

# DAP LAND SOUTH OF HENHAM ROAD

# 1.0 SITE ANALYSIS

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## Revision History

Rev.	Description	By	Date
01	Following client comment	RM	31.03.22
02	Completion of sections	RM	27.07.22

This section covers RIBA Stage 1, looking in depth at the surrounding context and site condition. Evaluating these aspects and taking them forward to influence and shape the proposal.

DAF  
ARCHITECTURE LTD

LAND SOUTH OF  
HENHAM ROAD

SITE ANALYSIS

COUNTRYSIDE PARTNERSHIPS

27.07.2022

1669

140.2



RIBA STAGE 1  
PREPARATION + BRIEF

# 1.1 INTRODUCTION

## Summary

This Design and Access Statement has been prepared in support of the following application:

*Residential development comprising 130 dwellings, together with a new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access, on land to the south of Henham Road, Elsenham).*

This statement provides an appraisal of the site and local context and demonstrates how the designs were gradually refined in order to reflect site constraints and design objectives.

## The Applicant

Countryside Partnerships are the UK's leading mixed tenure developer, bringing together modern and efficient delivery methods to create sustainable communities where people love to live. Their placemaking approach, not only builds high quality homes, but also considers the social and digital infrastructure, transport and green spaces needed to nurture a vibrant, connected and healthy community. Engaging with and listening to local communities and partners are key to this work. This approach incorporates design for life principles, notably creating a place, which connects into the existing community.



**COUNTRYSIDE**  
Places People Love



Fig 1.1.1 Existing Site Location Plan

## 1.2 SITE LOCATION

**Site Address** Land South of Henham Road  
Elsenham  
Bishop's Stortford  
Essex  
CM22 6DN

**Administrative Area** The site is situated within in Essex, in the administrative area of Uttlesford Council.



Fig 1.2.1 Site Location within Essex County



Fig 1.2.2 Existing Site Photo

## 1.3 STRATEGIC LOCATION

Elsenham is located to the north of Stansted Airport and to the east of the M11 in the district of Uttlesford. The nearest neighbouring settlements include Stansted Mountfitchet and Bishop's Stortford. The village is served by Henham Road (B1051) which runs from east to west, to the south of the village and Station Road, running from north to south through the centre. A train station is located at the northern end of Station Road, which offers services to Cambridge and London Liverpool Street. Alsa Wood is situated to the west of the village and Stansted Brook lies in a valley to the south.

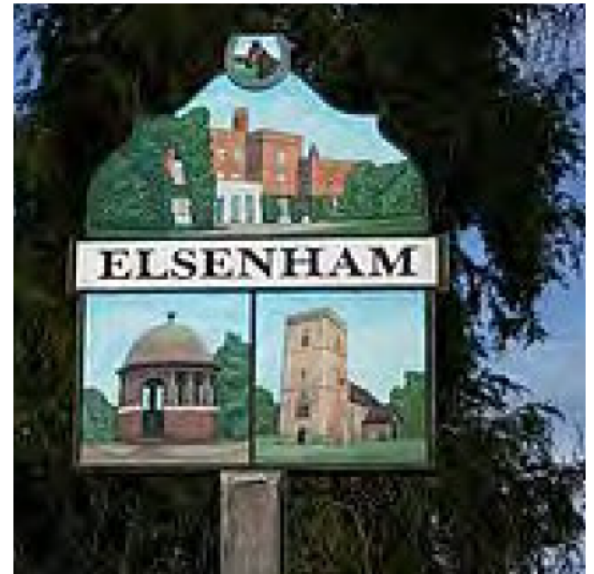


Fig 1.3.1 Elsenham Village



Fig 1.3.2 Stansted Airport

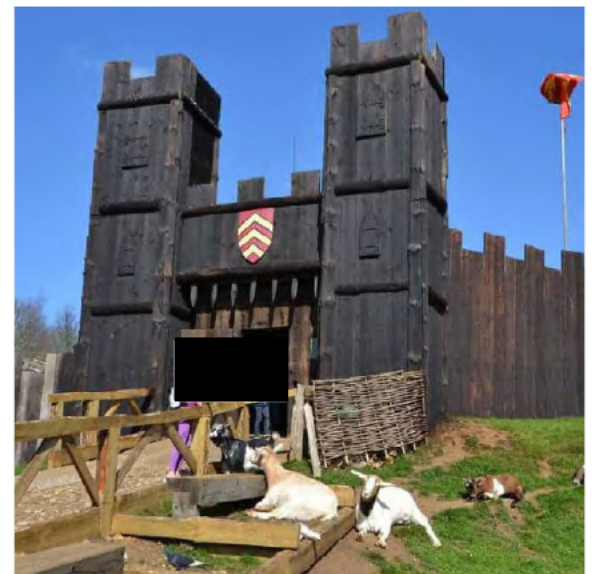


Fig 1.3.3 Stansted Mountfitchet Castle





Fig 1.3.4 Strategic Site Location Plan



## 1.4 SITE WALKOVER

This section is a record of the site visit including details of the site and immediate vicinity.

### **Check site boundary against the title plan**

Notes: Site boundary appears to follow perimeter fencing with no conflict with the title plan observed.



### **Confirm land ownership and restrictions**

Notes: Single ownership, farmer tenant using site for cattle grazing (not present on site visit).



### **Nature of site**

Notes: Edge of village expansion site



### **Condition of site**

Notes: Greenfield site



### **Site form and size**

Notes: Broadly rectangular, undulating topography with site sloping downwards from north to south. 5.26ha / 13 acres.



### **Vehicular access**

Notes: Existing access in north east corner from Henham Road, access possible from anywhere along Henham Road and Hall Road (except for existing property in north western corner).



### **Pedestrian access**

Notes: Existing public right of way diagonally across north western corner, access possible from anywhere along Henham Road and Hall Road (except for existing property in north western corner).



### **Buildings**

Notes: No on site buildings, adjacent buildings (many Grade II listed) located along opposite sides of Henham Road and Hall Road, listed property located in north western corner between the site and road junction.



### **Uses**

Notes: Residential uses to north and west, grazing land to east, woodland and brook to south.



### **Views**

Notes: Notable views past some listed buildings towards the site and long views to St Mary's Church to the south, long view towards the site from Hall Road looking north.



### **Utilities**

Notes: None evident on site visit, further investigations have identified a legal easement running parallel with Hall Road inside western boundary.



### **Trees, hedgerows and landscaping**

Notes: Open boundary along Henham Road with one mature tree noted, low hedge to Hall Road boundary, woodland planting to south, lower eastern boundary well vegetated with upper end open, line of sporadic tree planting running east west at southern end of site.



### Ponds, watercourses, ditches

Notes: Ditch (dry during site visit) running east west at southern end of site, brook to south and wet ditch along lower eastern boundary.



### Environmental considerations

Notes: Undulating topography with possible localised levelling required, flooding likely along southern boundary, woodland to south designated as county wildlife site.



Fig 1.4.1 Site Walkover Plan



## 1.5 PHOTOGRAPHIC SURVEY



Fig 1.5.1 View across the site from Hall Road.



Fig 1.5.2 View of listed buildings from inside the site.



Fig 1.5.3 Existing Public Right of Way Access from Hall Road.



Fig 1.5.4 View across the site from western boundary.



Fig 1.5.5 View of the Brook along the southern boundary.



Fig 1.5.6 View of the site from the southern boundary.



Fig 1.5.7 View of listed buildings from inside the site.



Fig 1.5.8 View of the site from the northern boundary.

## 1.6 HISTORICAL CONTEXT

Originally, the village of Elsenham consisted of two small hamlets, one in the area around Elsenham Cross and the other around what is now Robin Hood Lane, north of Fuller's End. The parish church of St Mary the Virgin, rather than standing at the centre of a nucleated settlement, as one might expect, sat across the valley of Stansted Brook from these two small settlements, next to Elsenham Hall.

The 1840 Elsenham Tithe Map of the area demonstrates that at this time the Site was largely in the same layout as now. The south western corner of the Site was subdivided, and this is the principal difference. This small area of the Site was under the same ownership as the Church and Vicarage and is marked as Vicarial Glebe. The rest of the Site was under the ownership of Daniel Mumford and was also occupied by him. Mumford also owned The Barns at Elsenham Place, the Dovecote, Elsenham Place, Gardeners Cottage and Associated Outbuildings and 1 and 2 The Cross. This shows a historical functional connection between these listed buildings and the Site.

The 1898 Ordnance Survey (OS) Map of the area shows a much similar layout to the Tithe, with the Site being in much the same layout as today. The bottom south west corner of the Site does not appear to be subdivided at this point. A public footpath is shown running from Henham Road to Hall Road, and this likely provided access across the field for a route to the Church from Elsenham Place.

