

**JACKS PARCEL, TAKELEY**  
DESIGN AND ACCESS STATEMENT

SEPTEMBER 2023

Weston  
Homes



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# 1

INTRODUCTION



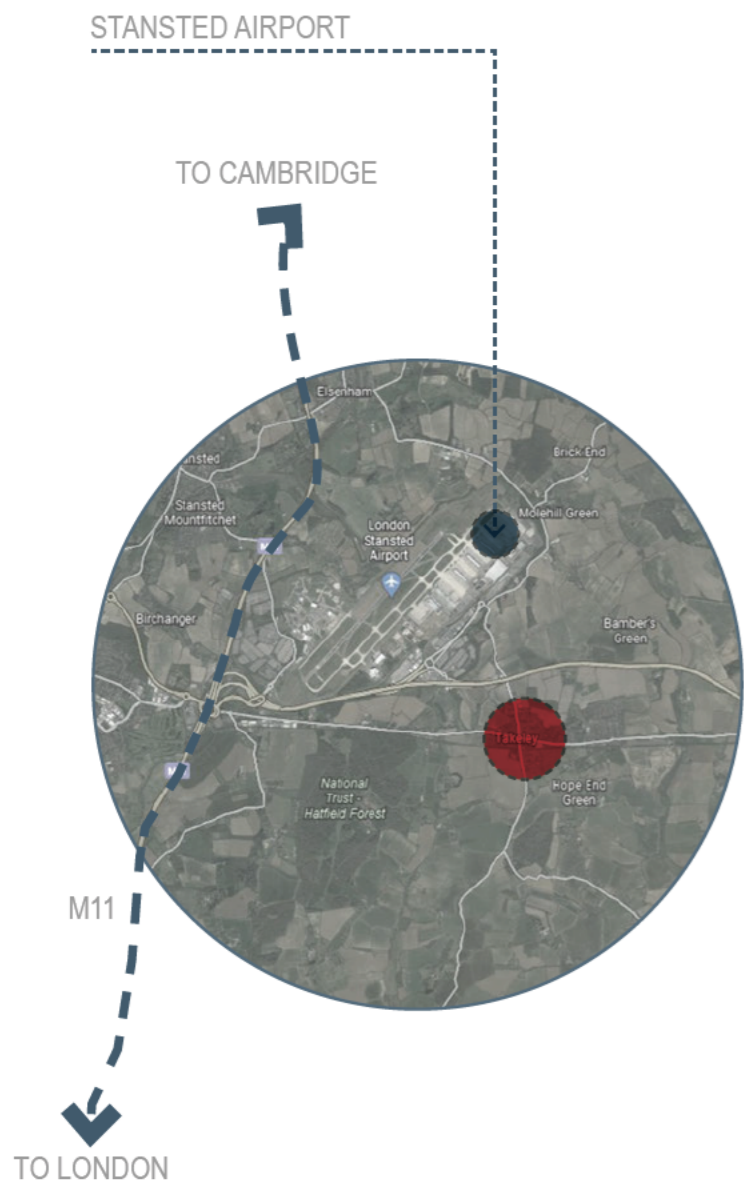
WESTON HOMES PREVIOUS PROJECTS







# 2 SITE CONTEXT



KEY:



SITE:

1 JACKS 2.15 Ha

## 2 SITE CONTEXT

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### 2.01 SITE LOCATION

This document presents the development proposals for the land known as Jacks to the north of Takeley.

#### 1 JACKS LAND PARCEL

The Jacks site is 2.1 Hectares of land and is an isolated land parcel accessible from Smiths Green and Jacks Lane. The site rural location is situated amongst neighbouring fields and low density larger residential dwellings.





SITE PLAN\_IMAGE LOCATOR

# 2 SITE CONTEXT

## 2.04 SITE PHOTOS\_JACKS



① VIEW FACING SOUTH-EAST



② VIEW FACING SOUTH



③ VIEW FACING NORTH-WEST



④ VIEW FACING NORTH



⑤ VIEW FACING EAST

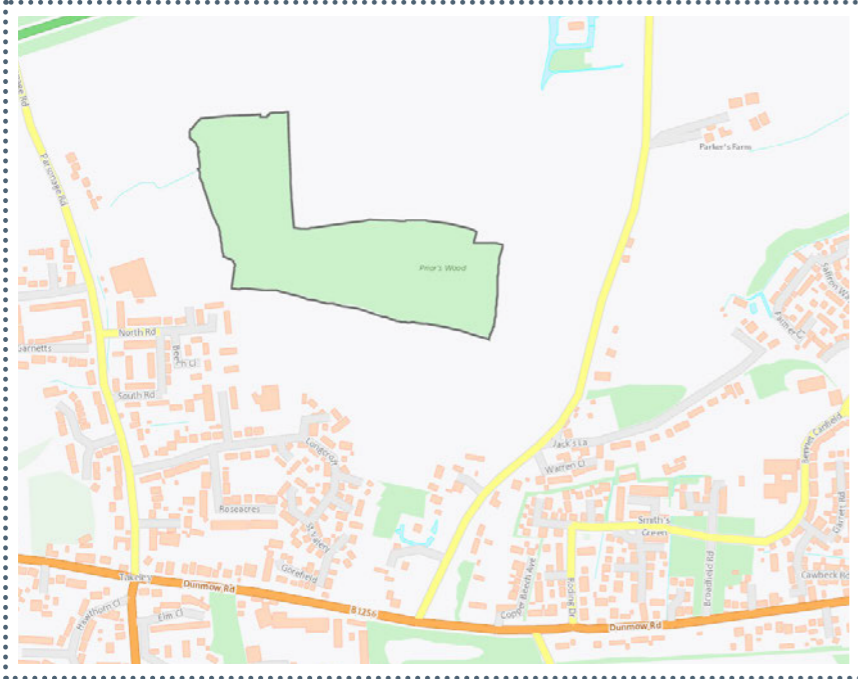


⑥ VIEW FACING SOUTH-EAST

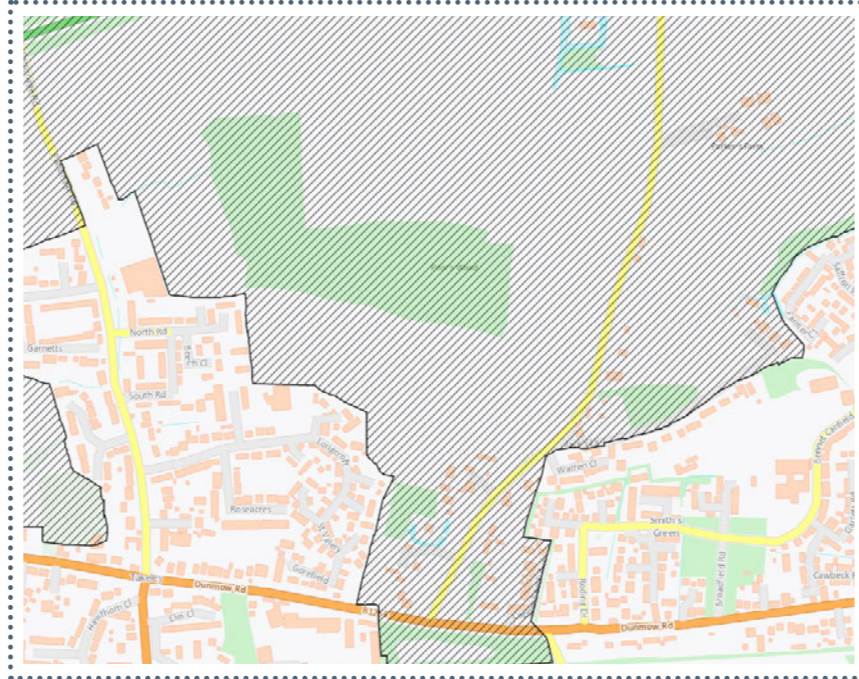


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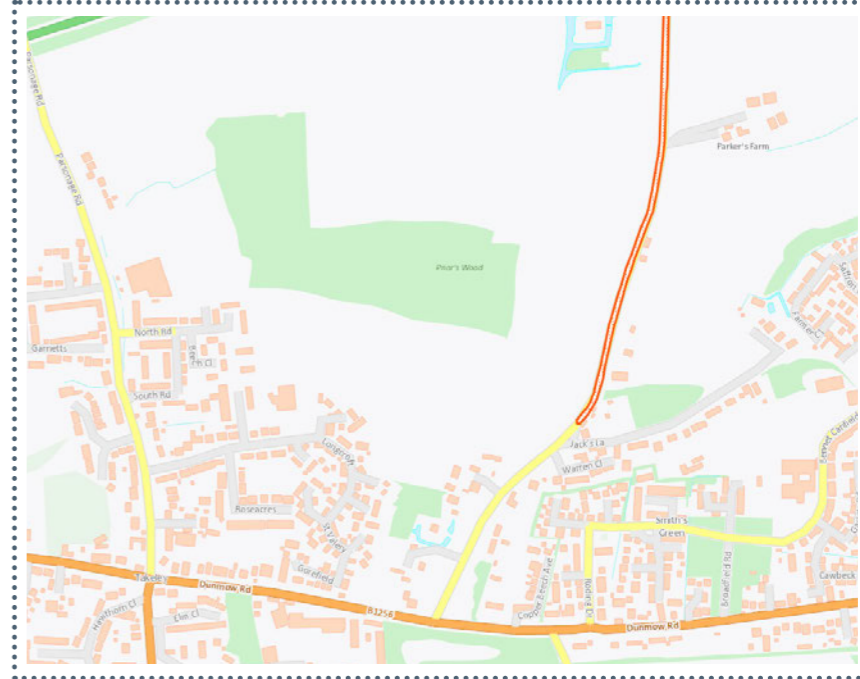
PLANNING CONTEXT



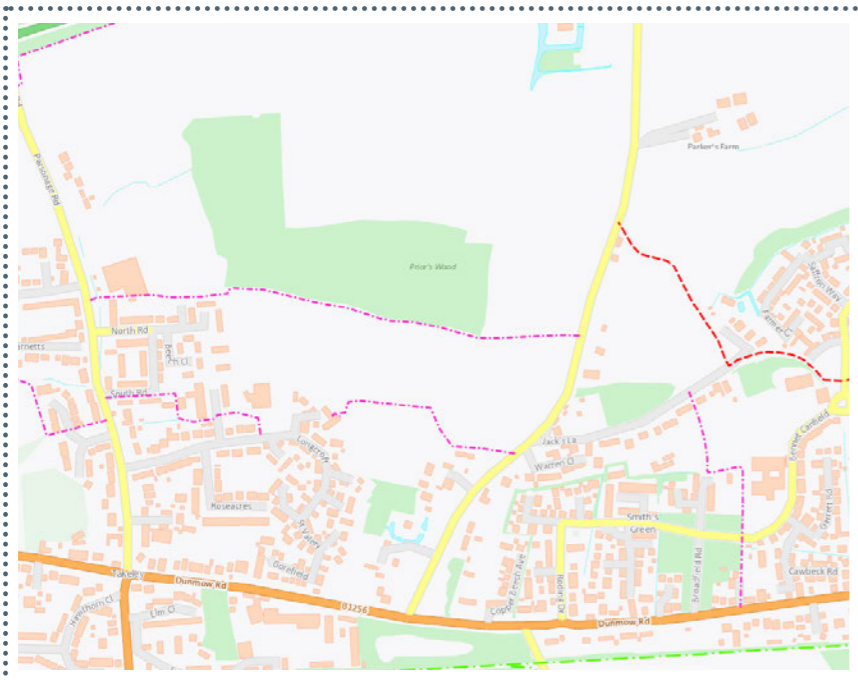
ANCIENT WOODLAND



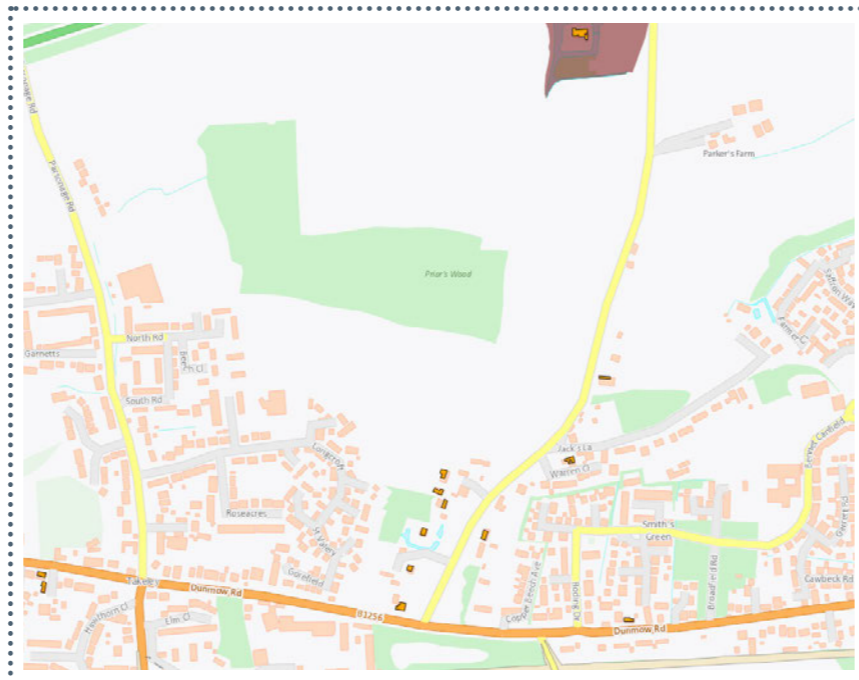
COUNTRYSIDE PROTECTION ZONE



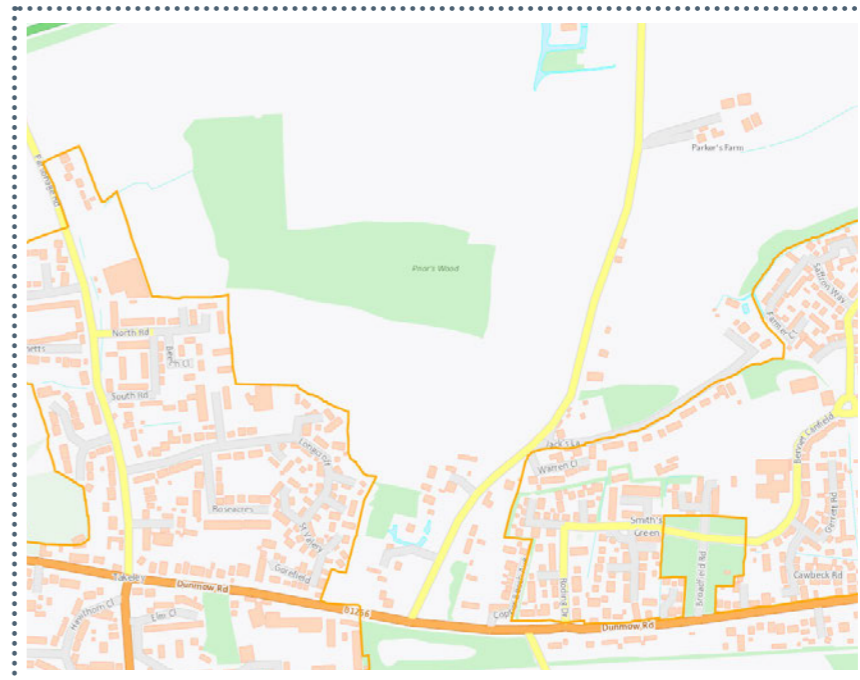
PROTECTED LANES



PUBLIC RIGHTS OF WAY



LISTED BUILDINGS / ANCIENT MONUMENTS



SETTLEMENT MAP



# 3 PLANNING CONTEXT

## 3.01 STATUTORY MAPS

Within the vicinity of the proposed Site, there are a number of important contextual factors that are recognised. These key items can be summarised as follows;

### Ancient Woodland

The woodland located to the west of the Site, is privately owned by the applicant and is within the proposed application boundary. Whilst the woodland is technically private property, it is widely regarded as an important local amenity that is regularly enjoyed by existing Takeley residents.

