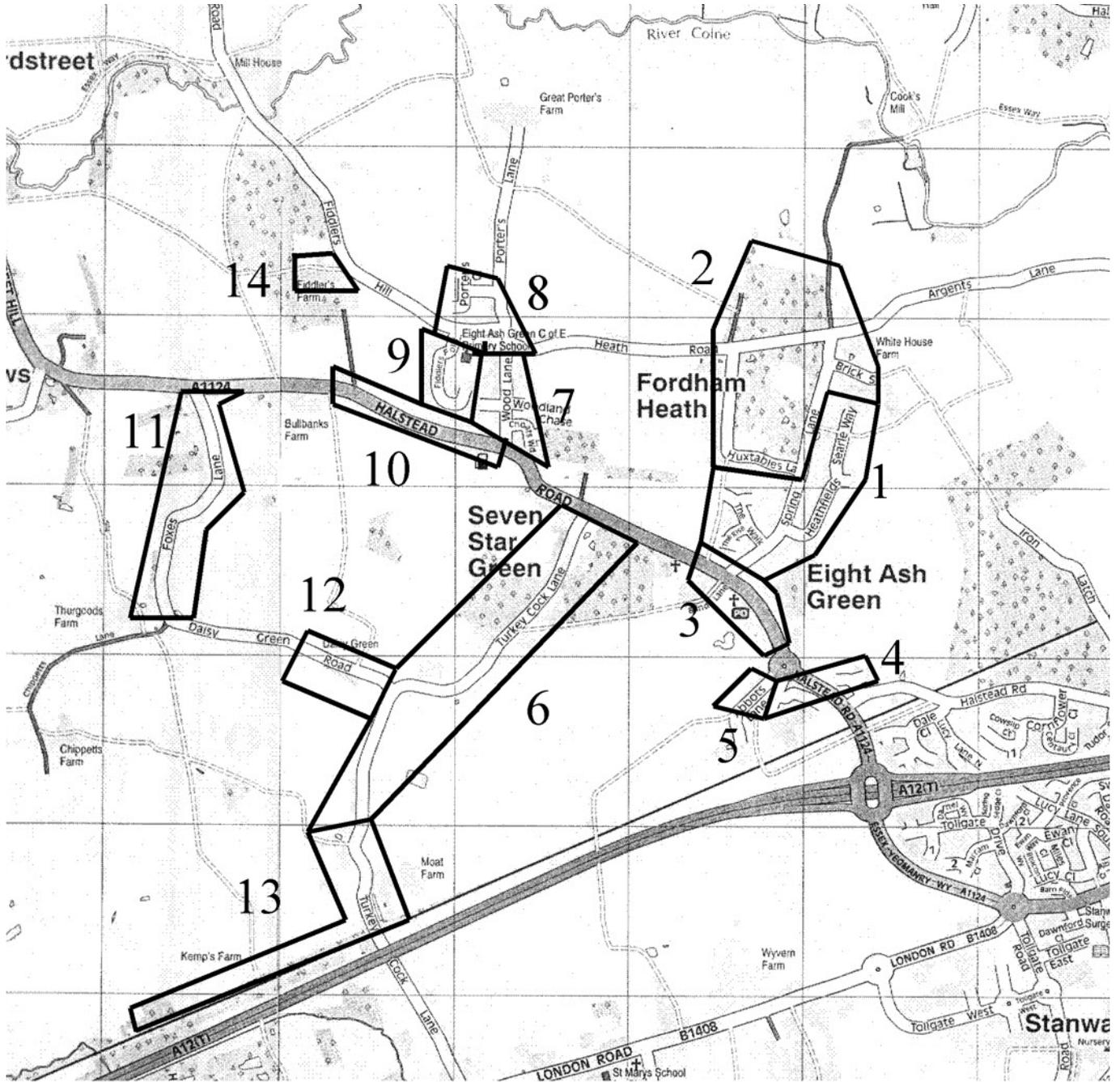
## SUMMARY

We hope you find these two extracts from the VDS helpful. Any future amendments to the Design Guidelines will be published on the village website. Any queries should be directed to the Clerk of the Parish Council at [parish.clerk@eightashgreen.com](mailto:parish.clerk@eightashgreen.com)