On the 1923 OS map Elsenham has started to spread along Park Road adjacent to the train tracks. This shows the beginning of expansion of the settlement. The expansion at this time however is still slow, and by the 1951 OS map the settlement has not spread much further along this road, although a few further properties have been constructed along Henham Road between Gardeners Cottage and Pennington Hall.



Fig 1.6.1 Church of St Mary the Virgin



Fig 1.6.2 The Barns and Dovecote



Fig 1.6.3 1 and 2 The Cross



Fig 1.6.4 Historical Map of Elsenham in 1840

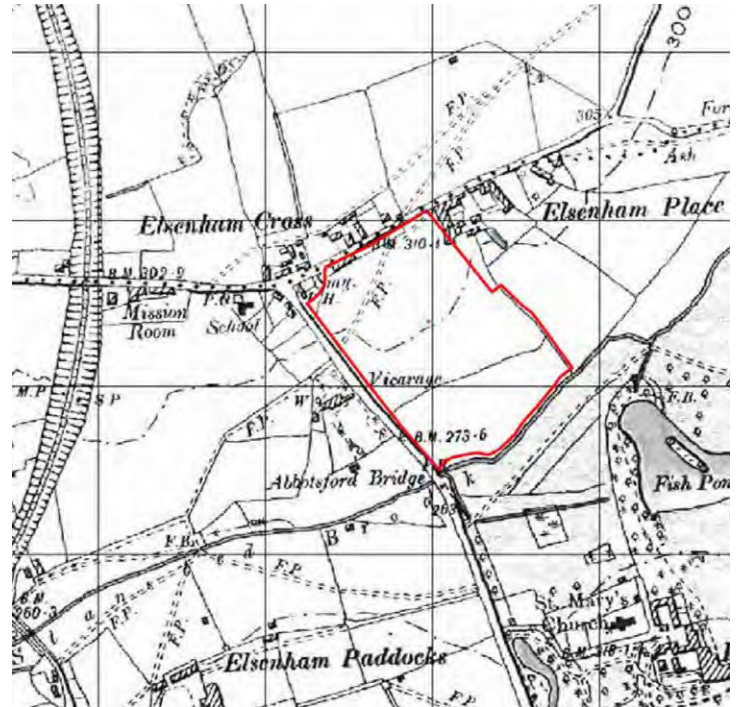


Fig 1.6.5 Historical Map of Elsenham in 1898

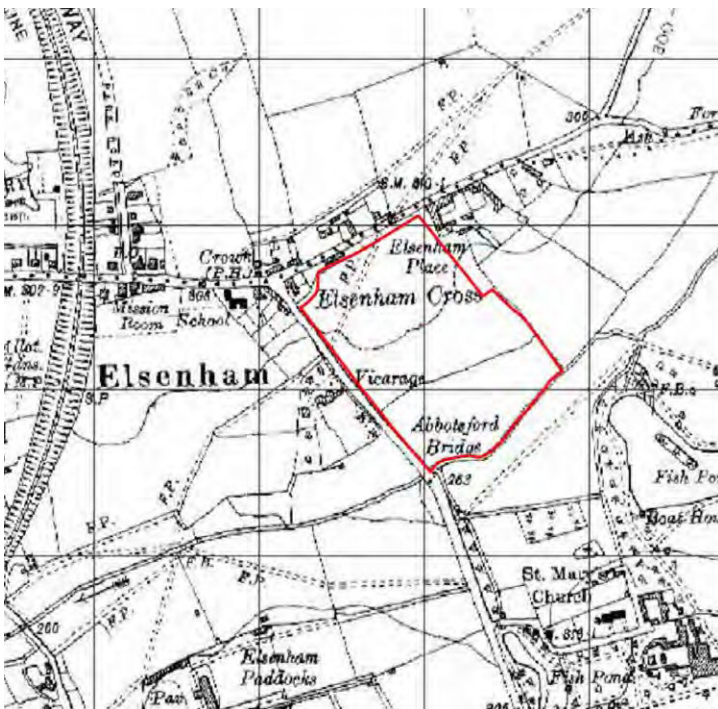


Fig 1.6.6 Historical Map of Elsenham in 1923

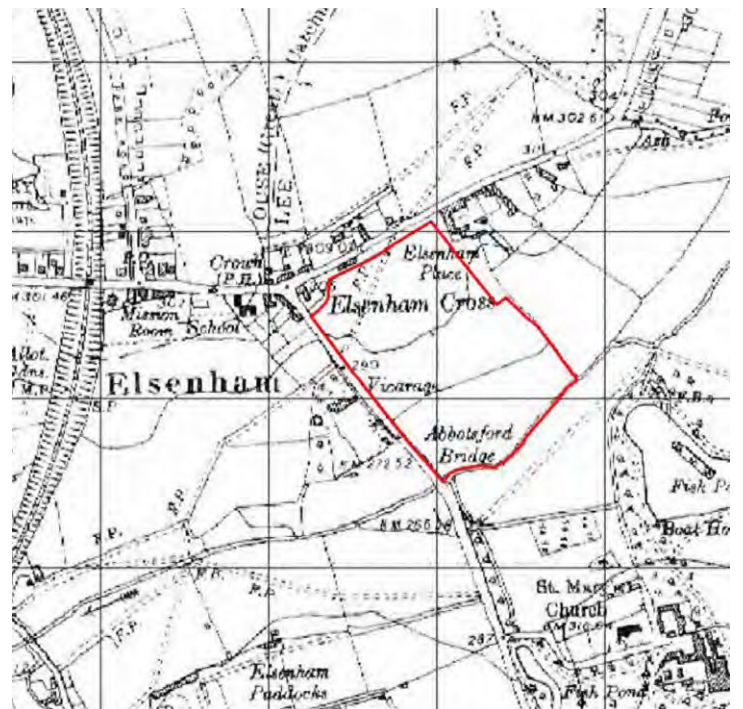


Fig 1.6.7 Historical Map of Elsenham in 1951



## 1.6 HISTORICAL CONTEXT

There are a number of built heritage assets which are within close proximity to the Site. Those listed buildings are:

1. Gardener's Cottage (Grade II, NHL:1171192)
2. Range of thatched, timber framed outbuildings, and barn to west of Gardeners cottage (Grade II, NHL:1112339)
3. Elsenham place (Grade II, NHL: 1112337)
4. Barns to west of Elsenham place fronting road (Grade II, NHL: 1171188)
5. Dovecote to south west of Elsenham place (Grade II, NHL: 1112338)
6. The Lodge (Grade II, NHL: 1391101)
7. The Stores and House (Grade II, NHL: 1322535)
8. The Crown Inn (Grade II, NHL: 1305698)
9. 1 and 2, the Cross, (Grade II, NHL: 1322511)
10. Village Hall Cottage, (Grade II, NHL: 1305746)
11. 5, The Cross, (Grade II, NHL: 1112368)
12. Tinkers Cottage, (Grade II, NHL: 1305747)
13. Old Vicarage, (Grade II, NHL: 1112334)
14. Church of St Mary the Virgin, (Grade I, NHL: 1112335)
15. Elsenham Hall, (Grade II, NHL: 1112336)

### Church of St Mary the Virgin

The proposed layout has been carefully considered to preserve and promote the peripheral, glimpsed views to the Grade I listed church. The proposed arrival point, play area, basin and, more generally, the eastern edge of the site are arranged to for views to the church to be accessed through the thinning canopies of winter trees.

### Elsenham Place, Barns and Dovecote

An area of open land is proposed to be retained at the north eastern corner of the Site, which should present as grassland with some low level planting. Between this and the edge of the proposed new development a tree buffer along the boundary line would further reduce impact by creating a visual separation between the assets and the proposed new development.

### 1 and 2 The Cross

Some degree of set back would allow for less impact on this asset. The asset is only one storey and attic and so properties should have a lower ridge height than in other parts of the development, to not overwhelm the cottage. A high level of tree planting would screen the proposed development to the hinterland and would lessen change to the setting of the listed building.

For more information please see the Built Heritage Statement submitted with this application.