### Protected Lanes

The Site is located adjacent to Smiths Green Lane. A lane that carries a 'protected' status. The exact definition or statutory protection of the lane is unclear, although it is accepted that careful consideration with respect to the setting of any proposed development is of importance.

The proposals and any impact caused will be interrogated, carefully considered and concluded within the accompanying Heritage Statement and Landscape Visual Impact Assessment.

### The Countryside Protection Zone (CPZ)

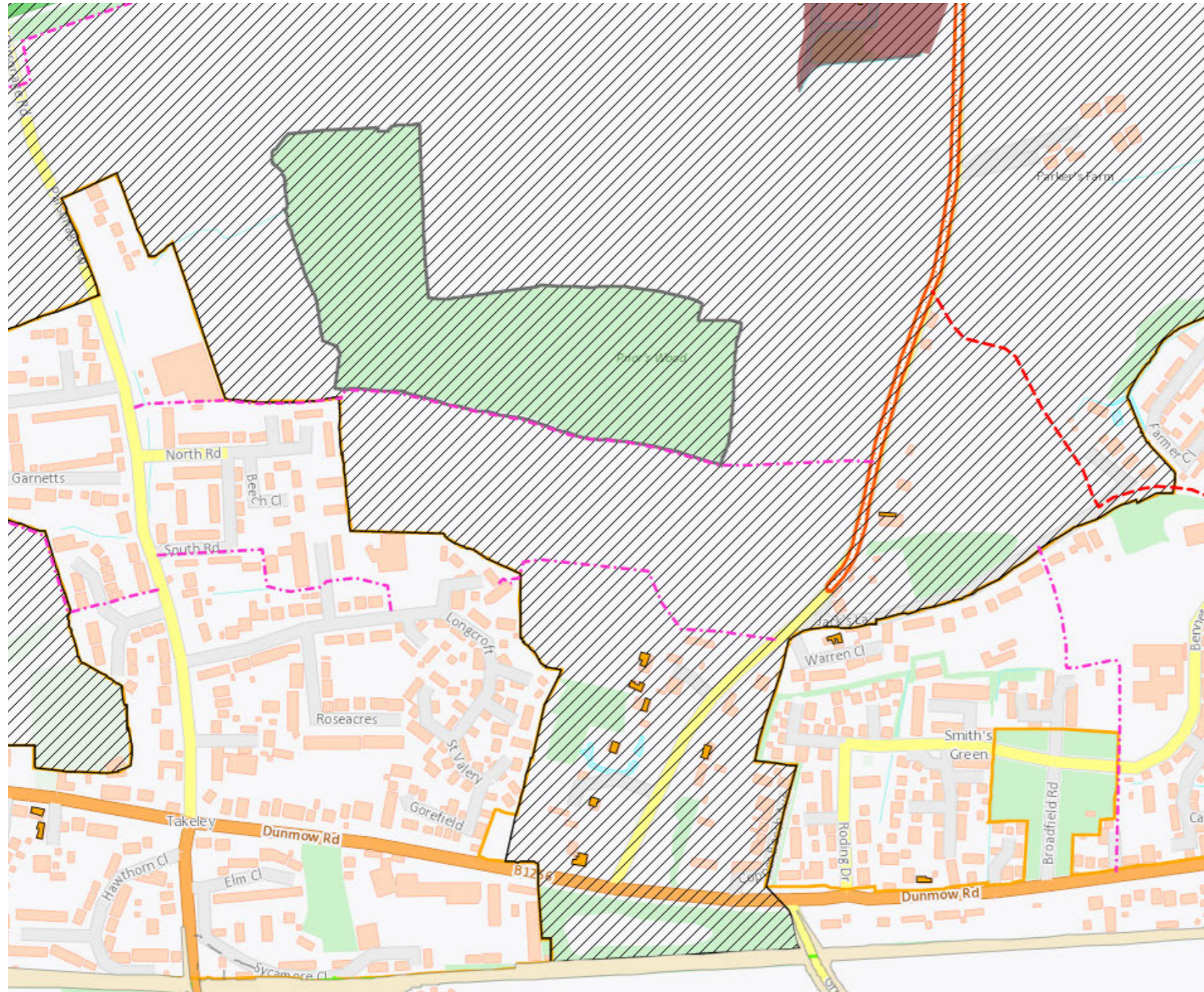
As part of the historic development of Stansted Airport, a CPZ was allocated to large parts of the surrounding villages to avoid coalescence. The proposed application sites fall within this zone and therefore this position shall be carefully considered. It is widely accepted that there established precedents for development within this zone as much of the founding principles are no longer relevant, details of which shall be discussed within the accompanying planning statement.

### Public Rights of Way (PROW)

Two established PROW's run East to West through the Bulls Field parcel to the west of the application Site; PROW48\_40 to the North and PROW 48\_41 to the South of the Bull Field parcel. Due to the existing Agrarian nature of the sites, these routes are undefined and are there usability is limited during inclement weather. These routes shall be considered and integrated into the emerging proposals.

### Listed Building and Ancient Monuments

A number of Heritage Assets are identified locally and shall be set out in further detail within this report. Carefully analysis of these assets and the associate settings is considered within the Heritage Assessment which accompanies this application.





TAKELEY - NEIGHBOURING RESIDENTIAL DEVELOPMENT

1 JACKS

# 3 PLANNING CONTEXT

## 3.02 NEIGHBOURING APPLICATIONS

### NEIGHBOURING DEVELOPMENTS

#### **SITE A:**

Approval of 8 residential apartments  
Feb 2020  
Planning Permission Ref. No. UTT/20/0386/FUL (Dated - 02.07.20)  
Development of 8no. 2-bedroom residential apartments  
No bungalows are provided on site  
16no. Residential parking space & 2no. Visitor spaces  
Outside of the Development Boundary  
Site is 0.1275ha in size with a density of approximately 63dph

#### **SITE B:**

Approval for 119 new dwellings, Play area, Open space & community centre  
Outline Planning Permission Ref. No. UTT/19/0393/OP  
Jan 2020  
Application initially refused, then allowed at Appeal (Ref. No. APP/C1570/W/19/3234530)  
(Dated - 31.01.20)  
Development of up to 119 dwellings  
Parking to be in line with “prevailing local guidance”  
The site is outside of the development boundary and inside of the Countryside Protection Zone  
The site is approximately 9.35 ha in size with an average net density of 36 dph  
5% of the overall provision will be made in the form of Bungalows  
The indicative housing mix for the development at Site B is set out below:

Based On 120 Dwellings	Open Market	Affordable	Total
1-Bed	-	8 (17%)	8 (7%)
2-Bed	6 (8%)	22 (46%)	28 (23%)
3-Bed	32 (45%)	16 (33%)	48 (40%)
4-Bed	23 (32%)	2 (4%)	25 (21%)
5-Bed +	11 (15%)	-	11 (9%)
<b>Total</b>	<b>72</b>	<b>48</b>	<b>120</b>

#### **SITE C:**

Approval of 8 residential dwellings  
Oct 2018  
Planning Permission Ref. No. UTT/18/2917/FUL (Dated - 22.01.19)  
Development of 8no. residential dwellings  
Parking provision in line with the parking standards published by Essex County Council  
The site does not fall within the development boundary, however it is within the Countryside Protection Zone  
The site is approximately 0.25ha in size, with a density of 28 dph  
The proposed development does not comprise any affordable units, nor does it provide any provision of bungalows  
The indicative housing mix for the development at Site C is set out below:

Dwelling Type	Number	Percentage
2-Bed F.O.G	1	12.5%
2-BED	2	25%
3-Bed	4	50%
4-Bed	1	12.5%
<b>Total</b>	<b>8</b>	<b>100%</b>

#### **SITE D:**

Approval of 1 new dwelling  
March 2018  
Planning Permission Ref. No. UTT/19/1032/FUL (Dated - 21.06.19)  
Development of 1no. detached bungalow style dwelling with a garage and parking area  
The site is situated outside of the development boundary and within the Countryside Protection Zone  
The site is approximately 0.15ha in size and has a density of approximately 7 dph

#### **SITE E:**

Approval of 327 new dwellings  
June 2009  
Outline Planning Permission Ref. No. UTT/0714/09/OP (Dated - 31.03.10) for 327no. dwellings  
Subsequent Reserved Matters Approvals (RMA):  
RMA Ref. No. UTT/1110/10/DFO: 98no. 1, 2, 3,4 & 5 bedroom houses and apartments  
RMA Ref. No. UTT/1136/10/DFO: 87no. dwellings  
RMA Ref. No. UTT/1642/10/DFO: 46no. dwellings  
RMA Ref. No. UTT/1675/10/DFO: 89no. dwellings  
The Outline Permission site is approximately 12.4ha with a density of approximately 26 dph.

#### **SITE F:**

Approval for 88 new dwellings  
Outline Planning Permission granted at Committee in May 2022  
(Ref. No. UTT/21/2488/OP)

#### **SITE G:**

Approval for 115 new dwellings  
Outline Planning Permission granted at Committee in May 2022  
(Ref. No. UTT/22/3311/OP)

#### **SITE H:**

Approval for 2 new dwellings  
Outline Planning Permission granted in Sept 2012 (Ref. No. UTT/0295/12/OP)  
RMA granted in April 2014 (Ref. No. UTT/14/0485/DFO)

#### **SITE I:**

Approval for 3 new dwellings  
Outline Planning Permission granted in April 2019 (Ref. No. UTT/19/0904/OP)

#### **SITE J:**

Approval for a 124no space car park.  
Full Planning Permission granted in October 2022 (Ref. No. UTT/22/2134/FUL)

#### **SITE K:**

Approval for 2no. detached dwellings  
Full Planning Permission granted in October 2021 (Ref. No. UTT/21/2831/FUL)

#### **SITE L:**

Approval for 2no. detached dwellings  
Full Planning Permission granted in October 2021 (Ref. No. UTT/22/1616/FUL)

#### **SITE M:**

Approval for 8no. detached dwellings  
Full Planning Permission granted in November 2022 (Ref. No. UTT/22/2185/FUL)

#### **SITE N:**

Approval for 4no Industrial/flexible commercial units (Use Class E)  
Full Planning Permission granted in June 2023 (Ref. No. UTT/22/2744/FUL)

## PRINCIPLE OF DEVELOPMENT

The sites fall within the Countryside Protection Zone (CPZ) strategic allocation, which is safeguarded under Policy S8 (The Countryside Protection Zone) of the Adopted Local Plan.

The sites also fall outside of the development boundaries/limits defined on the policy proposal map, in relation to Policy S2 (Development limits/Policy Areas for Oakwood Park, Little Dunmow and Priors Green, Takeley/ Little Canfield).

The Uttlesford Local Plan is considered to be extremely out-of-date, as set out in Appeal Decision Ref. No. APP/C1570/W/19/3242550 for the proposed development in Elsenham, which was decided on 4th September 2020. It is therefore concluded that the strategic policies, including Policies S2 and S8 are considered to be out-of-date. Furthermore, the inspector found that the Council are unable to demonstrate a five-year housing land supply (5YHLS), therefore the presumption in favour of sustainable development under NPPF paragraph 11(d) is engaged where by:

For decision-taking this means:

*'Where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out-of-date, granting planning permission unless:*

*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 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'.*

The provision of much needed housing proposed on sites 1 and 2, as well as to provision of light industrial uses (Use Class B1) which are proposed on site 3, are contended to provide significant public benefits that outweigh any harm which the proposals would cause. Therefore, the presumption in favour of sustainable development applies and thus establishes the principle of development of the three sites.

## SECTION 62A APPLICATION

A Section 62a application (Ref: S62A/2023/0016) was previously submitted to the Planning Inspectorate for the same scheme before you in this application. The previous S62A Application was refused for two minor reasons. We believe these have not been addressed and notwithstanding those reasons, the Inspector was happy with the rest of the proposals including the principle of development of the site.

## AFFORDABLE HOUSING PROVISION

Policy H9 (Affordable Housing) sets out that Council will seek to negotiate on a site to site basis an element of affordable housing of 40% of the total provision of housing. The West Essex and East Herts Strategic Housing Market Assessment, July 2017 indicates a strategic borough wide target for a tenure mix of 70% rented and 30% shared ownership provision of the Affordable Homes delivered in the area.

## HOUSING MIX

Policy H10 (Housing Mix) identifies that sites that are 0.1 hectares or more or provide 3 or more dwellings will be required to provide a significant proportion of market housing comprising small properties.

## DESIGN AND APPEARANCE

Policy GEN2 (Design) sets out that proposals are to meet the criteria set out below:

- It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;
- It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;
- It provides an environment, which meets the reasonable needs of all potential users.
- It helps to reduce the potential for crime;
- It helps to minimise water and energy consumption;
- It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.
- It helps to reduce waste production and encourages recycling and reuse.
- It minimises the environmental impact on neighbouring properties by appropriate mitigating methods.
- It would not have a materially adverse impact on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

## ESSEX DESIGN GUIDE

Policy GEN2 also requires proposals to have regard to the Essex Design Guide (EDG), which sets out design criteria for all new developments, including guidance on open space and children's play area provision. The EDG sets out that on sites larger than 0.1ha, each home should be provided with at least 25sqm of private communal space. Houses on sites of above 50dph should be provided with outside space of at least 25sqm.

## TRANSPORT AND ACCESS

Policy GEN1 (Access), sets out that development proposals will only be accepted if they meet the following criteria in terms of access:

- Access to the main road network must be capable of carrying the traffic generated by the development safely
- The traffic generated by the development must be capable of being accommodated on the surrounding transport network
- The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.
- It must be designed to meet the needs of people with disabilities if it is a development to which the general public expects to have access.
- The development encourages movement by means other than driving a car.

## PARKING

Policy GEN8 (Vehicle Parking Standards) refers to the adopted the Essex Parking Standards Design and Good Practice Document . The Essex Parking Standard require the provision as set out opposite:

# 3 PLANNING CONTEXT

## 3.03 STATUTORY POSITION

### PLANNING CONTEXT

The sites fall under the jurisdiction of Uttlesford District Council (UDC), and the development plan for UDC consists of The Uttlesford Local Plan, adopted in January 2005.

The Council withdrew the emerging Uttlesford Local Plan on the 30th April 2020, therefore it holds no weight in the determination of applications. The National Planning Policy Framework (NPPF) is also a material consideration.

There are a number of Supplementary Planning Documents (SPDs) relevant to the proposals set out in this document which are material considerations, these SPDs are listed below:

- The Essex Design Guide (2018)
- The Urban Space Supplement to The Essex Design Guide (March 2007)
- Essex County Council Parking Standards Design and Good Practice
- Uttlesford Local Residents Parking Standards (2013)
- Accessible Homes and Play space 2005

Flats and Houses are to be treated the same.

Use	Vehicle	Cycle	PTW	Disabled
	Minimum	Minimum	Minimum	Minimum
1 bedroom	1 space per dwelling*	1 secure covered space per dwelling. None if garage or secure area is provided within curtilage of dwelling	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/ unallocated
2+ bedroom	2 spaces per dwelling*			
Retirement developments (e.g. warden assisted independent living accommodation)	1 space per dwelling	1 space per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	N/A if parking is in curtilage of dwelling, otherwise as Visitor/ unallocated
Visitor/ unallocated	0.25 spaces per dwelling (unallocated) (rounded up to nearest whole number)	If no garage or secure area is provided within curtilage of dwelling then 1 covered and secure space per dwelling in a communal area for residents plus 1 space per 8 dwellings for visitors	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 vehicle bays or less</b> = 3 bays or 6% of total capacity, whichever is greater, <b>Over 200 vehicle bays</b> = 4 bays plus 4% of total capacity

\* Excluding garage if less than 7m x 3m internal dimension

### Local Standards

Due to the nature of Uttlesford District **in addition** to the Essex Parking Standards set out above (and in more detail in the full [Parking Standards - Design and Good Practice \(2009\). \(PDF\) \[5MB\]](#)) local parking standards have been adopted as material planning considerations and these are set out below.