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July 2013

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# Map of the Defined Settlement Areas



VDS Area Number	Area Covered	VDS Area Number	Area Covered
1	Searle Way, Heathfields, The Rise, The Walk, Spring Lane	8	Porters Lane and Porters Close
2	The Heath, Brick Street	9	Fiddlers Folly
3	Halstead Road (Central)	10	Halstead Road West
4	Old Halstead Road	11	Foxes Lane
5	Abbots Lane	12	Daisy Green
6	Seven Star Green, Turkey Cock Lane	13	Moat Farm (Commercial)
7	Wood Lane and roads off	14	Fiddlers Farm (Commercial)

# Design Guidance Statements



These lists of DGs should not be regarded as being in a priority order

DG N°	Generic Design Guideline
DG 1	Infills, renovations and extensions to houses in the village should be constructed using sympathetic designs and materials.
DG 2	The expectation is that any new building should take place within the existing village envelope, apart from rural exceptions sites for the delivery of affordable or local needs housing.
DG 3	The expectation is that any new developments be small (2-5 houses) and of low/medium density with sufficient land/gardens and their own, personal off street parking.
DG 4	New developments, infills, and extensions should not significantly alter the existing skyline of EAG.
DG 5	New developments, infills, and extensions should not overlook or block light from adjacent properties.
DG 6	Any new houses or flat developments should be limited to 2 storeys, in keeping with the existing character of EAG, with a 10m limit for industrial units.
DG 7	Solar panels should be supported on new developments and existing properties where installations comply with current regulations and do not detract from the street scene or local character.
DG 8	Wind farms, should be resisted in the countryside surrounding EAG.
DG 9	New building should be designed to be efficient in terms of materials used and to make full use of modern technologies and designs.
DG 10	The installation of air conditioning units, heat pumps and other such technology should be placed out of sight from the front of the properties/buildings away from public view where possible.
DG 11	Permanent roadside advertising should only be permitted where it is well designed and of a style appropriate for a rural location.
DG 12	Street signage should be kept to a minimum, however most of the village would like to see more speed limit repeaters.
DG 13	The existing, open green spaces that separate EAG from Stanway, Copford and Fordham should be preserved so as to protect the rural nature and feel of the village.
DG 14	The existing open spaces and trees throughout the whole village should be preserved so as to protect the rural nature and feel of the village.
DG 15	The Fordham Heath (VG187) and Seven Star/Daisy Green (VG188) Local Nature Reserves and associated wild meadow areas should be retained as valuable green spaces in the village.
DG 16	The Colne Valley to the north of the village should be preserved so as to protect the rural nature and feel of the village.
DG 17	The Iron Latch and other nature reserves should be preserved so as to protect the rural nature and feel of the village.
DG 18	The public Rights of Way network should be protected and where appropriate, enhanced.
DG 19	The village does not support developments such as a Park and Ride scheme within the Parish boundaries.

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DG N°	Generic Design Guideline
DG 20	Consideration should be given to increasing the number of allotment plots in the village, where a need can be demonstrated.
DG 21	Consideration should be given to increasing the sport and recreational areas, where it might be appropriate to do so but protecting the rural nature of the village and the Heath.
DG 22	Future commercial developments in the village should in the first instance, utilise existing buildings/brown field sites and be well screened to help protect the rural character. Where they have the potential to impact on residential amenities they should if possible be located away from residential areas.
DG 23	Small businesses that directly support the residents of the village such as a post office, newsagent, cafe should be located close to residential areas but the size, construction and materials should be in keeping with their surroundings.
DG 24	Ditches should be well maintained to encourage wildlife and minimise drainage and flooding problems in line with CBC policy.
DG 25	All future developments by utility companies should be sympathetically designed and camouflaged/hidden where appropriate. Utility companies should be encouraged to place all their future services/cabling underground.
DG 26	A 20mph neighbourhood area speed limit should be implemented throughout the village, with the exception of the A1124. Any development close to Spring Lane and Wood Lane junctions should include traffic calming measures.
DG 27	Native plant species should be used for all hedges; hawthorn, blackthorn, hazel, dog rose, holly and beech etc. Quick growing species such as macrocarpa or leylandii cyprus should be firmly restricted.
DG 28	All boundaries of fields and gardens should be carefully maintained, especially trees and hedges, with replanting with native species where areas have been removed
DG 29	Where appropriate, hedges and shrubberies should be encouraged to reduce the impact of new buildings and extensions.
DG 30	Wherever reasonable, the removal of boundaries to facilitate off-street parking should be discouraged.
DG 31	Old brick boundary walls should be retained. New ones should be built in traditional manner. Particular care should be taken over bonding, corners, joints and capping (no expansion joints).
DG 32	New development involving surfacing of drives should use permeable materials to help manage any potential flood risk in the village.
DG 33	Should any further housing be constructed in the village, it should be of similar size, type, layout and materials to those found in Heathfields, eg to include open front gardens, personal off road driveways for two cars per household and roads of similar width and construction.