Fig 1.6.8 Long view to Church of St Mary the Virgin



Fig 1.6.9 View towards Barns on Public Right of Way



Fig 1.6.10 View past 1 and 2 The Cross to the Site



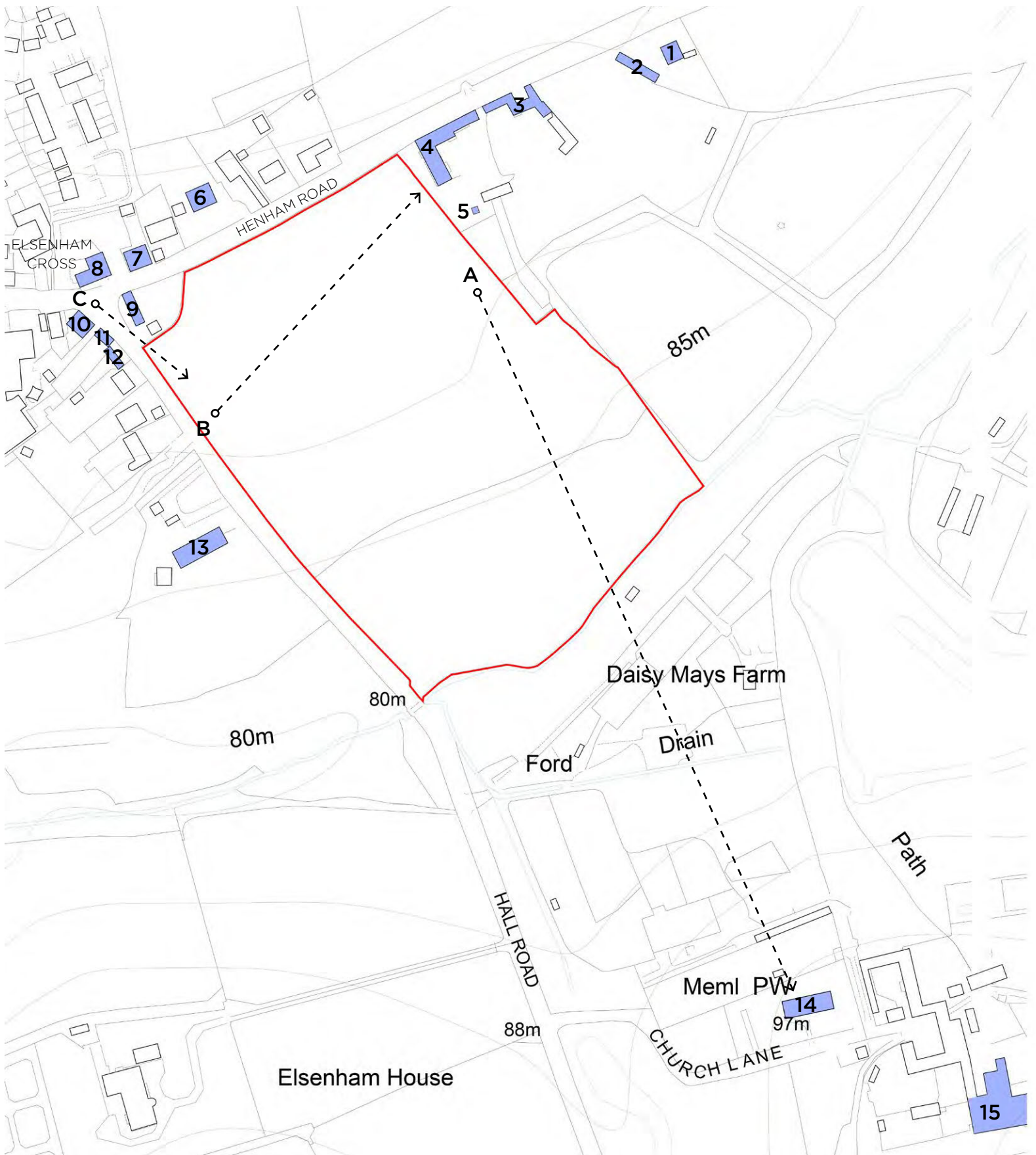


Fig 1.6.11 Heritage Assets Plan

## 1.7 LANDSCAPE CONTEXT

### Existing Landscape Character

The site and the study area lie within National Character Area 86: South Suffolk and North Essex Claylands and is located in the central west part of the NCA.

The site is situated within the River Valley Landscapes Character Type of the Essex Landscape Character Assessment. The River Valley LCT is subdivided into eight Landscape Character Areas (LCAs). The site lies within the Stort River Valley Landscape Character Area (LCA C2).

At a district level the site lies within the River Valleys Landscape (LCT A).

Within Braintree District the River Valleys LCT is broken down further into six Landscape Character Areas (LCAs). The Site lies within LCA A3: Stort River Valley.

### Historic Landscape Character

The site itself formerly comprised three irregular field parcels, as shown on the 1840 Elsenham Tithe Map (see Fig 1.7.1). Plot 30 in the southwest corner of the site was recorded in the Apportionment as 'Little Pasture', forming part of the Rectorial Glebe owned and occupied by The Revd. Thomas Canning, who also owned/occupied Plots 14, 14a, 15, 15a, 15b, 16, 26, 27, 27a, 28, 29 and 29a.

Plots 31 and 32 comprising the remainder of the site were owned and occupied by Daniel Mumford, who also owned/occupied plots 34 37, and 39 46 comprising part of the landholdings of Elsenham Place within the parish of Elsenham. All three fields were recorded as grass, with Plot 31 called Lower Pasture and Plot 32 Dove House Pasture.

These formal field divisions no longer exist, but their remnants are extant as topographic and vegetation features within the landscape context of the site. The irregular nature of the former boundaries suggests these might have originated in the medieval period, before later formal enclosure in the early 19th century.

Historic map regression shows that by the time of the First Edition OS 6 inch map (surveyed 1875 1876, published in 1881) the boundary subdividing Plots 30 and 31 had been removed, and the site subdivided by a more regular east west planted boundary, remnants of which survive today.



Fig 1.7.1 Historical Map of Elsenham in 1840

## Landscape Receptors

The following landscape elements and characteristics were identified as potential receptors of landscape effects resulting from the proposed development at the site:

- The site incorporating:
  - Topography;
  - Land use;
  - On site vegetation; and
  - The overall character of the site.
- The setting of PRow FP13\_13;
- The setting of PRow FP13\_21;
- The setting of PRow Bridleway 13\_5;
- The settings of the buildings at the historic core of Elsenham Cross;
- The setting of The Old Vicarage;
- The setting of Elsenham Place;
- The setting of the Church of St Mary the Virgin;
- The setting of the Stansted Airport Countryside Protection Zone;
- The character of the Stort River Valley; and
- The settlement character of Elsenham.

## Landscape Value

The value of the landscape of the site and surroundings is considered to be low to medium. The elements of grassland, hedgerows, trees and stream which comprise the Site are not rare within the wider LCA and is not a particularly important example. The Site has a limited scenic quality due to the close association with the development of the settlement edge, and proximity to Stansted Airport.

The site and immediate surroundings are not part of a wild landscape due to its farmed and managed nature. The most valued aspect of the site and surrounding landscape is the recreational opportunity that the public rights of way network offers the local community and the visual amenity of views out over the surrounding farmland. Walkers and dog walkers are an understandably common feature within the fields on the edge of a settlement. Therefore, whilst the site has positive landscape elements and some recreational and wildlife interest, these are not considered sufficient to elevate this area of land to one that is highly valued in accordance with paragraph 170 of the NPPF.

The NPPF requires landscapes that are not statutorily designated to have attributes of a sufficiently high quality to ensure protection and enhancement as a valued landscape. The landscape of the site does not have any demonstrably special qualities and is not of high landscape value.

## 1.7 LANDSCAPE CONTEXT

### Visual Baseline

The zone of theoretical visibility (ZTV) for the existing site is the area from which any existing feature is visible (see Fig 1.7.1). This primarily extends over an area to the north east of the site where the farmland is open and flat. Otherwise the urban edges of Elsenham and belts and strips of woodland and trees to the south, west and north limit views and potential intervisibility. More fragmented areas of the ZTV occurs in a wider area around the site.

Specific public viewpoints have been identified as key locations which represent the majority of visual receptors within the study area, and are in the process of being agreed with the landscape officer for Uttlesford District Council. These views will be presented in the full LVIA once these viewpoints are agreed.

### Summary

In terms of NPPF paragraph 170, no value, through landscape designation, has been placed on the land within the Site or surrounding study area, either nationally or locally.

The loss of openness through development would not significantly change the pattern and grain of the settlement or the urban fringe landscape. The residential district of Elsenham and the houses and church within and in proximity to the historic core would continue to have an influence over the townscape/landscape interface on the urban edge, providing an established context for the development of a further, small residential scheme.

The appropriate scale, massing and layout of the new houses and the use of materials, colours and textures that reference locally distinctive architecture, within a landscape structure provided by hedgerows and trees on the edge of a settlement would limit the effects on the wider landscape.

The ZTV for the proposed scheme is relatively localised and well defined by surrounding vegetation and built development. The assessment concludes that the greatest change in views would be experienced by walkers using the right of way which passes between the new houses within the site.

Due to the high sensitivity of receptors, the close proximity of viewing locations and the prominence of the new houses there would inevitably be a change in the character and composition of these views.

Overall, the proposed scheme would not result in significant harm to visual amenity within the wider study area.