**Use:** 4+ bedroom

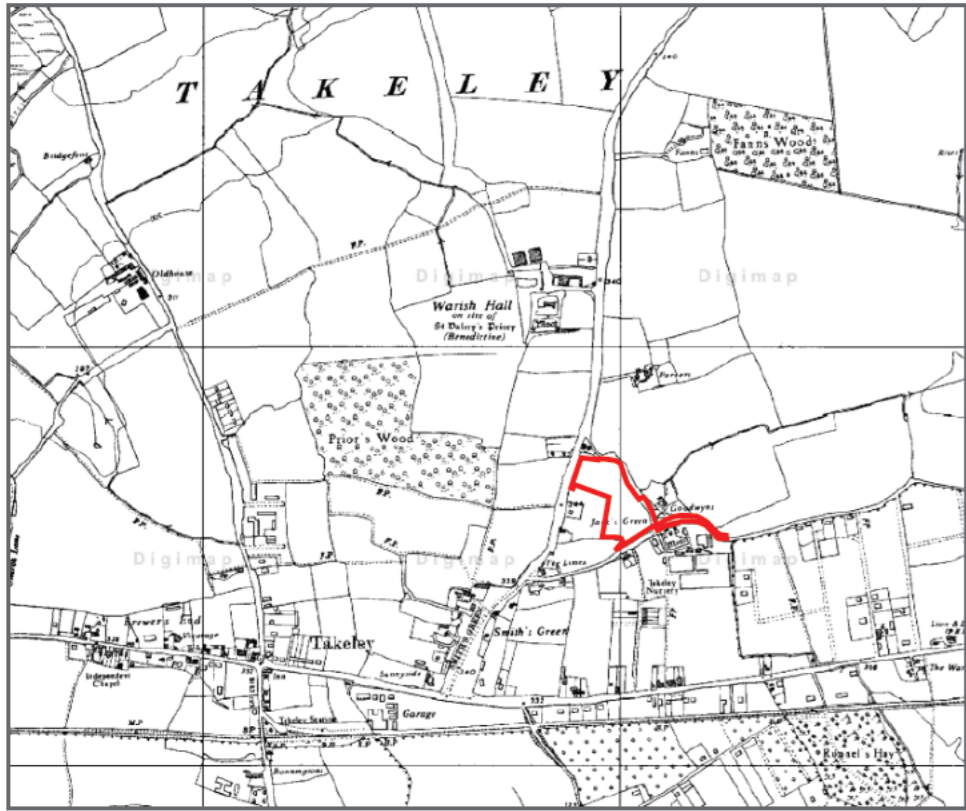
**Vehicle minimum:** 3 spaces per dwelling\*

\* Excluding garage if less than 7m x 3m internal dimension



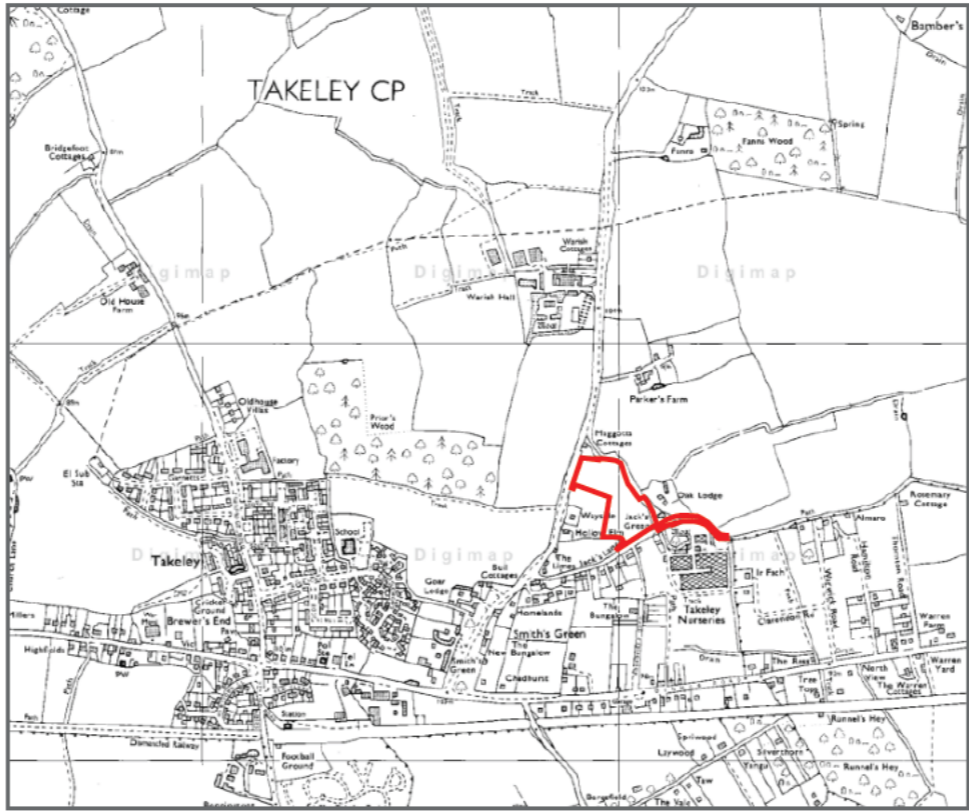
# 4

SITE:  
ANALYSIS AND OPPORTUNITY



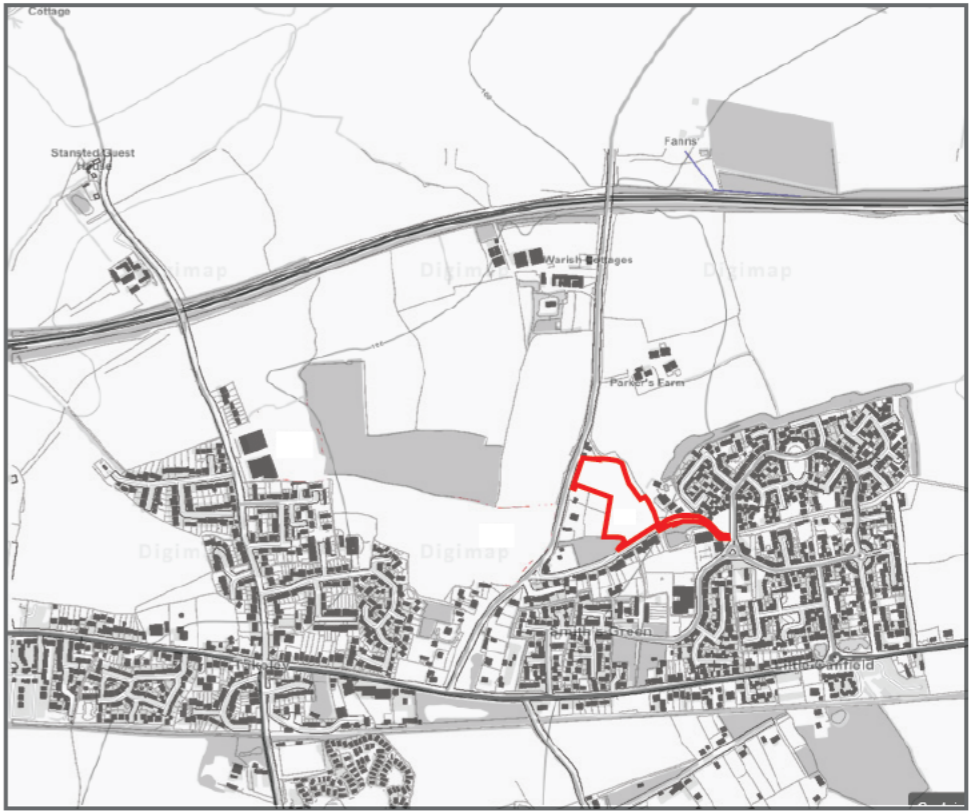
TAKELEY - 1960

MINIMAL DEVELOPMENT



TAKELEY - 1990

VILLAGE GROWTH



TAKELEY - 2010

DEVELOPMENT OF PRIOR'S GREEN



# 4 ANALYSIS AND OPPORTUNITY

## 4.01 HISTORIC DEVELOPMENT

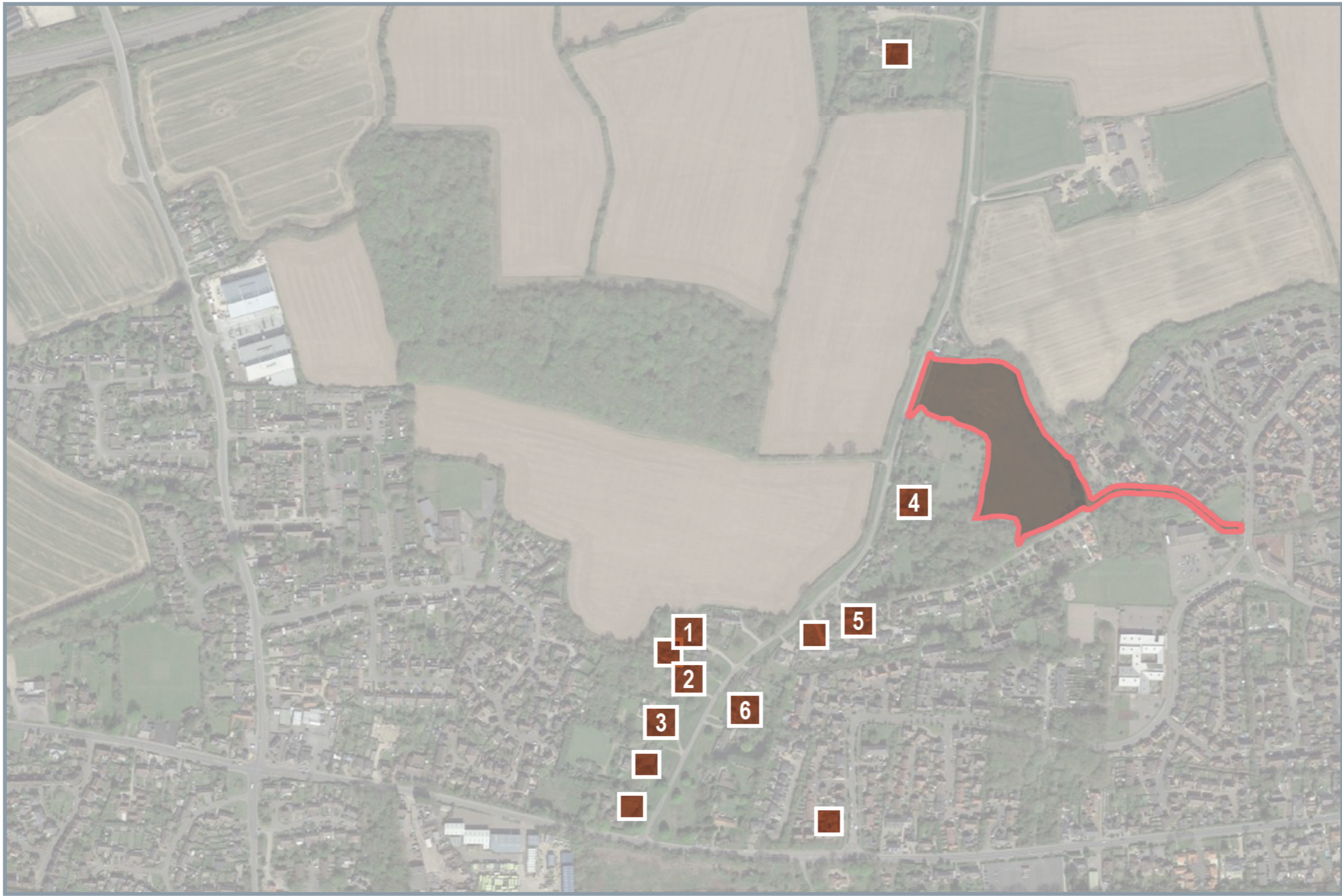
The historic maps review the urban development growth of Takeley from 1890 to 2020 present day.

It is clear to see the development grain of Takeley has evolved along the spine of Dunmow Road in the last 30 years. This growth has formed predominantly to the North East and South West of Takeley.

There are three individual settlement boundaries within the wider Takeley Area. The characters of these areas shall therefore be investigated and form an important part of the emerging proposals.



EXISTING TAKELEY NOLLI PLAN



# 4 ANALYSIS AND OPPORTUNITY

## 4.02 HERITAGE\_LOCALLY LISTED ASSETS



1. GOAR LODGE



2. THE COTTAGE



3. MOAT COTTAGE



4. HOLLOW ELM COTTAGE



5. CHEERUPS COTTAGE



6. THE GAGES

Takeley contains a number of heritage assets, holding local importance as well as having nationally listed / ancient monument status.

At the outset of the project, the applicant has appointed a dedicated Heritage consultant (RPS), to carefully review and understand the heritage context, the findings of which have fed into and influenced the emerging proposals.

Of particular importance to the development sites are those assets that are in the immediate context, a selection of which are identified opposite.

For a full analysis of the heritage setting and the design response to these assets please refer to the accompanying Heritage Statement.



01 - PARISH CHURCH

02 - SILVER JUBILEE HALL

03 - TAKELEY PLAY PARK

04 - TAKELEY CRICKET CLUB

05 - COMMUNITY HALL

06 - FOUR ASHES PUB

07 - TAKELEY RETAIL PARADE

08 - TAKELEY FOOTBALL CLUB

09 - VETERINARY CLINIC

10 - ROSEACRES SCHOOL

11 - THE ANCIENT WOODLAND

12 - THE FLITCH WAY

13 - TAKELEY SCHOOL

14 - PG RETAIL PARADE

15 - LION & LAMB PUB

# 4 ANALYSIS AND OPPORTUNITY

## 4.03 COMMUNITY ASSETS

Takeley village is benefited by a number of existing assets that are of significant value to the local community.

Given the historic development pattern of the area, these assets are spread across the two parishes and are not well connected to one another.

The proposed scheme shall look to address this disparity and seek means to more successfully link them, to ensure that their use is maximised for both existing and proposed residents.