# Design Guidance Statements



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DG N°	Design Guidelines that only apply to Specific Defined Settlement Areas
	<b>DSA 1 – Searle Way, Heathfields, The Rise, The Walk and Spring Lane</b>
DG 34	Should any external changes be made to the Village Hall such as a complete rebuild, the outer fabric should be of an unpainted, natural brick construction, no more than 2 storeys high, with a slate roof and the car park resurfaced with a water permeable material.
	<b>DSA 2 – The Heath and Brick Street</b>
DG 35	The Heath and associated wild meadow areas should be protected against any inappropriate development either on or adjacent to the Heath.
DG 36	The bridleway on the west of the Heath should be maintained.
DG 37	Should a pavement be constructed along Heath Road (see Action Plan No 5 in the Parish Plan), the preference would be for it to be on the south side and to be in keeping with its surroundings and it should not have an urban feel or aspect.
	<b>DSA 3 – Halstead Road Central</b>
DG 38	The village would support the introduction of a sympathetically designed mini-roundabout at the junction of the A1124 and Spring Lane to ensure fair access for those drivers wishing to turn right at what is a very busy junction.
	<b>DSA 4 – Old Halstead Road</b>
DG 39	While the presumption is against development on the green wedges (Policy DG2 & DG13), should any future development be permitted on the field at Grid TL 945 253 (adjacent to the Holiday Inn) , the development should primarily be starter homes of not more than 2 storeys in height, with each dwelling benefiting from its own dedicated off-street parking
DG 40	Should any development take place in the field at GRID TL 945 253, in view of the potential increase in traffic, on-going access to the site should take account of a) the safety of residents and any children who either live in or visit the existing housing that runs along the road which is parallel to the A1124 and b) the ability of emergency vehicles to proceed safely taking account of any parked vehicles.
	<b>DSA 5 – Abbots Lane</b>
DG 41	So as to maintain a truly rural feel to Abbots Lane, the strong preference would be not to introduce any street lights, yellow lines, pavements or other form/type of “urban” infrastructure.
DG 42	The duck pond is a unique feature of the village and so no development shall be permitted to encroach onto, or otherwise reduce the location of, depth to or area of the pond.
DG 43	The village would like to see the grass verges along Abbots Lane being preserved and maintained.