**Legend**

- Site Boundary
- 5km Radius Study Area

**Multipoint ZTV**

**Areas where views of the proposed development may be visible**



Fig 1.7.1 Zone of Theoretical Visibility Plan

## 1.8 MOVEMENT + ACCESSIBILITY

The site is located on the edge of the village but is well served by local routes. The main road within the village is the B1051 (Henham Road / High Street / Stansted Road), which runs along the northern edge of the site and through the south of the village via the local primary school and parade of shops. Further west, this road leads to Stansted Mountfitchet and onto Bishop's Stortford and junction 8 of the M11.

Hall Road, to the west of the site, is the shortest route to Stansted Airport (5km). Station Road, which runs north to south through the village, leads to Elsenham Railway Station (1.2km).

Elsenham Railway Station provides services to Cambridge and London Liverpool Street every hour (weekdays). Cycle parking is available, and a large car park is located to the north of the station.

The closest bus stops to the site are located at the junction between Henham Road and Hall Road. The no. 7 / 7A service provides services between Bishop's Stortford and Stansted Airport. Connecting services are available at the airport coach station.

Footpath 13 runs diagonally across the northern half of the site and continues west towards Fuller's End. Numerous other footpaths and bridleways are located in close vicinity to the site offering leisure and dog walking opportunities through the countryside.

### CONCLUSION

The site has good connections to village amenities by foot or cycle and to local destinations by bus including Stansted Airport. The village also benefits from train services to Cambridge and London.



Fig 1.8.1 Elsenham Railway Station



Fig 1.8.2 Bus Stop along Henham Road



Fig 1.8.3 M11



KEY

SITE



RAILWAY LINE



M11



PUBLIC RIGHTS OF WAY



TRAIN STATION



BUS STOP



APPROX. 5MIN WALK RADIUS



APPROX. 10MIN WALK RADIUS



Fig 1.8.4 Movement + Accessibility Plan



## 1.9 LAND USES

A wide range of amenities are available in the village that could meet the day to day needs of residents. The Crown Inn PH is located at the junction with Henham Road and Hall Road just a short distance from the site. St Mary the Virgin Church is situated around 400m to the south of the site (5 min walk). Adjacent to the church is an allotment which is managed by Elsenham Parish Council.

Heading west along High Street, Elsenham C of E Primary School is 120m (2 min walk) from the site. The on site school hall also doubles up as the village hall, available for meetings and functions. Further west along High Street, there is a parade of shops 500m (6 min walk) away from the site including a Tesco Express, fish bar, hair salon and post office.

To the west of Station Road there is a recreation ground which is 600m away (8 min walk) from the site. Amenities include a memorial hall, tennis courts, bowls club, children's playground, sports pitches and car parking.

Just to the west of the recreation ground around 900m (11 min walk) from the site is The Spinney, which is wooded parkland, and Alsa Woods. This is a large woodland area, dissected by the M11, but accessible via a footbridge leading to Aubrey Buxton Nature Reserve.

Along Station Road, 650m (8 min walk) away from the site, there is a doctor's surgery providing a number of services. The nearest employment opportunities are to the north of the village 1.5km (20 min walk) at Golds Nurseries Business Park. The nearby Stansted Airport of course provides major employment opportunities.

Golf World Stansted, which has a driving range, gym and 9 hole course, is located around 600m to the east of the site.

### CONCLUSION

A number of village amenities for work, education, leisure and recreational purposes are within easy walking or cycling distances from the site, meeting the needs of everyday life. New residents would help to sustain these uses and businesses and create opportunities for further complimentary uses to support the local offer.



Fig 1.9.1 Elsenham C of E Primary School



Fig 1.9.2 Elsenham Memorial Hall



Fig 1.9.3 Alsa Woods, Elsenham





**KEY**












SITE	RESIDENTIAL	EMPLOYMENT	SCHOOL	MEMORIAL HALL	NATIONAL FOREST
					
	SURGERY	PLACE OF WORSHIP	SHOPS	PUBLIC HOUSE	RECREATION GROUND
					



Fig 1.9.4 Land Use Plan

## 1.10 ENVIRONMENTAL DESIGNATIONS

The site is in close proximity to multiple listed buildings with views possible across the site towards the Grade I listed St Mary's church (for more information see heritage section of this statement).

The southern end of the site is adjacent to Stansted Brook and is partly within flood zone 2. The woodland area around the brook and directly adjacent to the site (Elsenham Hall Fields) is designated as a county wildlife site. The area of woodland which continues to the west of Hall Road has a group tree preservation order.

To the east of the site, Elsenham Hall is designated as historic parkland, parks and gardens as well as containing a group tree preservation order.

### CONCLUSION

There are a number of direct and indirect environmental designations and constraints that are relevant to the site, with landscape and heritage matters of most importance. These factors will need to be considered during the design process.



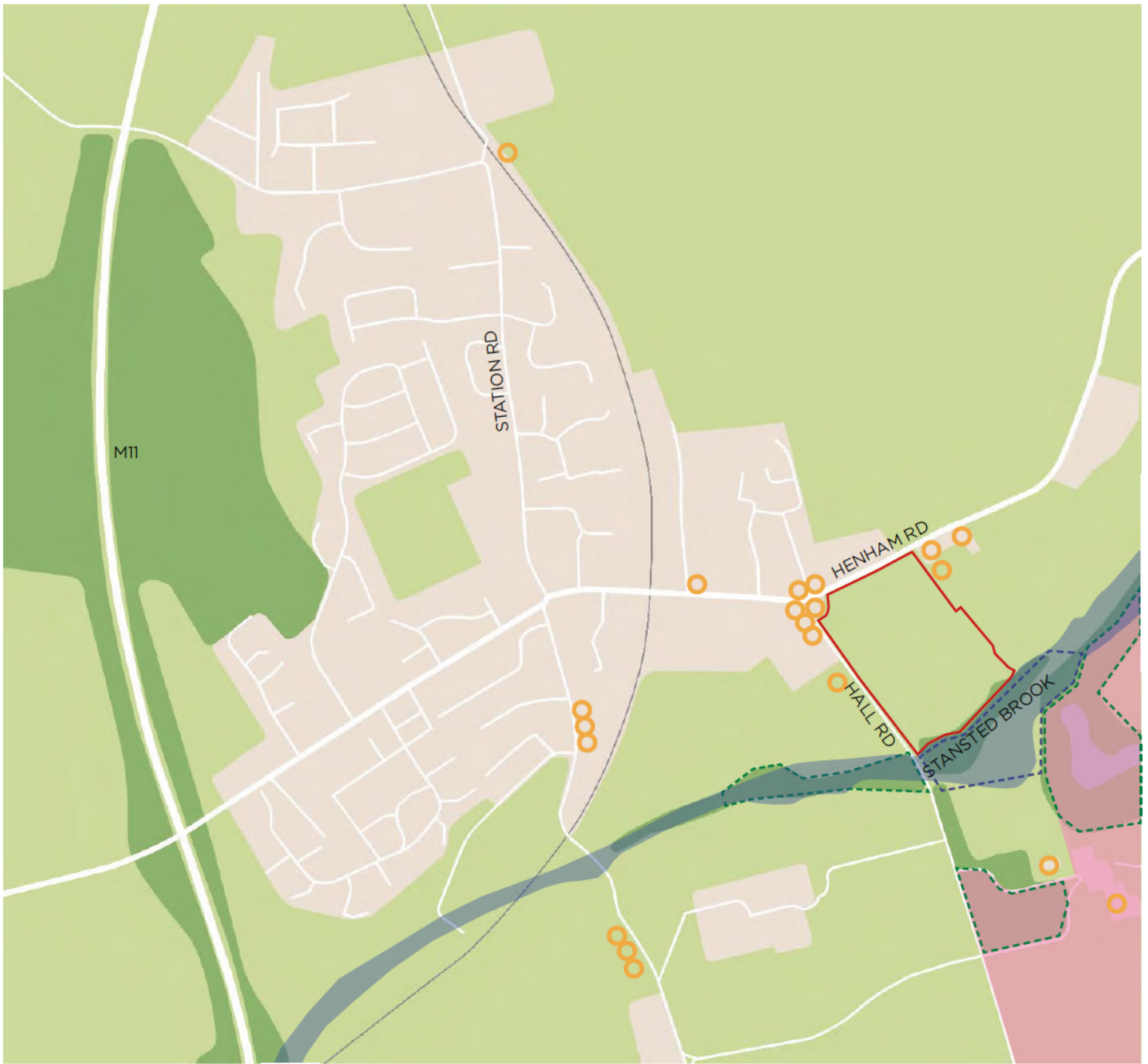
Fig 1.10.1 St Mary's Grade I Listed Church



Fig 1.10.2 Elsenham Hall



Fig 1.10.3 Stansted Brook



**KEY**

SITE



FLOOD ZONE 2



LISTED BUILDING



HISTORIC  
PARKLAND



GROUP TPO'S



COUNTY  
WILDLIFE SITE



Fig 1.10.4 Environmental Designations Plan

# 1.11 PLANNING POLICY CONTEXT + HISTORY

## RELEVANT PLANNING POLICIES

The below text sets out the Planning Policies, Planning Context + History and a brief conclusion. For full details relating to planning policy, please refer to the Planning Statement undertaken by Savills

## BASIS FOR DETERMINING PLANNING APPLICATIONS

S70(2) of the Town and Country Planning Act 1990 and S38(6) of the Planning and Compulsory Purchase Act 2004 together require that applications for planning permission be determined in accordance with the Development Plan, read as a whole, unless material considerations indicate otherwise.