1 HOLY TRINITY CHURCH



2 SILVER JUBILEE HALL



3 TAKELEY PLAY PARK



4 TAKELEY CRICKET CLUB



5 COMMUNITY HALL



6 THE FOUR ASHES PUB



7 TAKELEY RETAIL PARADE



8 TAKELEY FOOTBALL CLUB



9 VETERINARY CLINIC



10 ROSEACRES SCHOOL



11 ANCIENT WOODLAND



12 THE FLITCH WAY



13 TAKELEY PRIMARY SCHOOL

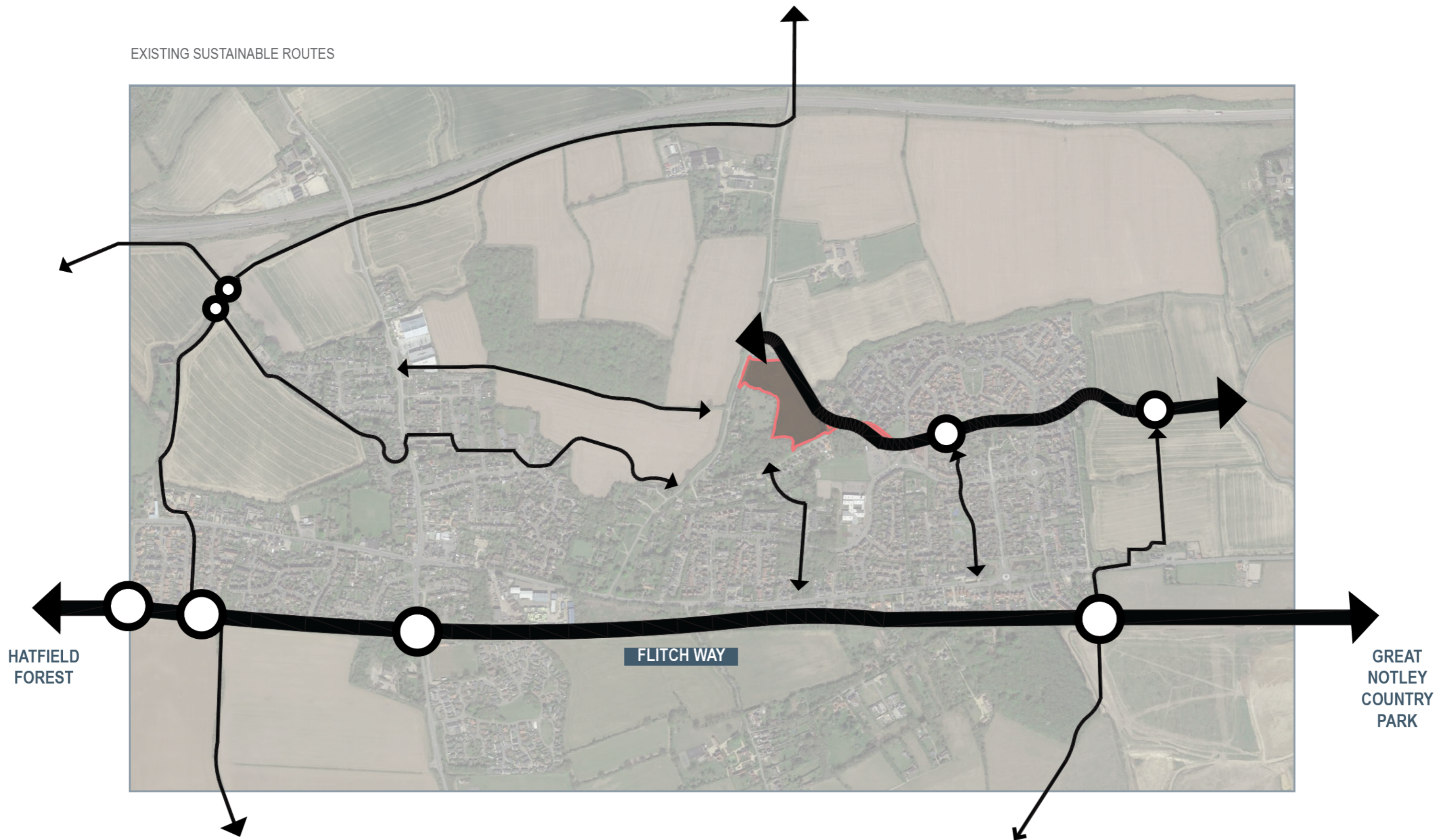


14 PRIORS GREEN RETAIL PARADE



15 LION AND LAMB PUB

EXISTING SUSTAINABLE ROUTES



# 4 ANALYSIS AND OPPORTUNITY

## 4.04 SUSTAINABLE ROUTES\_EXISTING



HATFIELD FOREST



GREAT NOTLEY PARK

KEY:

-  ESTABLISHED ROUTES
-  MAINTAINED ROUTES
-  PUBLIC RIGHT OF WAY
-  LINKS TO PEDESTRIAN ROUTES

The historic development patterns identify that Takeley has expanded in an East-West / East-West manner over the years, which is largely due to the primary route (Dunmow Road) that passes by the village, formerly the A120.

Running parallel with Dunmow Road is the Flich Way, located on the site of the historic railway line that passed the village to the South. A significant and valuable asset to Takeley and the surrounding villages that provides approximately 15 miles of walking and cycling routes that connect Hatfield Forest in the West of Takeley to Great Notley Park in Braintree.

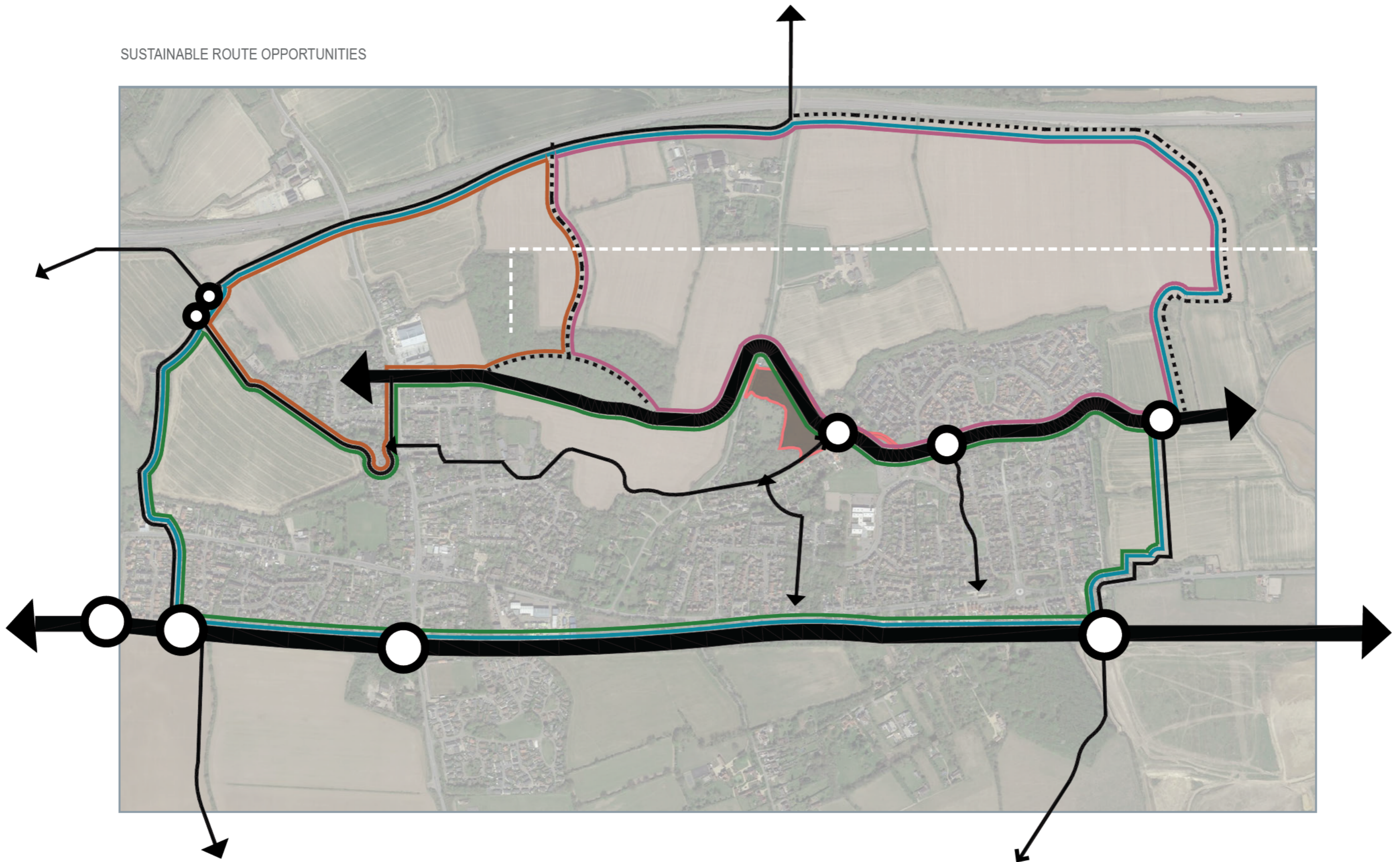
It is recognised that Takeley is benefited by a network of establish PROW's and sustainable, walking and cycling routes, but their successful use is somewhat limited due to a lack of connectivity between these routes and their connectivity with the established community assets identified in the previous section of this document.

Due to this disjointed network of routes and a lack of successful destination points at the end of these routes, the residents of Takeley and those of surrounding areas are unable to fully appreciate the assets that exist.

As a result, movement in and around Takeley has become too dependent on the motor vehicle, does not promote sustainable transport, which in turn amplifies the impact and pressures on the existing road network.

Takeley is therefore defined more as a location that one would go past, rather than go to, which does the village a great injustice and underplays many of the very successful ingredients that it has to offer. Whilst the Flich Way is a significant asset, it to only heightens this point, passing by the village to the South with limited access into the Village to the North.

SUSTAINABLE ROUTE OPPORTUNITIES









# 4 ANALYSIS AND OPPORTUNITY

## 4.05 SUSTAINABLE ROUTES OPPORTUNITIES

The application site holds a central position within the village, adjacent to the three settlement areas. As set out earlier within this document, there are two Public Rights of Way on the Bulls Field Site (PROW 48\_40 / 48\_41), but due to their existing agrarian usage, these are not maintained and therefore unable to be used in inclement weather.

### CONNECTING ROUTES:

-  APPROX 2 MILES
-  APPROX 3 MILES
-  APPROX 4 MILES
-  APPROX 5 MILES

### KEY:

-  ESTABLISHED ROUTES
-  MAINTAINED ROUTES
-  PUBLIC RIGHT OF WAY
-  EXTENDED ROUTES IN WIDER LAND HOLDING
-  LINKS TO PEDESTRIAN ROUTES

# 4 ANALYSIS AND OPPORTUNITY

## 4.05 SUSTAINABLE ROUTES OPPORTUNITIES

The Site is situated in close proximity to Priors Green Neighbourhood Centre, which can be via a Restricted Byway running along the eastern boundary of the Site, either from Smiths Green Lane, to the north of the Site, or directly off of the eastern end of Jacks Lane.

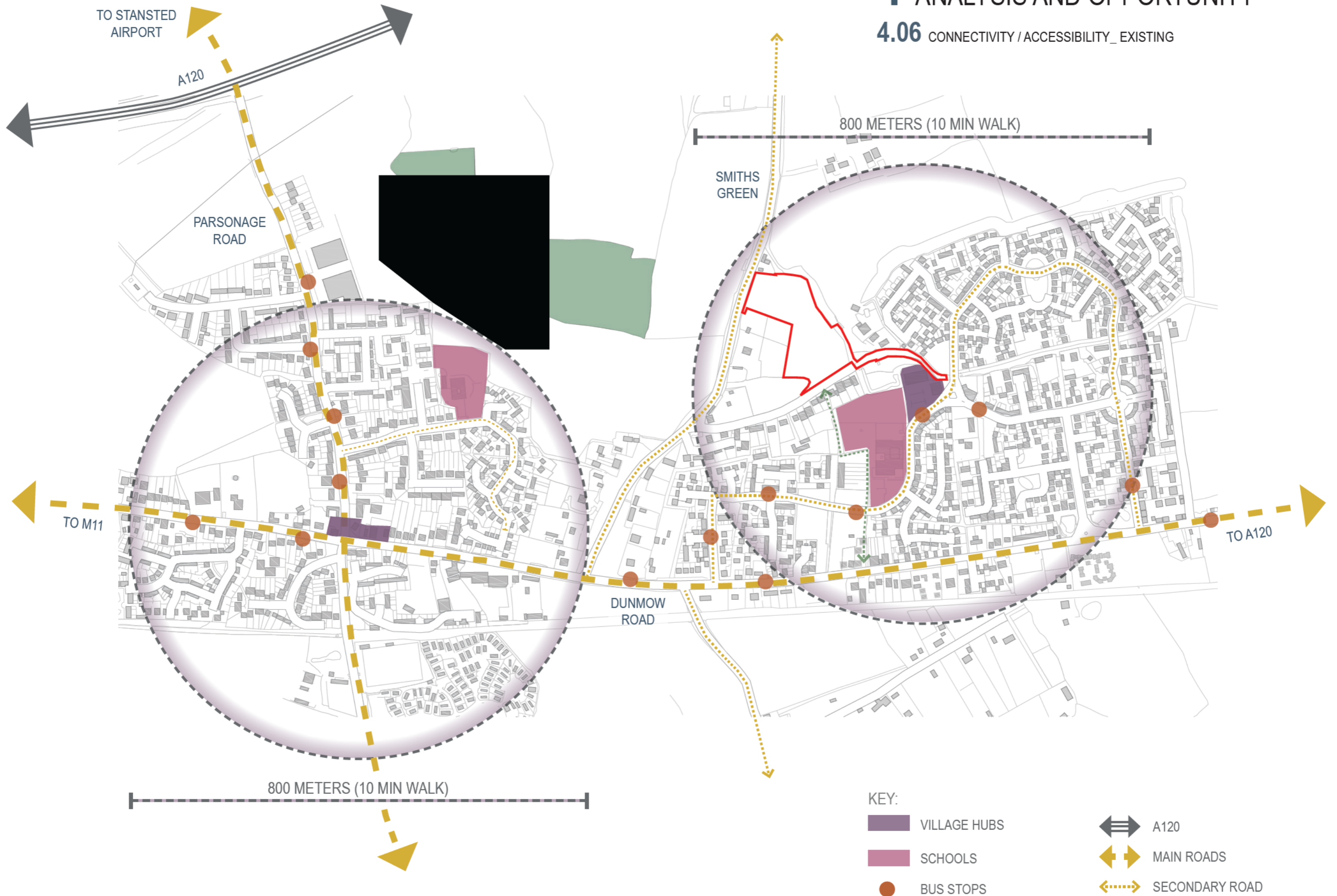
East-west connectivity is an essential part of the design principles for the Site, and the Restricted Byway is the key part of delivering this. As such the proposals include a connection point into the Byway, in order to connect the existing residents on Smiths Green Lane and further west and the future residents of the application Site.

This connection will provide easy access by way of active modes of travel to the Priors Green Neighbourhood Centre. As part of the proposals of this Application, a scheme for improving the Byway connection into Priors Green is to be secured. The scheme has been design to ensure that impacts have been mitigation, particularly in relation to Ecology, whilst providing a safe and accessible route to the Priors Green Neighbourhood Centre.



# 4 ANALYSIS AND OPPORTUNITY

## 4.06 CONNECTIVITY / ACCESSIBILITY\_EXISTING




# 4 ANALYSIS AND OPPORTUNITY

## 4.07 GREEN SPACE\_EXISTING



### SETTLEMENT KEY:

- |  |  |
|--|--|
|  ARABLE LAND        |  BREAK BETWEEN SETTLEMENTS    |
|  PUBLIC GREEN SPACE |  GREEN VERGES TO SMITHS GREEN |
|  WOODLAND           |  |

The boundary conditions between the existing settlements are divided by soft landscaped zones (agricultural or private gardens) that provide buffer strips between the built form of Smiths Green and the neighbouring settlements of Takeley and Little Canfield. Our development proposals acknowledge these natural separations and shall seek to include a suitable public open amenity space as a key aspect of the emerging design proposal.

Although the spaces between settlements are visually very open, due to their predominantly private ownership, there is limited access to the public. As such, there is a lack of dedicated and accessible recreational open space, which this scheme will be able to provide to the benefit of the neighbouring residents. Any forthcoming development proposals present a significant opportunity to extend these buffer zones and integrate publicly accessible, high quality amenity areas to all existing and new residents.

# 4 ANALYSIS AND OPPORTUNITY

## 4.08 GREEN SPACE OPPORTUNITIES



PUBLIC OPEN SPACE

### SETTLEMENT KEY:

- ARABLE LAND
- PUBLIC GREEN SPACE
- WOODLAND
- GREEN VERGES TO SMITHS GREEN
- BREAK BETWEEN SETTLEMENTS

Further opportunity presents itself with respect to the enhancement of the existing public rights of ways where our proposals will seek to enhance the connectivity and usability of these routes for cyclists and pedestrians.