# Design Guidance Statements

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DG N°	Design Guidelines that only apply to Specific Defined Settlement Areas
<b>DSA 6 – Seven Star Green and Turkey Cock Lane</b>	
DG 44	The open nature of Seven Star Green which is a Registered Village Green (VG 188) should be protected against inappropriate development and vehicular traffic.
DG 45	So as to maintain a truly rural feel to Seven Star Green and Turkey Cock Lane, street lights, yellow lines, pavements or other form/type of “urban” infrastructure should not be introduced.
DG 46	The “open” nature of Seven Star Green particularly with its uninterrupted views across open fields to the North across the A1124 should be preserved and maintained.
DG 47	The village would like to see the grass verges along Seven Star Green (registered Village Green VG188) and Turkey Cock Lane being preserved and maintained.
<b>DSA 7 – Wood Lane and roads off</b>	
DG 48	The village would support the introduction of a sympathetically designed mini-roundabout at the junction of the A1124 and Wood Lane to ensure fair access for those drivers wishing to turn right at what is a very busy junction.
DG 49	The village would like to see the grass verges on the Heath side of Wood Lane being preserved and maintained.
DG 50	The open fields to the east of DSA 7 and to the west of DSA 1 and 2 should not be built on so as to preserve the open aspect of the village, much valued by the villagers.
<b>DSA 8 – Porters Lane and Porters Close</b>	
DG 51	Planting of deciduous trees along the pavements in both Porters Lane and Porters Close would help enhance the rural aspect of this part of the village.
<b>DSA 9 – Fiddlers Folly</b>	
DG 52	The footways throughout Fiddlers Folly shall be maintained and no developments may encroach thereupon.
DG 53	Car parking space is at a premium in Fiddlers Folly, therefore no development should be permitted to encroach onto, or otherwise reduce the area of car parking space currently provided within the development.
<b>DSA 10 – Halstead Road West</b>	
DG 54	The “open” nature of this DSA with its views across open fields both to the north and the south should be preserved and maintained.
<b>DSA 11 – Foxes Lane</b>	
DG 55	So as to maintain the truly rural feel to Foxes Lane, street lights, yellow lines, pavements or other form/type of “urban” infrastructure should not be introduced. Foxes lane is also a Designated Protected Lane as per DP policy 21. (See Annex A)
DG 56	In view of the very narrow road in Foxes Lane, any future housing development must make provision for its own dedicated off street parking in line with approved parking standards or at least two vehicles.
DG 57	The village would like to see the grass verges along Foxes Lane being preserved and maintained.
DG 58	Any future upgrading or improvement to the narrow road in Foxes Lane should be undertaken with a view to maintaining the rural aspect of this part of the village. Foxes Lane is also a Designated Protected Lane as per DP policy 21. (See Annex A)

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DG N°	Design Guidelines that only apply to Specific Defined Settlement Areas
<b>DSA 12 – Daisy Green</b>	
DG 59	So as to maintain the truly rural feel to Daisy Green, street lights, yellow lines, pavements or other form/type of “urban” infrastructure should not be introduced.
DG 60	The Village would like to see the grass verges along Daisy Green being preserved and maintained. Daisy Green Road is wholly within the Registered Village Green VG188 and so all verges, trees and green areas fall under the protection accorded to Registered Village Greens.
DG 61	Any future upgrading or improvement to the narrow, bumpy road in Daisy Green should be undertaken with a view to maintaining the most rural aspect of this part of the village.
<b>DSA 13 – Moat Farm Commercial</b>	
DG 62	Whilst recognising the welcome, commercial aspect this DSA contributes to the village, encouragement should be given to improve and support the provision of a rural setting to the commercial premises. Should any new development take place, planting of deciduous trees, laying down of grass areas, improving the quality of the access road surface and the provision of outdoor facilities for staff such as benches should be considered.
DG 63	Encouragement should be given to the provision of bird boxes on the sides of new commercial premises.
<b>DSA 14 – Fiddlers Farm Commercial</b>	
DG 64	The wooded area at Grid TL 931 265 should be preserved so as to protect the rural nature and feel of the village.
DG 65	Whilst recognising the welcome, commercial aspect this DSA contributes to the village, encouragement should be given to improve and support the provision of a rural setting to the commercial premises. Should any new development take place, planting of deciduous trees, laying down of grass areas, improving the quality of the access road surface and the provision of outdoor facilities for staff such as benches should be considered.
<b>Additional Segmentation Area surrounding the schools (Holy Trinity and Doucecroft)</b>	
DG 66	No further development shall be permitted at a school unless it has implemented a traffic plan to protect the safety of its children on the approach roads. Specifically, the Traffic Plan shall implement the County Council Parking Standards 2009 for user Class D1 (Education–primary/secondary): Vehicles 1 space per 15 pupils.)
DG 67	No further development should be permitted at Doucecroft school until traffic orders have been introduced to ensure that parking in Abbots Lane does not obstruct access to the school by the emergency services.
DG 68	Due to the substantial number of HGV vehicles using the unclassified local road between Fordham Heath and Fordham in the vicinity of Holy Trinity School, Fiddlers Folley, no further development shall be permitted at the school until traffic calming chicanes have been implement on both sides of the local road and its junction with Fiddlers Folly.