## THE DEVELOPMENT PLAN

- Saved policies from Uttlesford Local Plan, adopted 2005
- Essex Minerals Local Plan 2014 2029
- Essex and Southend on Sea Waste Local Plan 2017

In relation to the Application Site and the Proposed Development, the most pertinent part of the Development Plan is the Uttlesford Local Plan ('ULP') and associated Proposals Map.

## EMERGING LOCAL PLAN

UDC is preparing a new 'emerging' Local Plan ('eLP'), which will replace the ULP. However, the process of preparing the eLP is only at a very early stage and a 'Preferred Options' draft of the eLP is not expected until summer 2022 at the earliest. As such, it is considered that the eLP is not yet pertinent to the consideration of the application.

## FIVE YEAR HOUSING LAND SUPPLY

UDC's latest assessment of the five year housing land supply (5YHLS) position is contained in its document '5 Year Housing Land Supply Statement and Housing Trajectory Status at 1 April 2021', dated 17th December 2021.

This clearly shows that UDC is unable to demonstrate the minimum requirement of a deliverable 5YHLS as required by the Government (NPPF para. 67(a)), with the Statement setting out (Table 4) a 5YHLS of 3.52 years. This level of deficit is not de minimis.



Fig 1.11.1 Savills Consultants



Fig 1.11.1 Uttlesford Local Plan



Fig 1.11.3 Nation Planning Policy Framework

## PLANNING HISTORY OF THE SITE

There have been no recent pertinent planning applications on the Application Site.

Part of the Site was included (in order to deliver infrastructure) within a far larger proposal to the east of Elsenham (application refs. 13/0808/OP and 14/3463/OP), which were, respectively, refused and withdrawn; however other elements of that proposal have now been permitted (see 'Land North of Henham Road, Elsenham' below).

## SUMMARY

The District Council is unable to demonstrate a 5YHLS, and the deficit is not de minimis. As a result, the tilted balance aspect of the presumption in favour of sustainable development is engaged.

The Proposed Development would fulfil the three dimensions of, and would comprise, sustainable development in the terms set out in the NPPF, and it is thus unequivocally evident that overall the Proposed Development represents sustainable development.

## CONCLUSION

Overall, save for a possible partial contravention of a single policy (saved ULP Policy S7) the Proposed Development is development plan compliant. As to that possible conflict, the geographic extent of the development limits in Uttlesford are chronologically out of date, out of date due to being inconsistent with the NPPF, and out of date due to the absence of a 5YHLS, and it is agreed that they need to 'flex' in order to accommodate additional development.

## 1.12 SOCIO-ECONOMIC CONDITIONS

Information detailed on this page combines socio economic data for the CM22 postcode, based on the 2011 census.

Socio economic factors are a good indicator of the existing residents, the type of life they live, and helps to determine the type of residents that may be interested in moving to this area.

Housing Type, Tenure and Occupancy, were felt to be key statistic to look at in order to gauge the type of tenure which may be appropriate on the proposed site.

In terms of housing type, a large majority of the housing stock is detached or semi detached which would suggest larger family homes with very few apartments.

Housing tenure demonstrates a large proportion of owned outright or mortgaged properties which suggests occupants have likely lived in their homes for a long period of time.

Over half of the properties are occupied by either 1 or 2 people which could suggest that those occupants are empty nesters and or divorced / widowed.

### CONCLUSION

Housing statistics suggest that there may be a need for smaller properties for first time buyers or those looking to downsize. It also suggests that the current housing stock may not have a balanced mix of type and tenure.

*Information sourced from* 

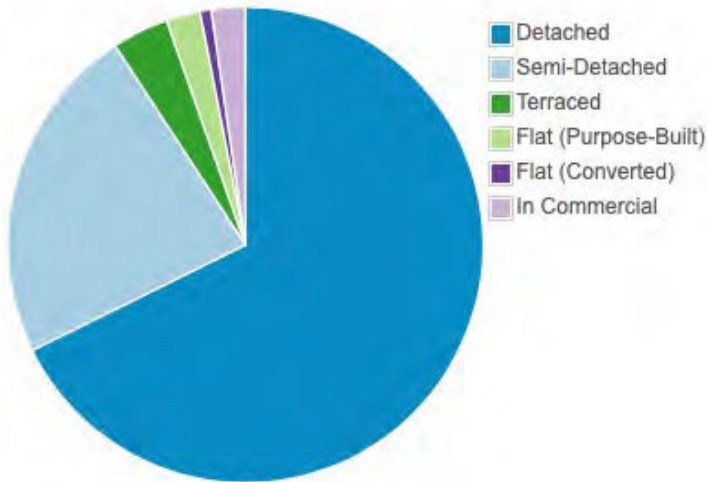


Fig 1.12.1 Pie chart of **Housing Types** statistics for CM22

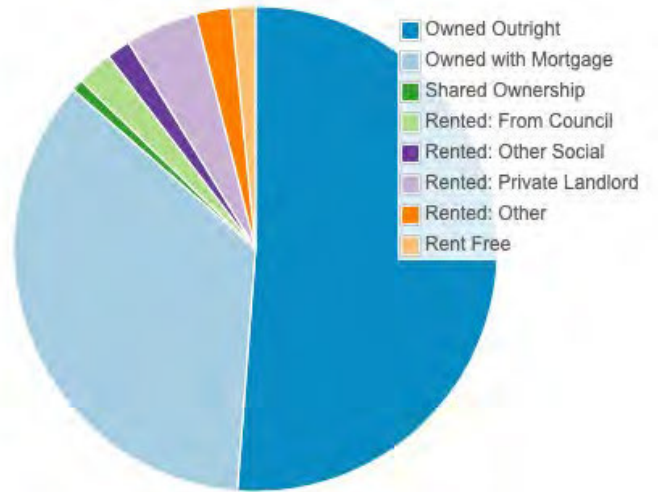


Fig 1.12.2 Pie chart of **Housing Tenure** statistics for CM22

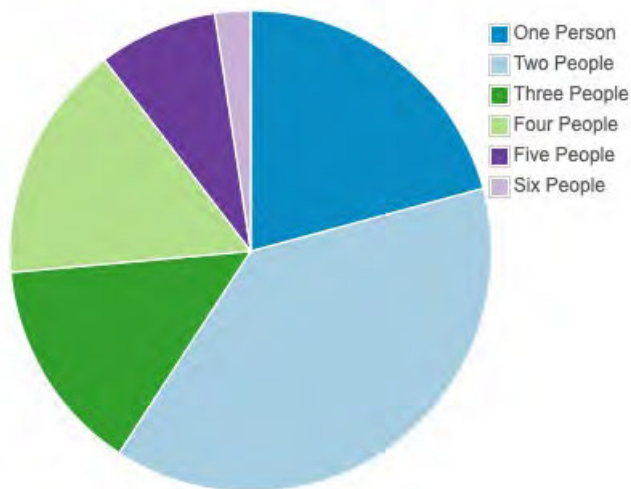


Fig 1.12.3 Pie chart of **Housing Occupancy** statistics for CM22

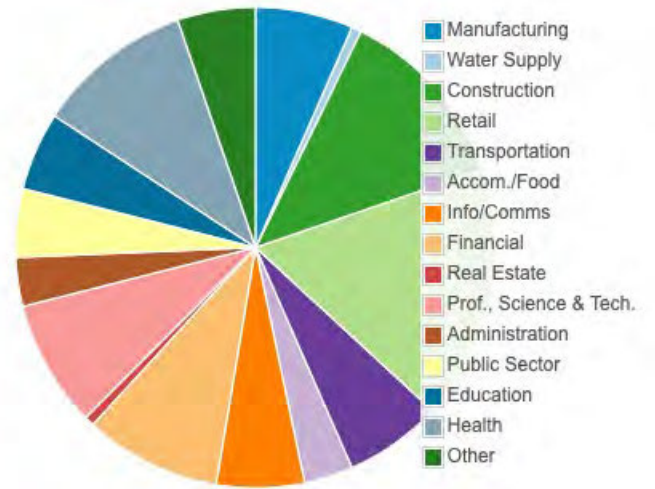


Fig 1.12.4 Pie chart of **Employment Industry** statistics for CM22

## 1.13 LOCAL CHARACTER

### HENHAM ROAD/ HIGH STREET AND HALL ROAD

Buildings around the junction of Hall Road and Henham Road (known as Elsenham Cross) form part of the historic origins of the village, with 10 Grade II listed properties in close proximity to the site (for more details see heritage section of this statement).