# 4 ANALYSIS AND OPPORTUNITY

## 4.08 SETTLEMENTS\_EXISTING



### SETTLEMENT KEY:

- |   |                                 |  |                                    |
|---|---------------------------------|--|------------------------------------|
|  | URBAN SETTLEMENT - TAKELEY      |  | URBAN SETTLEMENT - LITTLE CANFIELD |
|  | RURAL SETTLEMENT - SMITHS GREEN |  | ANCIENT WOODLAND                   |
|   |                                 |  | ACCESS ROUTES                      |

The Nollis plan illustrated above analyses the existing settlements surrounding the proposed development sites. The 3no. settlements are clearly defined and separated by the green buffer strips between them.

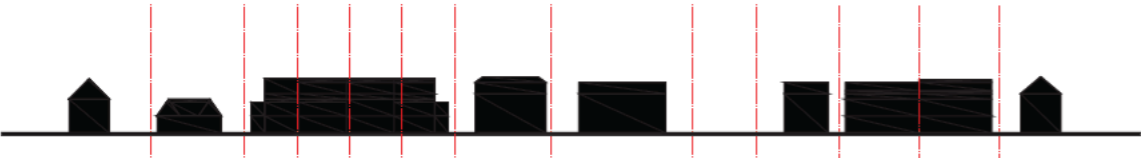


SETTLEMENT KEY:

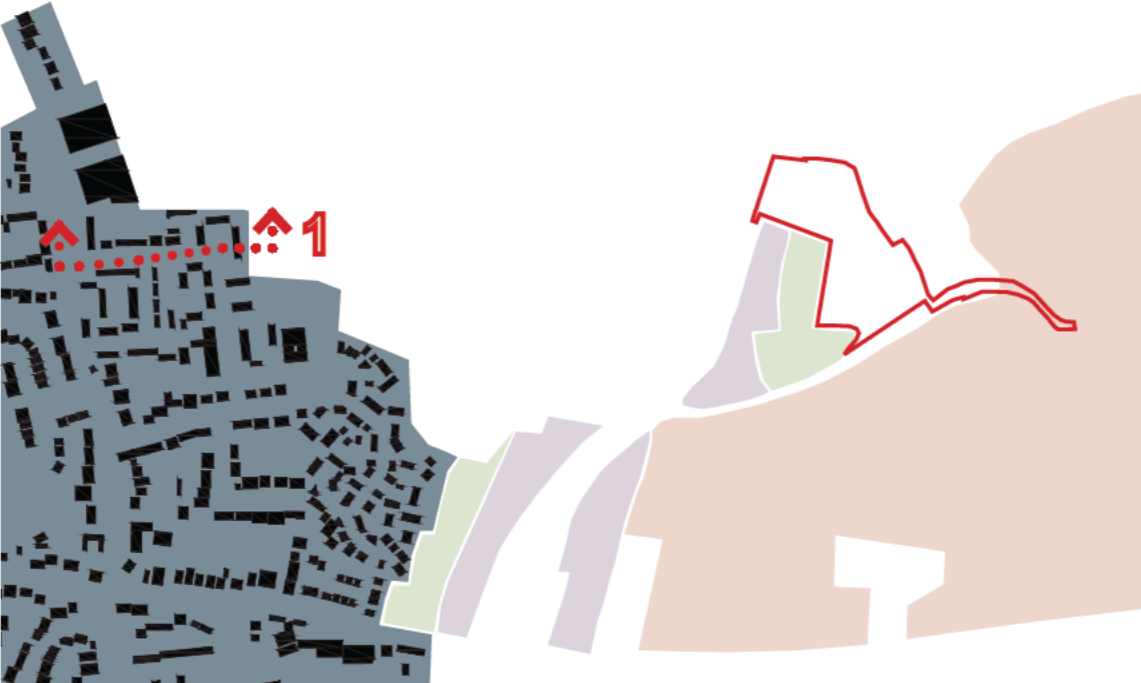
- |   |                                 |  |                                    |
|---|---------------------------------|--|------------------------------------|
|  | URBAN SETTLEMENT - TAKELEY      |  | URBAN SETTLEMENT - LITTLE CANFIELD |
|  | RURAL SETTLEMENT - SMITHS GREEN |  | ANCIENT WOODLAND                   |
|   |                                 |  | ACCESS ROUTES                      |

As illustrated, opportunity exists for sensitive extension to the established settlements. If carried out with care and consideration, we believe that these extensions could be delivered whilst maintaining the important character that exists for each of these respective areas.

TAKELEY



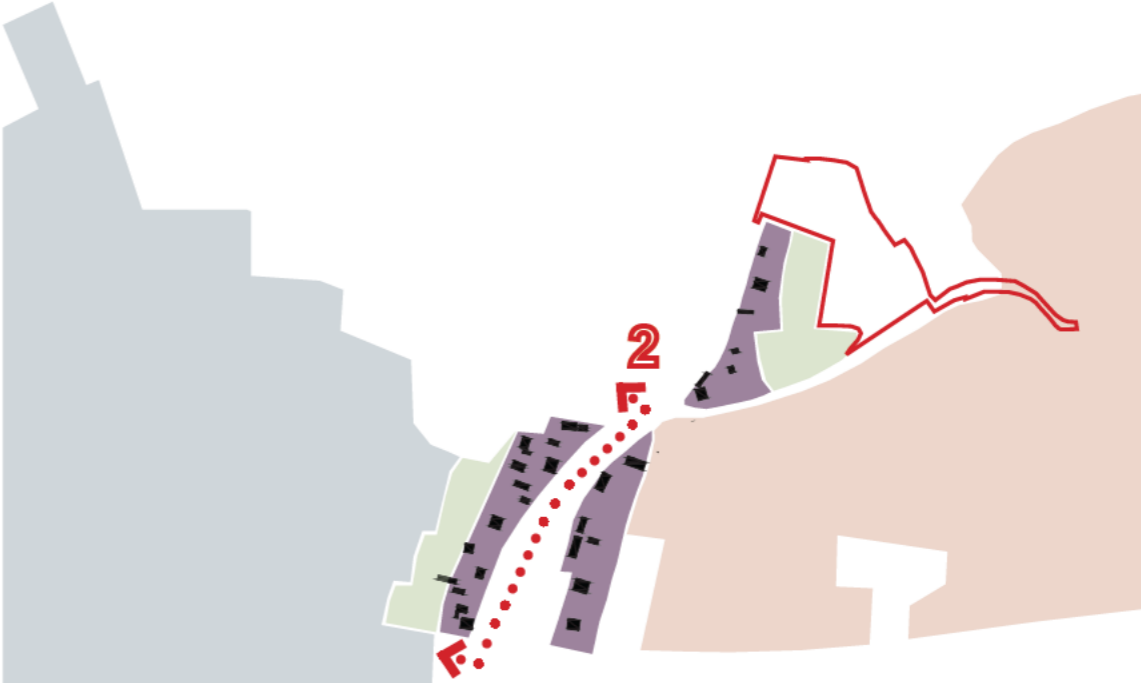
1 STREET MASSING



SMITHS GREEN



2 STREET MASSING





# 4 ANALYSIS AND OPPORTUNITY

## 4.09 SETTLEMENTS\_EXISTING DENSITIES

The three identified settlement areas each have their own identities, which is enforced by specific densities, urban grains, spacings and rhythms between the built form. An overview of these characteristics is noted below:

### Takeley:

Medium / High density housing, tight urban grain containing predominantly terraced and semi detached two and, two and a half storey dwellings.

Dwellings are typically set out in an urban estate like fashion, being multi-layered with inter-visibility between plots.

### Smiths Green:

Low density housing and agricultural buildings, sprawling urban grain containing predominantly detached one and two storey dwellings and out buildings.

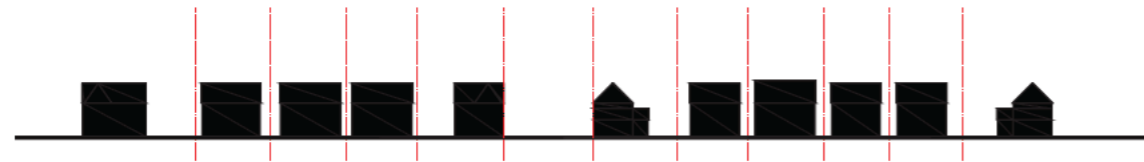
To the South of Smiths Green Lane buildings are typically arranged in a linear approach, being one dwelling deep, however there is a pattern of double stacked dwellings immediately south of the Bulls Field site. Inter-visibility to other built forms beyond those on Smiths Green Lane is limited.

### Little Canfield:

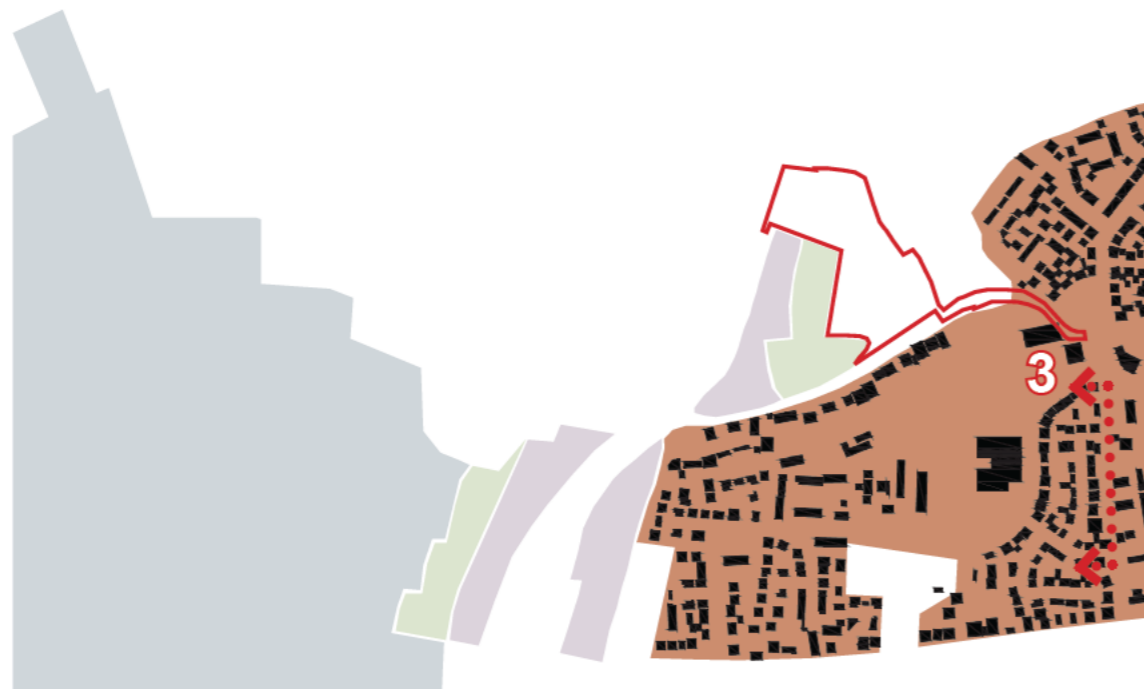
Medium / High density housing, tight urban grain containing predominantly semi detached and detached two and, two and a half storey dwellings.

Like Takeley, the existing dwellings are typically set out in an urban estate like fashion, being multi-layered with inter-visibility between plots.