Building heights in these areas include 1, 1.5 (rooms in the roof space) and 2 storeys. Different pale coloured renders are the predominant building material, with some use of red brick and white weatherboarding. Roof materials are mainly red clay tile with some use of grey slate. Details include chimneys, roof hips and roof dormers. Elsenham Place, to the east of the site, includes some black weatherboarded barns.

Around the junction and along High Street, built form is compact in places and many buildings sit quite close to the front of the road behind low brick walls. This creates a series of well enclosed spaces along the street. In other places, notably on entry to the village, buildings sit in larger plots behind front gardens or parking forecourts, often treated with high brick walls.

### CONCLUSION

The historic core of the village contains some attractive vernacular buildings treated with a variety of renders and boarding. Building heights vary and frontage locations help to create varied enclosure along the street.



Fig 1.13.1 House along Hall Road



Fig 1.13.2 House along Henham Road



Fig 1.13.3 Houses along High Street





- SITE BOUNDARY 
- CASE STUDY BUILT FORM 
- OTHER BUILT FORM 



Fig 1.13.4 Case Study Map

## 1.13 LOCAL CHARACTER

### PARK ROAD

This is a long, linear private road flanked on both sides by detached and semi detached properties. Building heights include 1, 1.5 and 2 storeys. Again, different pale coloured renders are the predominant building material, with some use of red brick and coloured weatherboarding. Roof styles, dormers and use of chimneys help to create a varied roofscape.

The road itself is wide with a shared surface treatment. Buildings sit forward in each plot, behind short front gardens. Boundary treatments include low and high hedges, low brick walls and timber fencing.

### CONCLUSION

The linear form of this street along with consistent setbacks creates a uniform character. However, building heights, use of chimneys and dormers and a mixture of green boundary treatments help to add variety to the street scene.



Fig 1.13.5 House along Park Road



Fig 1.13.6 Park Road



Fig 1.13.7 House along Park Road





- SITE BOUNDARY 
- CASE STUDY BUILT FORM 
- OTHER BUILT FORM 



Fig 1.13.8 Case Study Map

## 1.13 LOCAL CHARACTER

### HAILES WOOD

Hailes Wood is an infill housing development located to the north of High Street and to the east of Park Road. The original part of the development was built between 1975 and 1982 and comprises a main cul de sac providing access to small courtyard clusters. Buildings are all 2 storey and are predominantly detached with some semi detached. Materials include mainly red brick with white render or black weatherboarding occasionally applied to either the ground or first floor façade.

A later extension to this development was built around 2017 and comprises detached and semi detached housing. Material treatments appear to have been followed, with red or yellow brick combined with either render or black weatherboarding applied at the first floor level. The road has a herringbone block paving treatment, partly as a shared surface.

### CONCLUSION

The use of red brick along with render or weatherboarding treatments in both the original and new parts of this development help to generate a consistent theme. The side courtyards also offer a contrast in character.



Fig 1.13.9 Houses along Hailes Wood



Fig 1.13.10 Houses along Hailes Wood (New Extension)



Fig 1.13.11 Houses along Hailes Wood (New Extension)

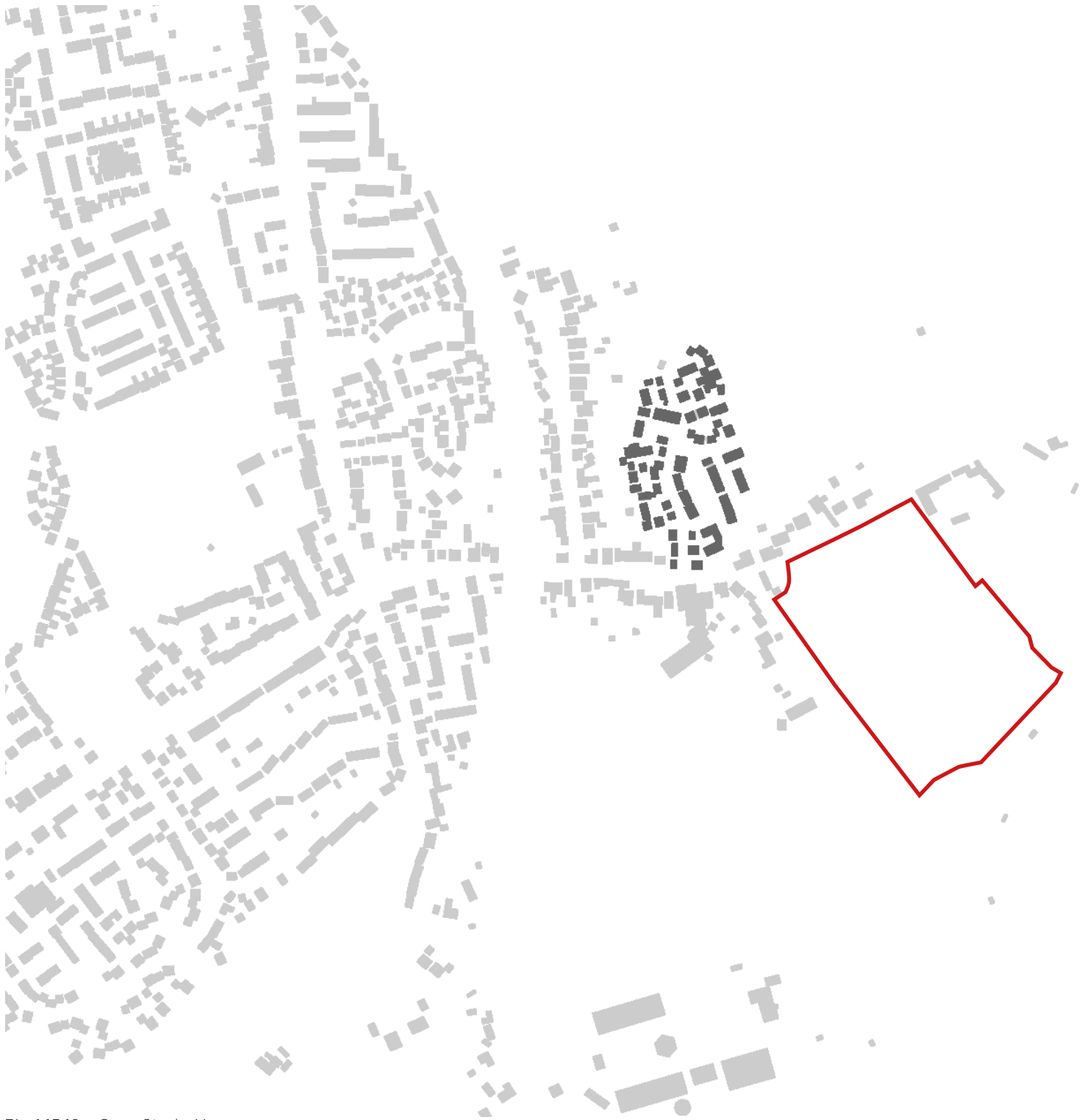


Fig 1.13.12 Case Study Map

- SITE BOUNDARY 
- CASE STUDY BUILT FORM 
- OTHER BUILT FORM 



## 1.14 SITE ACCESS

Existing vehicular access is currently a gated entrance in the north eastern corner of the site along Henham Road. Approximately 25m to the east, the speed limit reduces on approach to the village from 40mph to 30mph. There are four driveway access points to existing properties opposite the site along Henham Road.

A further gate allowing vehicular access is currently located in the south western corner of the site along Hall Road. Again, the speed limit reduces on approach to the village from 60mph to 30mph approximately 150m from the junction between Henham Road and Hall Road. There are six driveway access points to existing properties opposite the site along Hall Road.

A public right of way (footpath 13) is located in the northern half of the site, cutting diagonally between Henham Road and Hall Road. This footpath continues south west from Hall Road towards Fuller's End. The Henham Road end is accessed via a wooden stile whilst the Hall Road end is accessed via a metal kissing gate.

### CONCLUSION

In theory, vehicular access could be taken from anywhere along Henham Road or Hall Road. However, speed limits, neighbouring property driveways, topography and tree locations would need to be considered to ensure access points are safe and do not conflict with existing features and vehicle movements.



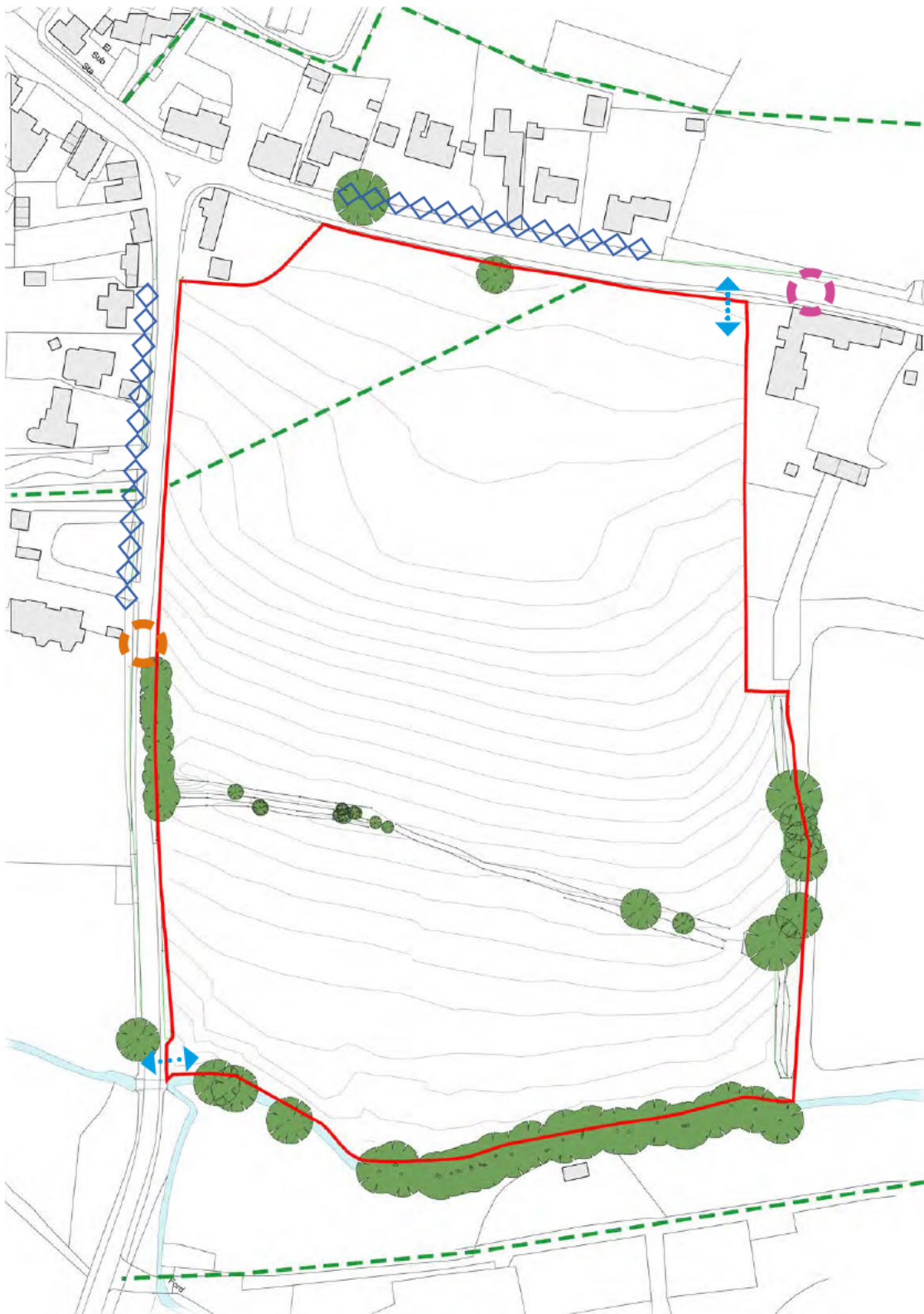
Fig 1.14.1 Site Access from Henham Road



Fig 1.14.2 Site Access from Hall Road



Fig 1.14.3 Access to Public Right of Way (Hall Road)



**KEY**









- SITE BOUNDARY 
- EXISTING BUILDINGS 
- VEGETATION 
- ACCESS 
- PUBLIC RIGHT OF WAY 
- ADJACENT PROPERTY ACCESS 
- 40MPH TO 30MPH SPEED LIMIT CHANGE 
- 60MPH TO 30MPH SPEED LIMIT CHANGE 



Fig 1.14.4 Site Access Plan

## 1.15 ADVICE AND ENGAGEMENT

### SPECIALIST CONSULTANTS

The applicant has commissioned a team of professionals to advise on the following areas of expertise:

- Architecture and Urban Design DAP Architecture
- Town Planning Savills
- Highways and Drainage Ardent Consulting Engineers
- Heritage RPS Group
- Landscape RPS Group
- Ecology
- Contamination Richard Jackson Engineering Consultants

### PUBLIC CONSULTATION

The applicant has been active in making local residents aware of the proposal and seeking their opinions. A newsletter was delivered setting out the features of the proposal including an illustrative master plan, a time line for submission and a feedback form to collect opinions on the proposal. A free post envelope was provided with the newsletter and a website was also set up for those wanting to give feedback online.



**COUNTRYSIDE**  
Places People Love

## Land south of Henham Road, Elsenham


Dear Resident,

Countryside is consulting with the local community on their proposed planning application for up to 130 new homes on land south of Henham Road, Elsenham.

Countryside is looking to submit an outline planning application for the site in the coming months. This will establish the principle of development on the site, with the details as to the exact design and layout to be brought forward in the future as part of a reserved matters application.

This newsletter provides some details on the proposals and offers you the chance to provide your feedback. This will be taken on board wherever possible.

For further information, please visit [\[redacted\]](#)



### The proposals

Countryside is looking to deliver a development of up to 130 new homes in Elsenham. 40% of the homes will be designated affordable housing, helping to meet local need and ensuring that local people can stay local.

These homes will be delivered in a range of tenures, helping to meet the diverse local housing need. In addition, to providing much-needed housing, the scheme will also deliver public open space and significant biodiversity net gain.

The proposals have evolved through an iterative design process informed by landscape, heritage, environmental and technical work, an understanding of the development's relationship with Elsenham and an assessment of planning and design policy. This has resulted in an illustrative layout that seeks to minimise landscape impacts whilst maximising social, economic and most importantly heritage in the area.

- Up to 130 high quality new homes
- 40% affordable housing to meet local need
- Protecting and enhancing the existing landscape and heritage assets on and neighbouring the site
- Extensive public open space provision
- Delivering significant biodiversity net gain



**Any questions?**

You can get in touch by calling our dedicated Freephone number: **0800 148 8911**

You can contact us via email: [feedback@countryside-elsenham.co.uk](mailto:feedback@countryside-elsenham.co.uk)

Alternatively, information: [\[redacted\]](#)

You can also write to us at: **Freepost, MPC CONSULTATION** (no stamp required)



**Who is Countryside?**

Countryside is the UK's leading mixed tenure developer specialising in building communities. In March 2021, Countryside retained their '5 Star Homebuilder Award' from the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey. This award means that 90% of homeowners would recommend Countryside to their friends and family.

Countryside have also been awarded both the 'Gold Award' and 'Outstanding Achievement' award from In-House for customer satisfaction throughout 2020.

**What is the timeline for the proposals?**

Countryside is planning to submit an outline planning application for the site in the coming weeks. This will set out the high-level details of the scheme, including the overall number of units, means of access, and a provisional site layout.

The Government recently issued Uttlesford District Council with a Section 62A notice, meaning that planning applications can now be submitted directly to the Secretary of State. Countryside intends to submit their application for Elsenham to the Secretary of State.

### Have your say

We are keen to hear what local residents think of the proposals. You can complete this form and return it to us using the end of [\[redacted\]](#) to complete the feedback form on line at [\[redacted\]](#)

- What type of housing would you like to see provided on site? (Please tick all that apply)
  - Family homes
  - Starter homes for first time buyers
  - Retirement homes for downsizers
  - Other (please specify) \_\_\_\_\_
- There is a need for more affordable housing locally
 

Strongly agree    Agree    Neither agree nor disagree    Disagree    Strongly disagree
- How important to you is the issue of sustainability and environmentally friendly design in new developments?
 

Very important    Somewhat important    Not very important
- What would you like to see new developments deliver in Elsenham? (Please tick all that apply)
  - Highways improvements
  - Funding for local education and healthcare facilities
  - More affordable housing
  - Other (please specify) \_\_\_\_\_
- Do you have any further comments?
 

\_\_\_\_\_

\_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_ Telephone \_\_\_\_\_

This information is being collected on behalf of Countryside Properties and will be shared with others on the project team, securely stored and destroyed at the end of the planning process.