## LITTLE CANFIELD

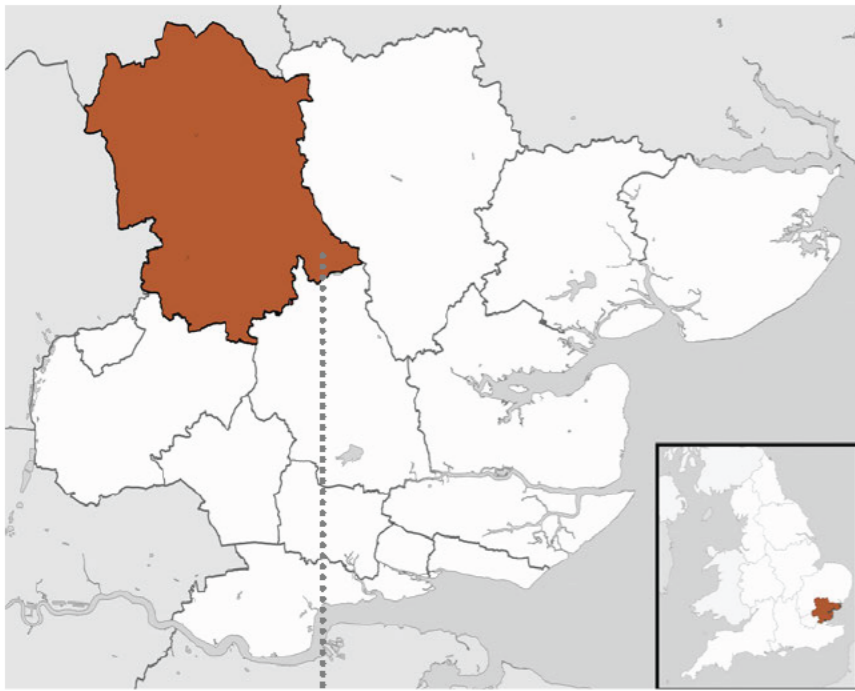


## 3 STREET MASSING

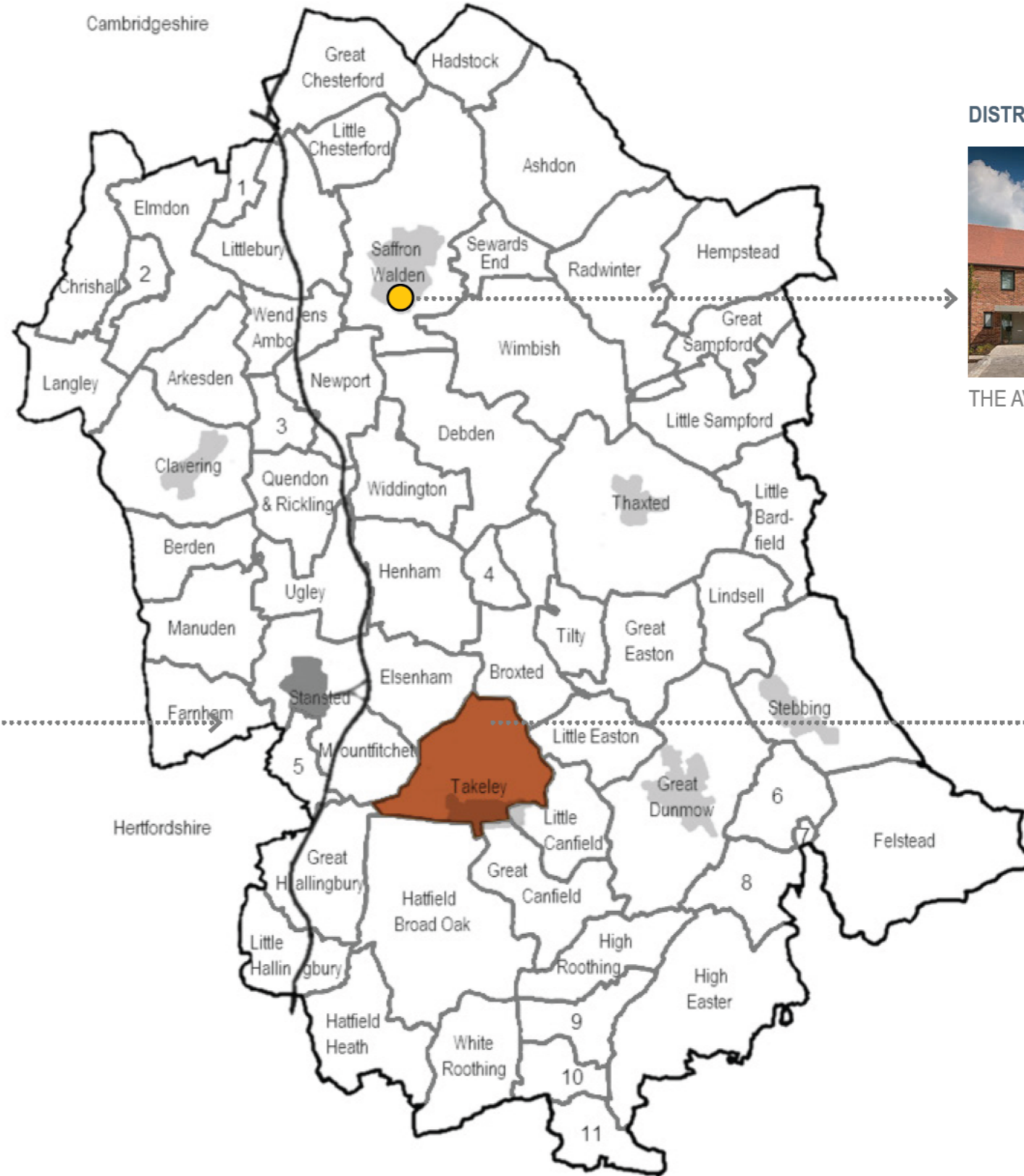


5

ARCHITECTURAL ANALYSIS



UTTLESFORD LOCATION



UTTLESFORD PARISH MAP

DISTRICT CONTEXT



THE AVENUE

# 5 ARCHITECTURAL ANALYSIS

## 5.01 OVERVIEW

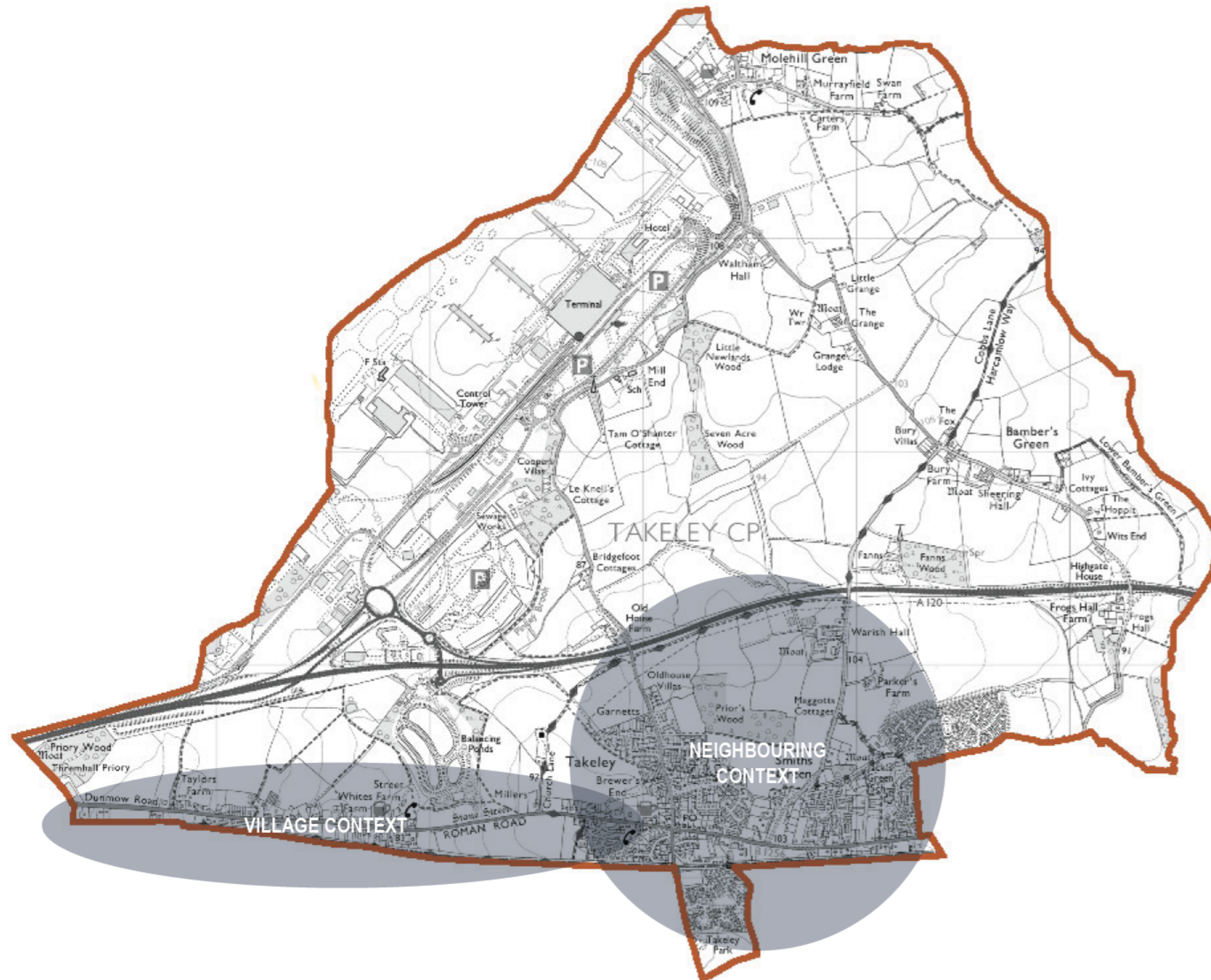
In order to deliver a high quality piece of place-making, thorough understanding of the context is of huge importance to deliver a scheme with local character and distinctiveness. As such, a strategy for Architectural analysis has been set out, to assess the surrounding context, looking directly at the neighbouring context, the wider context within Takeley Village and then a scheme acknowledged and respected for its success in a neighbouring village; Saffron Walden

Whilst any emerging scheme should not look to copy its neighbours in a pastiche architectural approach, it should acknowledge it sensitively to provide a scheme that is responsive to and grounded in its context.

Within the following section of this document, a comprehensive process of analysis will be demonstrated, which will then form a strong foundation and basis on which to develop the architectural vernaculars, to provide a locally distinctive piece of residential architecture.

The areas of analysis can be summarised as:

- District Context
- Village Context
- Neighbouring Context



TAKELEY VILLAGE MAP



THE AVENUE\_SAFRON WALDEN - IMAGES

# 5 ARCHITECTURAL ANALYSIS

## 5.02 DISTRICT CONTEXT

As with any county, architectural styles and vernaculars vary across the towns and villages within the wider area of Essex and more specifically Uttlesford. As such, it was felt that a detailed historic analysis of the District was less relevant, as each of the areas has their own unique characteristics.

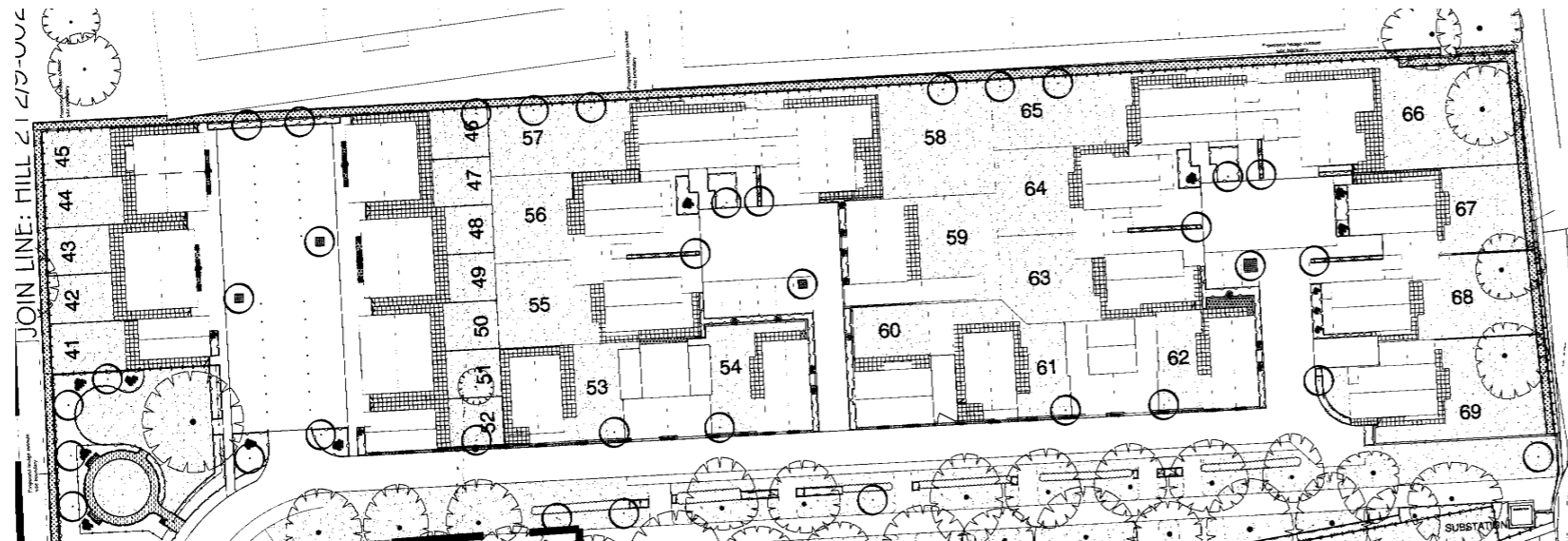
However, looking at recent, good quality examples of place making and the way in which these schemes have successfully referenced their surroundings to provide high quality, contextually integrated developments was important.

One such successful scheme, recognised for its quality is 'The Avenue' in Saffron Walden.

A development that comprises contemporary two, three, four and five bedroom new homes, together with apartments and houses exclusively for the over 55s.

The development is designed around a series of courtyards or set amongst the tree lined avenue, taken on a sensitive design approach to blend with the Saffron Walden vernacular.

Photographs of the scheme are illustrated opposite.

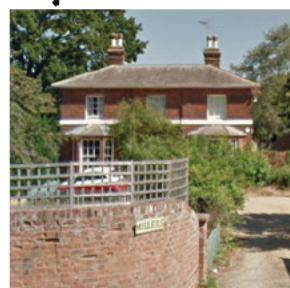


THE AVENUE\_SAFRON WALDEN - PLAN



# 5 ARCHITECTURAL ANALYSIS

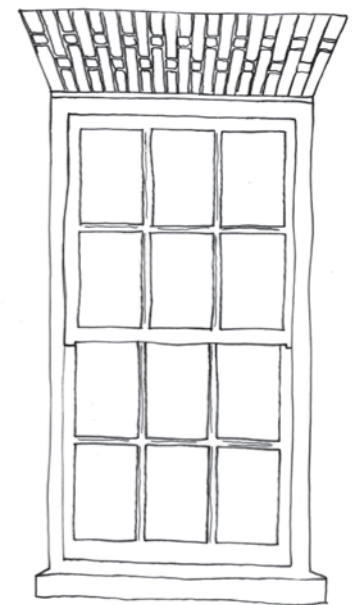
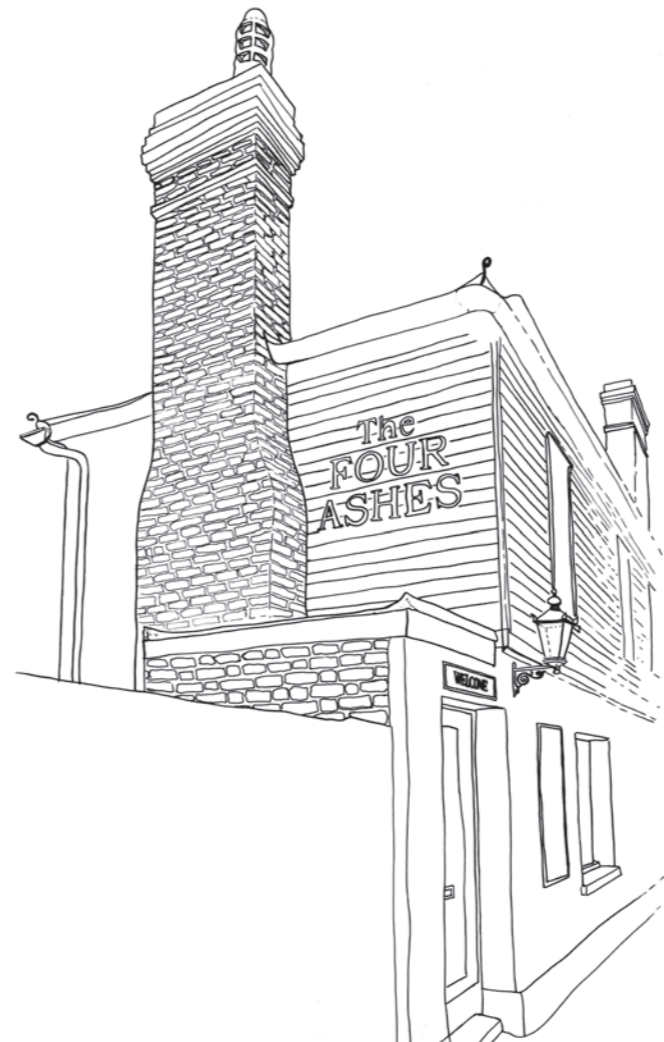
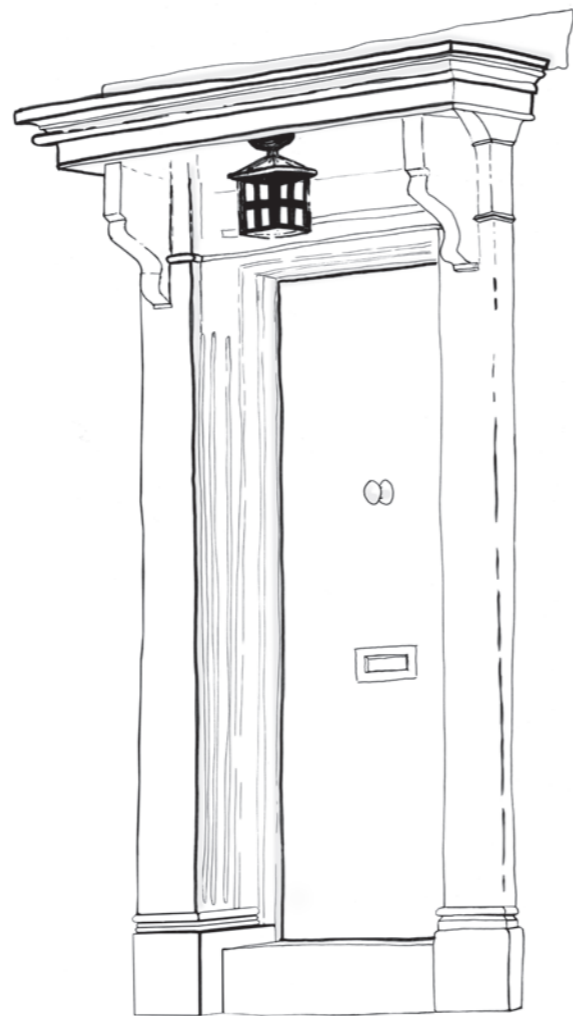
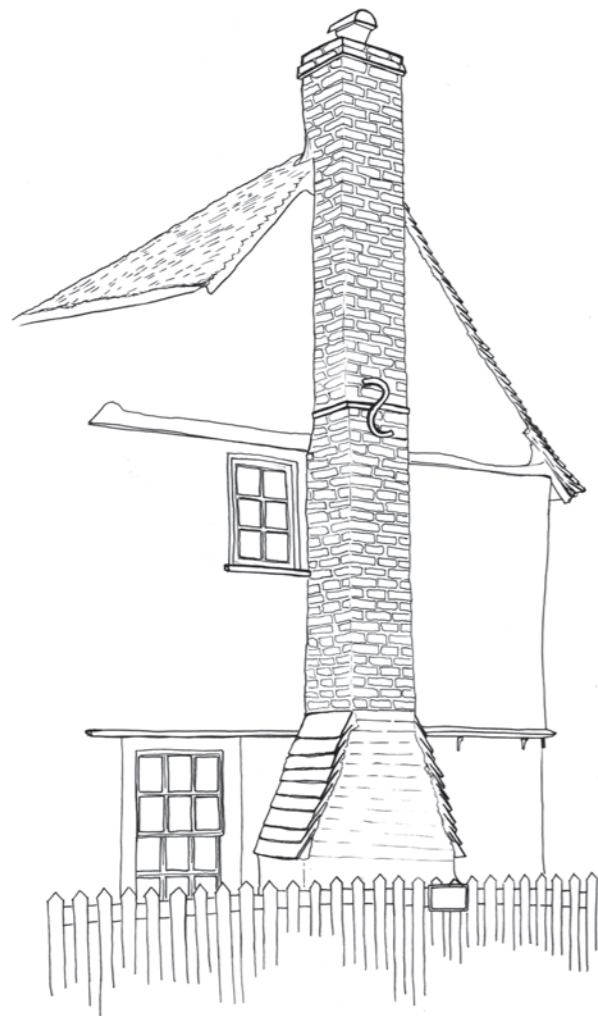
## 5.03 VILLAGE CONTEXT



A detailed study into the wider village context has been carried out, which identifies a number of quality dwellings along the primary East-West route through Takeley.

The map opposite identifies the areas in which these houses are sited and the following pages will set illustrate the varied and interesting Architectural Vernacular that is present within the wider village area.





SKETCH STUDIES

# 5 ARCHITECTURAL ANALYSIS

## 5.04 VILLAGE CONTEXT \_IDENTIFIED DETAILS

Following investigation into the best of the Architectural examples locally, sketch studies have been produced to consider a number of the most successful details that can be found within the village.

A selection of these sketches are illustrated opposite, which will be taken forward as part of the emerging designs, to connect with the established context and promote local distinctiveness.





LOCATION PLAN



PHOTOGRAPH ANALYSIS

# 5 ARCHITECTURAL ANALYSIS

## 5.05 NEIGHBOURING CONTEXT - TAKELEY

Predominantly post war, family housing of a modest scale on small development plots. Typically two and two and a half storey dwellings of traditional construction with facing bricks and tiled roofs. Street scenes are typified by housing that is set back from the carriageway with garages and parking to the front, creating high levels of visible parking in front of the built forms. Tarmac hard landscaping is prevalent, intersected with limited amounts of soft landscaping containing grass, hedges and isolated trees.



CONCRETE ROOF TILES



BLACK UPVC GUTTERING



RED BRICK



WHITE UPVC WINDOWS



BROWN BRICK



DORMER



BLACK WEATHERBOARDING

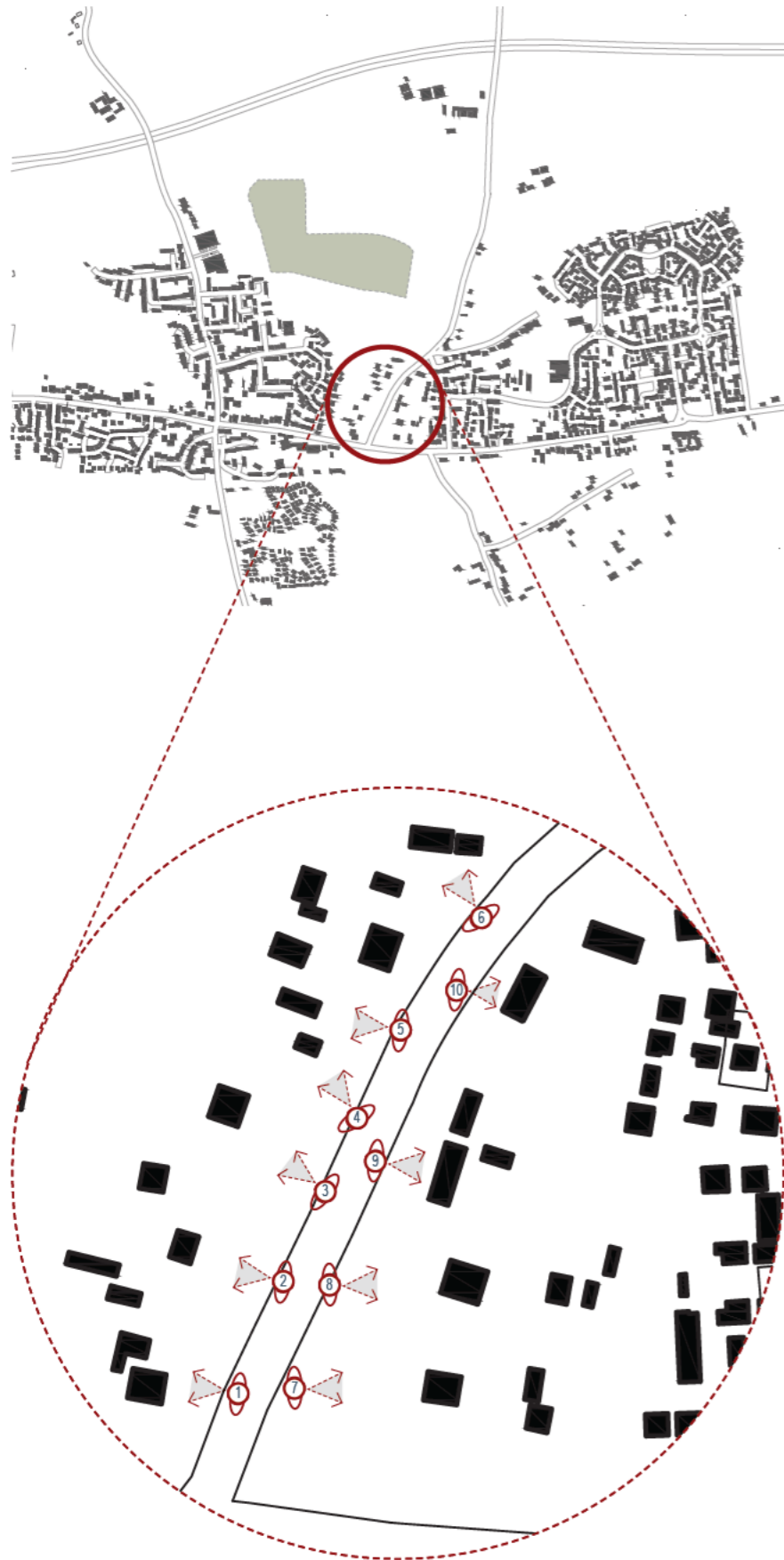


BRICK WINDOW HEADER



BUFF BRICK

MATERIAL STUDY



LOCATION PLAN



PHOTOGRAPH ANALYSIS

# 5 ARCHITECTURAL ANALYSIS

## 5.06 NEIGHBOURING CONTEXT - SMITHS GREEN

Predominantly family housing and agricultural buildings of a reasonably large development footprint, set on large plots. Typically one and two storey dwellings, of a period style but including a variety of styles from traditional facing brickwork, render and weatherboard with a mixture of roof finishes including slate tiled roofs, peg tiles and thatch. Street scenes are typified by built form that is set back from the carriageway with long driveways. Smiths Green has a tarmac finish and is flanked by verges of grass / hedgerows. High levels of mature trees are apparent both along Smiths Green Lane as well as within the gardens of the plots themselves.



THATCHED ROOF



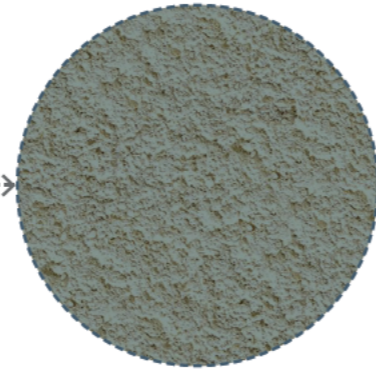
BRICK CHIMNEY



SLATE ROOFING



SASH WINDOWS



BLUE RENDER



BAY WINDOW



CREAM RENDER



GREY FULL HEIGHT WINDOWS



WHITE WEATHERBOARDING

MATERIAL STUDY



LOCATION PLAN



PHOTOGRAPH ANALYSIS

# 5 ARCHITECTURAL ANALYSIS

## 5.07 ARCHITECTURAL\_NEIGHBOURING CONTEXT - LITTLE CANFIELD

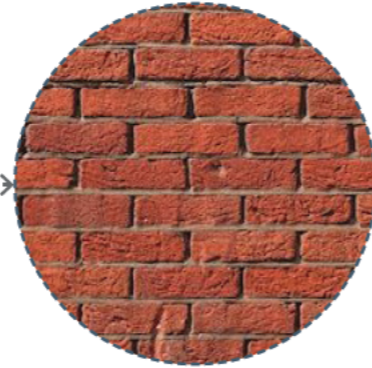
Predominantly family housing built circa 2010 / 2011 on small to medium sized development plots. Typically two and two and a half storey dwellings of traditional construction with a selection of facade treatments including variety of facing bricks types and external render. Roof finishes are provided by a selection of concrete tile and man made slates. Street scenes are typified by housing that has parking between the dwellings, providing a street scene that is less car dominant than the Takeley settlement. Hard landscaping is delivered by way of Tarmac roads with the use of block paving. The development benefits from a provision of public open space, with grass and semi mature tree planting, providing recreational amenity.



CREAM RENDER



WHITE UPVC WINDOWS



RED BRICK



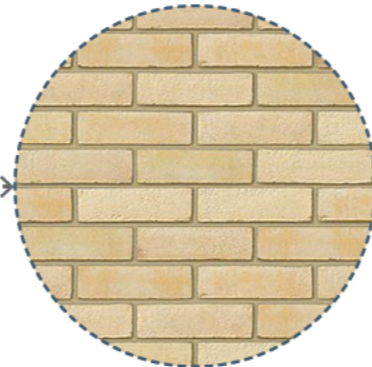
DORMER



MAN MADE SLATE ROOF TILES



BAY WINDOW



BUFF BRICK



FRONT DOOR ARCHITRAVE



BLUE RENDER

MATERIAL STUDY





6

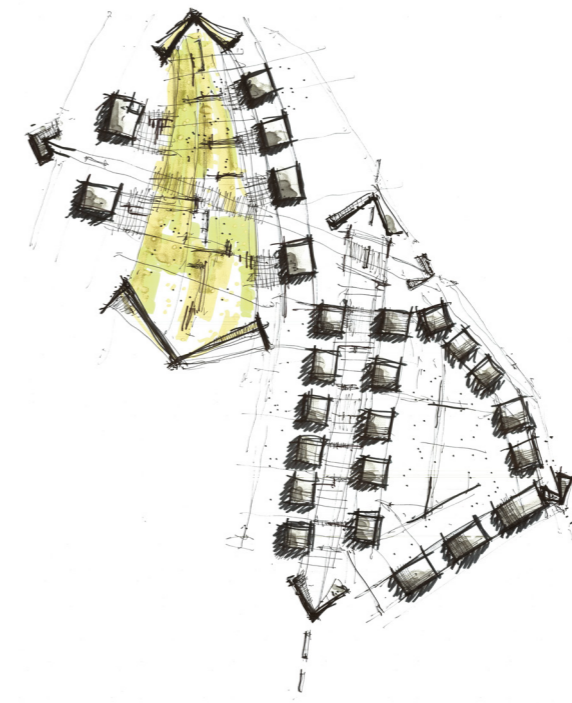
DESIGN DEVELOPMENT

# 6 DESIGN DEVELOPMENT

## 6.01 DESIGN DEVELOPMENT\_INITIAL SKETCH PROPOSALS



JACKS SKETCH VISUAL



JACKS SKETCH PLAN



7

CHARACTER AREA:  
JACKS

# 7 Jacks

## 7.01 CHARACTER AREA OVERVIEW



The 'Jacks' is a sustainable extension to the established settlement at Little Canfield, an area that has been subject to more recent expansion with the Priors Green development by Countryside Homes. Whilst this application does not advocate copying the neighbouring development at Priors Green as a pastiche version of traditional Architecture, it does acknowledge this area as its immediate context and setting and looks to respond to it. The Priors Green development set out to provide a scheme that delivered a 'traditional English Village' and whilst it success it somewhat restricted by the limited Architectural palette, the approach and aspiration is something that we shall strive to bring forward more successfully within the proposals for the Jack's site, as a contemporary interpretation on a Jacks.

As well as the Priors Green development, the 'Jack's' site is immediately surrounded by context that is of traditional architecture and as such a more traditional approach to the design is appropriate for this part of the development.

With respect to the Urban design principles, it is proposed that dwellings are arranged as Village Streets and facing a Village Green to promote the Jacks approach. Dwellings shall be delivered as a variety of one, two, three and four bedroom dwellings are proposed, to be delivered as bungalow, terrace, semi detached and detached typologies. It is proposed that this parcel will be of modest density, being less dense / urban than that proposed in the Woodland Neighbourhood, but more dense than the extension to the Rural Lane.

Access is proposed from Smiths Green Lane, with a new road designed to have a 'lane' like quality, suitably sized to provide shared vehicular, cycle and pedestrian access. This access will also promote a sustainable cycle / pedestrian route to connect through the site and connect into the Little Canfield development to the East, providing access to the district centre within the Priors Green development.

Architecturally, it is proposed that his character area takes on a contemporary interpretation of traditional domestic architecture. Design details take inspiration from the best examples of historic domestic architecture locally and a re-interpreted in more contemporary ways, to provide a scheme that is distinctively local and sits comfortably in its context.

The key elements of this character area are set out further within this chapter.








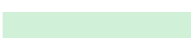



KEY

- 1no. Storey
- 2no. Storeys



KEY

	House Type 1A		House Type 3B		House Type 4D
	House Type 2B		House Type 3C		House Type 5B
	House Type 2C		House Type 4C		House Type 5C



Large family dwellings addressing  
The Green

Primary access from Smiths  
Green Lane

PROW access maintained

Detached bungalows addressing  
Jacks Lane, in keeping with  
immediate context



Terrace dwellings facing PROW to  
the East

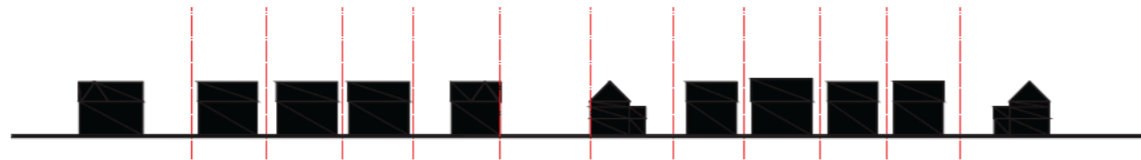
Upgrades to the existing PROW

PROPOSED NOLLI PLAN

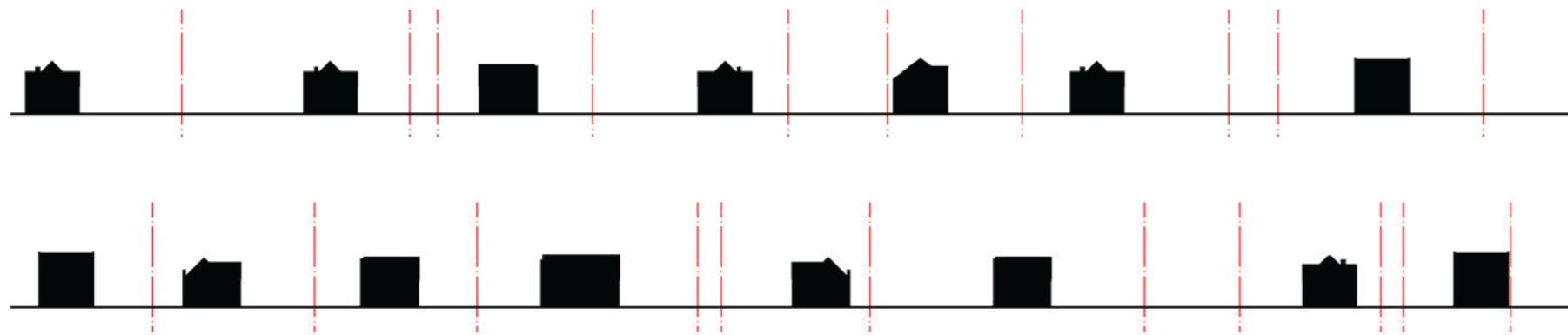
The Site is planned to provide a density of 19 dwellings per hectare of developable space and is proposed to be the median density element of the submitted development.