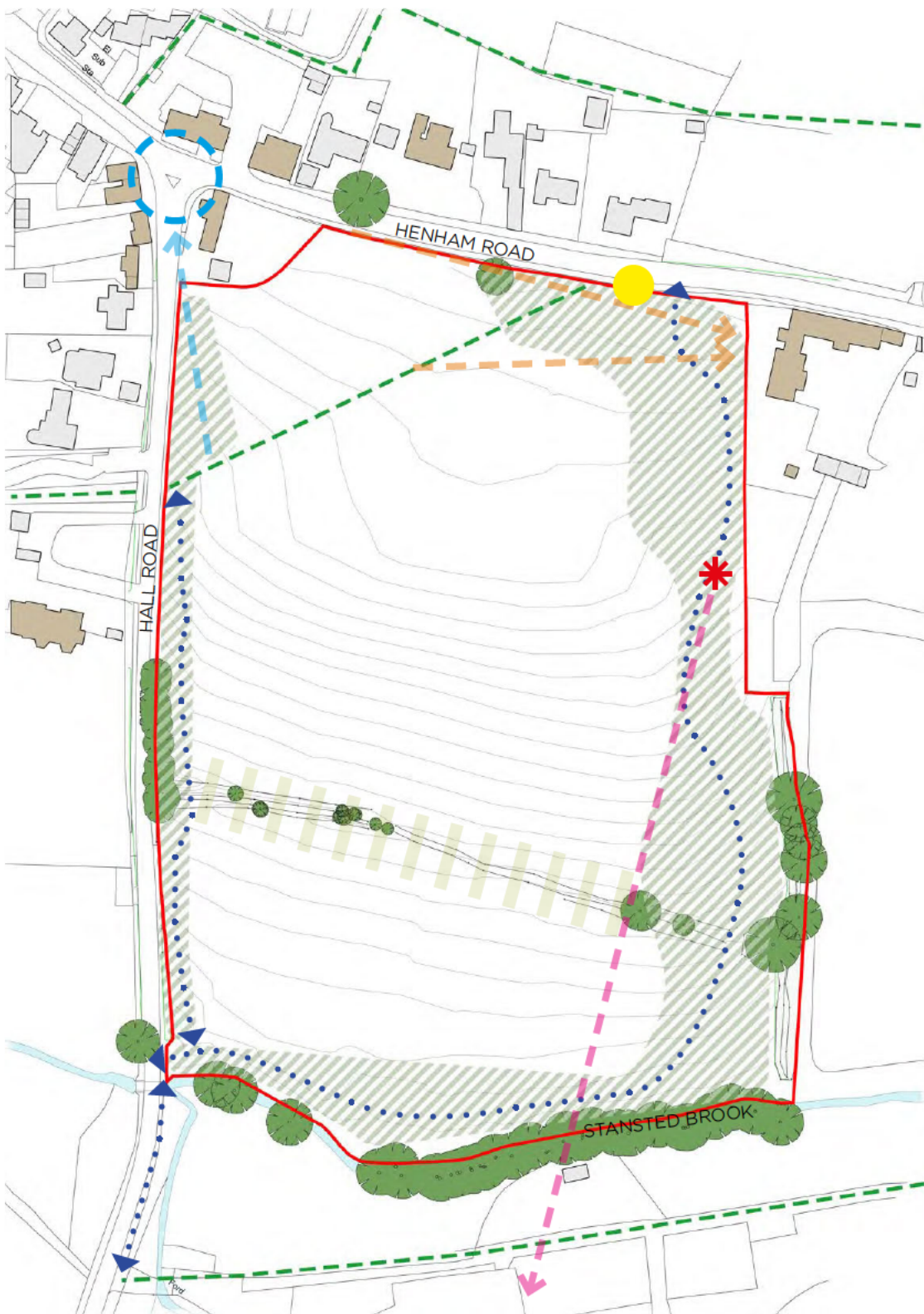
For further information about how we use your data and your rights under General Data Protection Regulations, please call 0800 348 0111.

Fig 1.15.1 Newsletter

## 1.16 OPPORTUNITIES

This section highlights the positive attributes of the site that should be retained or enhanced and opportunities to offer a responsive proposal.

- **Access** – the site is bound by two existing roads, Hall Road and Henham Road, both of which have potential to provide safe vehicular access into the site. Henham Road, between the public right of way and the listed barns, would be the optimum location due to the fewest constraints.
- **Views to St Marys / Arrival Point** – the site levels allow views towards the village church so therefore the opportunity exists to offer an ‘arrival point’ within the development which maximises views to this landmark. This will maintain the visual connection between the village and the church and offer an interesting feature of the proposal.
- **Elsenham Cross** – consideration should be made to mitigate impact on the cluster of listed buildings around this area. Building frontage should be set back, maintaining views and the appreciation of this important feature.
- **Landscape Buffers** – green open areas should be located around the site to offer space and open up views to nearby heritage assets such as the barns at Elsenham Place.
- **Landscape Setting** – the sloping nature of the site will help to screen the development from views from the wider landscape. Additional planting should also be specified to help the development integrate with its landscape setting.
- **Pedestrian Connectivity** – the opportunity exists to create a circular route for pedestrians, utilising the existing public right of way. As well as linking to the wider footpath network and enhancing accessibility to the countryside, this route can become a heritage trail, with signage that relates to the history of the site and surrounding area.
- **Existing Natural Features** – existing trees, vegetation and ditches should be retained to provide natural features and landmarks within the development.
- **Ecology** – the site is currently used for grazing and therefore offers minimal ecological benefits. The opportunity exists to provide net biodiversity gain through various on site landscape features or potential off site habitat creation.
- **Sustainable Location** – Elsenham is currently served by a good variety of local amenities and community uses to meet the needs of day today life. A bus service running close to the site offers good access to Stansted Airport and the village train station offers services to Cambridge and London. The site is therefore considered to be in a sustainable location with the benefit of a village setting.
- **Strategic Services** – the village’s close proximity to Stansted Airport provides good employment opportunities whilst easy links to the M11 offers access to the strategic highways network.
- **Housing Delivery** – the site represents an opportunity to make a valuable contribution towards the future housing need of Uttlesford and could potential delivery up to 130 dwellings including a mix of apartments, bungalows and houses.



**KEY**














- SITE BOUNDARY 
- LISTED BUILDINGS 
- VEGETATION 
- GREEN BUFFERS 
- EXISTING LANDSCAPE FEATURE 
- PUBLIC RIGHT OF WAY 
- VEHICULAR ACCESS 
- PEDESTRIAN ROUTES 
- ARRIVAL POINT 
- ELSENHAM CROSS 
- VIEWS TO ELSENHAM CROSS 
- VIEWS TO ST MARY'S CHURCH 
- VIEWS TO THE BARNs 



Fig 1.16.1 Opportunities Plan

## 1.17 CONSTRAINTS

This section highlights the problematic issues that may require mitigation or a bespoke design solution.

- **Heritage Assets** – the site is located in close proximity to a number of Grade II listed buildings. Care will need to be taken to mitigate impact on these heritage assets and the development should seek to enhance their setting where necessary.
- **Topography** – the land slopes downwards from north to south by around 13m with the steepest section in the centre of the site. The design will need to consider these level changes in terms of views and site accessibility.
- **Public Right of Way** – the existing footpath (13) cuts diagonally across the northern end of the site. This route will need to be maintained and respected with development positively designed around this feature.
- **Onsite Vegetation / Ditch** – boundary vegetation and the southern band of trees and ditch will need to be retained with site access and development worked around these features.
- **Utilities and Easements** – there are water mains located through the southern side of the site and along adjacent roads. These utilities may require re-routing or consideration during the design process.
- **Stansted Brook / Elsenham Hall Fields** – land to the south of the site will require a suitable buffer due to risk of flood and its designation as a county wildlife site.
- **SUDS** – attenuation will be required at the southern end of the site to deal with surface water run-off and control discharge into the nearest watercourse.
- **Building Heights** – proposed ridge heights, particularly adjacent to Elsenham Cross, should be given consideration.



**KEY**

- SITE BOUNDARY
- LISTED BUILDINGS
- VEGETATION
- DOWNWARD SLOPE
- PUBLIC RIGHT OF WAY
- WATER MAIN
- 6M EASEMENT
- FOUL PIPE TO BE DIVERTED
- FLOOD ZONE
- BUFFER FROM BROOK
- ELSENHAM HALL FIELDS
- SUDS LOCATION
- LOW RIDGE HEIGHTS



Fig 1.17.1 Constraints Plan

# BIBLIOGRAPHY

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## Site Location

[REDACTED]

## Historical Context

[REDACTED]  
[REDACTED]

## Public Rights of Way:

[REDACTED]  
[REDACTED]

## Bus and Cycle Routes:

[REDACTED]  
[REDACTED]

## Land Uses

[REDACTED]  
[REDACTED]

## Heritage Assets

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Statutory / non-statutory:  
<https://magic.defra.gov.uk/>

Flooding:  
<https://flood-map-for-planning.service.gov.uk/>

## Socio-Economic Conditions

[REDACTED]

## Site Access

<https://eservices.landregistry.gov.uk/eservices/FindAProperty/view/MapEnquiryInit.do>





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