As an extension to the established Little Canfield settlement, the inclusion of a variety of dwelling typologies is proposed from smaller starter properties, through to five bedroom family homes

An reasonably tight urban grain with a regular rhythm between the dwellings is proposed that is in keeping with the Little Canfield settlement area.



EXISTING LITTLE CANFIELD NOLLI ELEVATIONS



PROPOSED NOLLI ELEVATIONS

# 7 JACKS

## 7.05 ADDRESSING THE GREEN / JACKS LANE



Houses orientated to face 'The Green'

Public amenity space

HOUSES TO THE GREEN



Off site connectivity to PROW, leading to Little Canfield

Single storey bungalows to Jacks Lane, to maintain character of existing context

Jacks Lane

BUNGALOWS TO JACKS LANE / ACCESS ROUTE TO LITTLE CANFIELD

### ADDRESSING THE GREEN

An important component within this character area is The Green. This not only serves as a valuable piece of public amenity, but also provides a gateway into this character area and sets the tone for the more formal, Jacks arrangement.

As such, careful consideration has been given to the Landscaping, but also the composition of the built form that surrounds it.

Large family dwellings are positioned to face the amenity space, in a gently arching arrangement that shall provide a framed back drop to across the open space as the site is accessed by foot, cycle or car.

### BUNGALOWS TO JACKS LANE

Whilst no physical access is proposed from Jacks Lane, careful consideration has still been given to the interface between the proposals and the existing context. The properties along Jacks Lane are predominantly single storey and as such, in response it is proposed that a quantum of one and two bedroom bungalows are provided here. These bungalows are orientated so that they are accessed from the side, so that they have end elevations to both the internal street and Jacks Lane, which will provide animation and visual interest to both.

### ACCESS TO LITTLE CANFIELD

As has been set out previously, the promotion and delivery of enhanced sustainable East-West routes is a key component of the proposals. As such, the design provides a link from the East side of the Jacks site, to connect into the existing PROW, which leads into Little Canfield and to the amenities within.

A small intervention (eg. timber bridge) will be required to cross the existing ditch and connect into the pathway beyond.

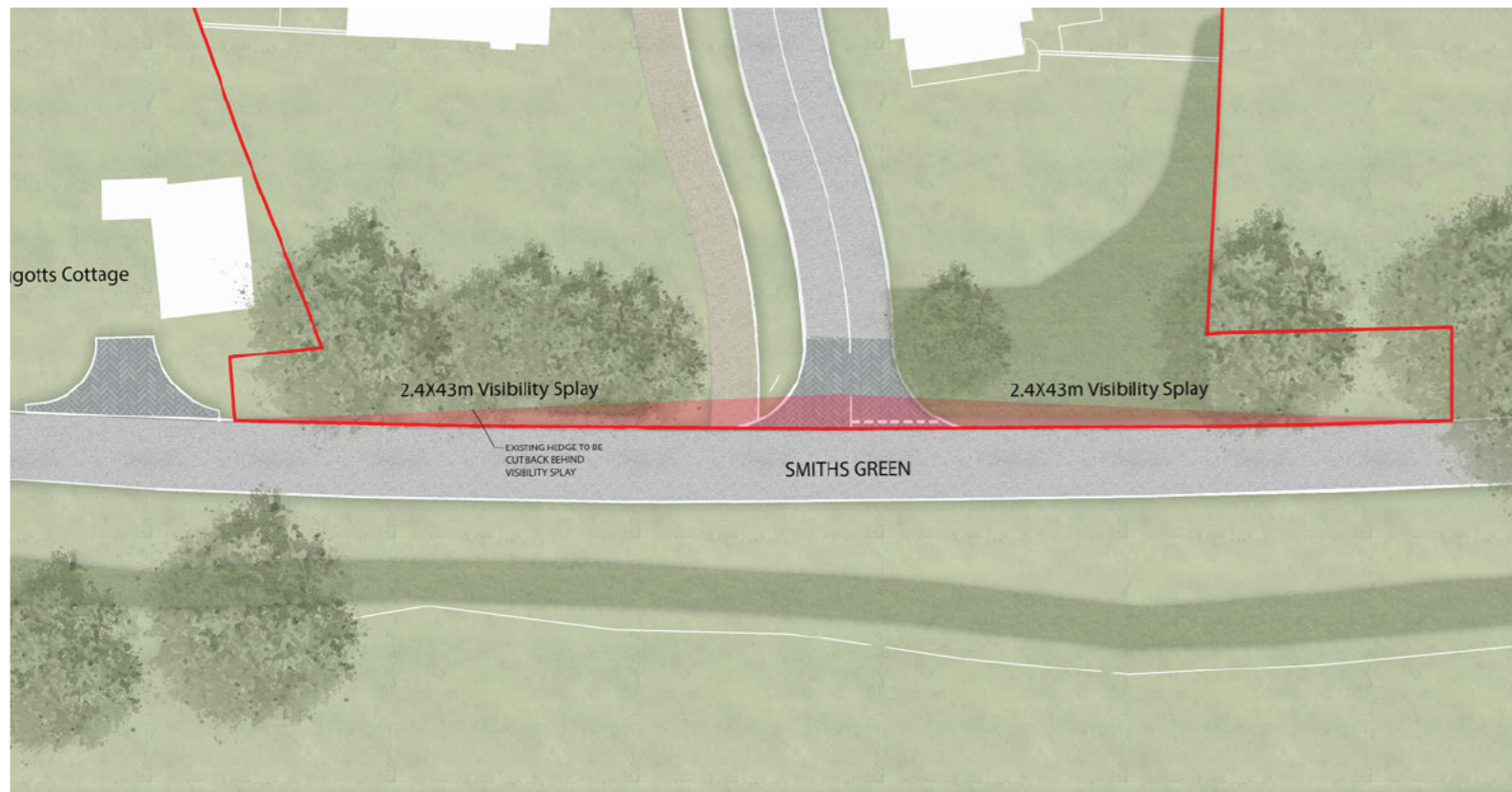
# 7 JACKS

## 7.06 ADDRESSING CONNECTION TO THE LOCAL CENTRE

The Applications proposals before you were subject to a previous Section 62A Application (Ref. No. S62A/2023/0016) which was refused for the following reasons:

1. It has not been adequately demonstrated that lighting and loss of vegetation, particularly in relation to access works and off-site proposals to improve the restricted byway Takeley 48/25 would not result in unacceptable harm to the established character and appearance of the surrounding area and to the significance of Smiths Green Lane (Warish Hall Road), a protected lane and non-designated heritage asset. This is contrary to policies S7, ENV9 and GEN2 of the Uttlesford Local Plan and paragraphs 130 c), 185 c) and 203 of the National Planning Policy Framework.
2. It has not been adequately demonstrated that safe and suitable access to and from the site for pedestrians and cyclists could be achieved which meets highway design standards whilst responding to local character and biodiversity considerations, contrary to Uttlesford Local Plan policy GEN1 and paragraphs 92, 110 and 112 of the National Planning Policy Framework.

Accordingly, this Application seeks to address the reasons for refusal, by providing additional details in relation to the access to the Site and the proposed improvements to the Byway. Following the decision on the previous Section 62A being issued, a number of meetings have been held with officers from Essex County Council Highways Team and Place Services Ecological Advice Team in order to come to an acceptable strategy which is both safe in terms of highways and transport, whilst not detrimental impacting upon the biodiversity in this area. The proposed scheme is detailed within the submission documents and drawings and is shown in the plans to the left. Notes have been produced by various consultants to justify its acceptability from a Highways, Ecological, Heritage, Landscape and Visual Impact and Arboricultural perspective, all of which are appended to the submission document which sets out the response to the Section 62A Decision, produced by Weston Homes (Dated: September 2023).



PROPOSED ENTRANCE TO THE SITE



BYWAY UPGRADE TO LOCAL CENTRE



# 7 JACKS

## 7.07 PROPOSED MATERIAL PALLETTE

Inclusion of render on feature plots

Red brickwork to define secondary routes and junctions / bookend terraces

### KEY

-  Render
-  Cream Brickwork
-  Black Weatherboarding / Light Grey Brickwork
-  Red Brickwork

Jacks



LIGHT GREY BRICKWORK



RENDER



RED BRICKWORK

A more traditional architectural approach has been taken to the Jacks in response to the context that surrounds the immediate site. Whilst it is not proposed to replicate the pastiche approach taken at the Priors Green Development, the use of a more bold and contrasting material palette shall be acknowledged.

In contrast to the Neighbourhood Village, the site is less sensitive with respect to the Ancient Woodland setting and as such the introduction of a warm, red brick is appropriate for this character area.

When combined with an expanded palette of render, light brickwork, feature tile hanging and a mixture of red and dark tiled roofs, a contrasting but complimentary material palette shall be delivered.

In addition to the above materials, high quality design details will be brought forward including brickwork soldier course, brickwork coins, brick banding and stone lintels and banding to reinterpret traditional details in a contemporary way.

The high quality, historic, locally identified Architectural examples have heavily influenced the details within this part of the scheme.



STREET SCENE A



STREET SCENE C



STREET SCENE B



STREET SCENE D







**HOUSE TYPE 1A**

Storey's: 1no.  
NIA: 50sqm  
Bedrooms: 1no (2 person)  
Bathrooms: 1no.  
Cloakrooms: NA



**HOUSE TYPE 2B**

Storey's: 2no.  
NIA: 75sqm  
Bedrooms: 2no (4person)  
Bathrooms: 2no.  
Cloakrooms: 1no.



### HOUSE TYPE 2C

Storey's: 1no.  
NIA: 76sqm  
Bedrooms: 2no (4 person)  
Bathrooms: 1no.  
Cloakrooms: NA.



### HOUSE TYPE 3B

Storey's: 2no.  
NIA: 96sqm  
Bedrooms: 3no (5 person)  
Bathrooms: 2no.  
Cloakrooms: 1no.



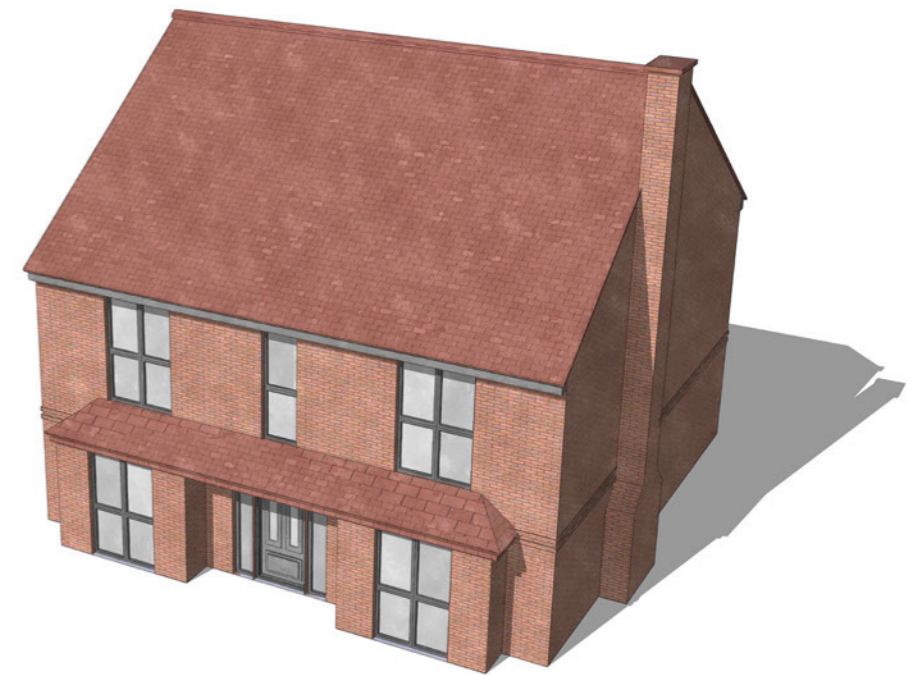
**HOUSE TYPE 3C**

Storey's: 2no.  
NIA: 96sqm  
Bedrooms: 3no (5 person)  
Bathrooms: 2no.  
Cloakrooms: 1no.



**HOUSE TYPE 4C**

Storey's: 2no.  
NIA: 126sqm  
Bedrooms: 4no (8 person)  
Bathrooms: 2no.  
Cloakrooms: 1no.



**HOUSE TYPE 4D**

Storey's: 2no.  
NIA: 166sqm  
Bedrooms: 4no (8 person)  
Bathrooms: 3no.  
Cloakrooms: 1no.



### HOUSE TYPE 5A

Storey's: 2.5no.  
NIA: 218sqm  
Bedrooms: 5no (10 person)  
Bathrooms: 4no.  
Cloakrooms: 1no.



### HOUSE TYPE 5B

Storey's: 2no.  
NIA: 166sqm  
Bedrooms: 5no (9 person)  
Bathrooms: 3no.  
Cloakrooms: 1no.



### HOUSE TYPE 5C

Storey's: 2no.  
NIA: 197sqm  
Bedrooms: 5no (9 person)  
Bathrooms: 3no.  
Cloakrooms: 1no.



BRICKWORK DETAILS



RENDER AND BRICKWORK



RECESSED PORCH DETAIL



# 7 JACKS

## 7.11 ARCHITECTURAL COMPONENTS\_HOUSE STUDY



Symmetrical Render Frontage



Brickwork Porchway



Porchway Detail

As illustrated in the Architectural Studies within the previous Character Areas, the application of the local Architectural Analysis is key in delivering a locally distinctive proposal.

Illustrated opposite is an example of the one of the house types within the Jacks and the architectural cue's that have influenced the proposals. Here the proposals look to include a combination of render and brickwork to provide a classically symmetrical proportion.

A key architectural feature is the entrance porchway, which looks to interpret this with a strong brick frame with brickwork detailing, with the Front Door being recessed to provide depth an animation to the facade.

An expanded study on all of the housing types can be found in the accompanying Housing Typology Document.



TILE HANGING



STONE BANDING



BRICK DETAILS



FEATURE CHIMNEY



# 7 JACKS

## 7.12 ARCHITECTURAL COMPONENTS\_HOUSE STUDY



Bay Windows and Stone Banding



Feature Chimneys



Brickwork Details



Tile Hanging

An alternate house type sees the inclusion of the warm red brickwork and is illustrated opposite as a further example of the house types within the Jacks and the architectural cue's that have influenced the proposals.

Here the proposal looks at the traditional brickwork, stonework and brick detailing that is used historically within the village.

The stonework is reinterpreted as a banding to provide a key feature that helps wrap the dwelling, acting as a feature for plots marking and turning corners within the site.

The warm red is the predominant colour within this house type, but delivered with a variety of textures through the inclusion of brick detail banding and clay tile hanging to the feature gable.

An expanded study on all of the housing types can be found in the accompanying Housing Typology Document.





# 8 CONCLUSION

# 8 CONCLUSION



In conclusion, this report has demonstrated that a thorough design led process has been undertaken to develop well considered designs that are founded on a strong basis of site analysis. Accompanied by the input of a wider professional team, robust proposals are put forward for a high quality scheme that represents a sensitive and sustainable extension to the established settlements.

It is our strong belief that high quality place making needs collaboration and is the result of that design journey. The final design proposals should not be known at the outset, and the outcomes should not be pre-determined. Rather more they should be the result of investigation, understanding and the result of the journey on which the design team have embarked.

As Takeley residents, Weston Homes are proud to be able to bring forward these proposals and look forward to delivering a development that is of significant benefit the community in which we are based.

