



Village Design Statement

Elmdon, Duddenhoe End and surrounding hamlets

**Adopted by Uttlesford District Council as 'Council Approved Guidance
for the purposes of Development Management and Planning Policy'
at Cabinet on 13th June 2019.**

Executive Summary

This document is the Village Design Statement (VDS) for the Parish of Elmdon with Wenden Lofts and includes the village of Elmdon and surrounding hamlets including Duddenhoe End, and Pond Street. The VDS was adopted by Uttlesford District Council as 'Council Approved Guidance for the purposes of Development Management and Planning Policy' at Cabinet on 13th June 2019.

A VDS is a document which describes the distinctive qualities and characteristics of the locality and provides design guidance for future development. It is an advisory document for planners, designers, developers and local people. It is written by local volunteers with the support of the community. It will not stop change from happening, but it can affect how any change will fit into the environment and it can try to ensure that any development is sympathetic to the character of the villages and to the surrounding countryside.

Each section of the VDS refers to residents' views and links to Uttlesford District Council's planning guidelines. As this document was written whilst the new local plan was in the consultation stage, planning guidelines for both the current Local Plan, adopted 2005, and the emerging policies for the Regulation 19 pre-submission local plan 2018 have been included.

Elmdon and Duddenhoe End are within an area defined as chalk upland. Unemployment is very low, house and car ownership is high, and a high percentage of residents are economically inactive being either retired or caring for family.

Key landscape characteristics within the villages include winding sunken lanes, blocks of ancient woodland, drainage ditches and grassy tracks. Several important habitats for wildlife and biodiversity are scattered throughout the area. The overall sense of tranquility is sensitive to change and potential new development. The VDS sets out the historical development of the villages and then describes the key characteristics of the current built environment. The section on housing includes a selection of residents' comments and a summary of key characteristics as identified during the consultation process. There was a preference for any development to be sympathetic to the rural nature of the villages, for building materials to be compatible with traditional materials and for front gardens and boundaries to retain their rural nature.

The natural environment in and around the villages of Elmdon and Duddenhoe End is valued by all residents. Areas for special protection are identified and the guidelines include practical enhancement proposals that represent the views of the whole community.

Cars are important to all residents of the villages, but the narrow rural lanes and amount of traffic are a significant concern. Residents are strongly of the opinion that development must not increase traffic and that the villages need to stay rural without the addition of street lighting, pavements or on road parking.

The area is predominantly agricultural but there are a number of small rural businesses within the area. The visual impact of agriculture is clear in photographs of the area. These views are important to most of the residents in the villages.

The residents of Elmdon and Duddenhoe End have concerns about the design and placement of future development in and around their villages. They are concerned that future development will impact on the rural scene and wildlife. The VDS has set out to describe those concerns and provide guidance as to how they may be addressed as a material consideration in the determination of planning applications. It should also assist residents when designing developments that do not require planning permission. These guidelines can be found on page 32.

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Elmdon in its rural aspect.



Introduction **Purpose**

In 2016 the Elmdon and Wenden Lofts Parish Council took a decision to support the implementation of a Village Design Statement (VDS) for the Parish to include Elmdon, Duddenhoe End, Wenden Lofts and Pond Street. For the purpose of this document, any reference to Elmdon will include Wenden Lofts, and any reference to Duddenhoe End will include Pond Street.

A VDS is a document which gives a community the opportunity to describe the distinctive qualities and characteristics of their locality and to provide design guidance that may help to influence future development. It is an advisory document for planners, designers, developers and local people.

It will not stop change from happening - a VDS is about managing change, not preventing it. However, it can affect how any change will fit into the environment and it can try to ensure that any development is sympathetic to the character of the villages and to the surrounding countryside, for example by considering the current infrastructure, the use of compatible materials, designs and colours and to maintaining the rural landscape. The VDS also provides an insight into what really matters to local people, how they feel about the physical character of their parish and how it may be enhanced.

Process

A request was made for volunteers and ultimately a VDS steering group was formed.

Information on the members of the steering group is contained in Appendix 1.

The steering group sought advice and guidance from both the Rural Community Council for Essex (RCCE) and Uttlesford District Council (UDC), and a roadmap was drawn up to show the various stages and steps that needed to take place in order to produce a VDS that has the approval of the community as a whole. It also considered the Uttlesford draft Local Plan with its overall objective of protecting the rural character of Uttlesford District.

The first step was to obtain the views and opinions of the residents and a questionnaire was produced and circulated to every residence in the parish. The response was much higher than anticipated with over 150 responses from a total of 269 households. The results were analysed in detail by the steering group and the results were presented to the villagers at two exhibitions; one in Elmdon and one in Duddenhoe End.



Second consultation. Duddenhoe End Village Hall. February, 2019.



"I really hope UDC take note in their planning process."

"Great to have the opportunity for the community to have a say."

"It looks to be a well thought out and constructed document with input from all within the village. Thank you."

"Excellent service, good presentation, very informative."

Photographs were widely used to help to illustrate the various points raised. Again, the response was very good with over 90 villagers attending over the two days and further comments were obtained by means of a further short questionnaire. From this information a draft VDS document was distributed for comment by villagers, the RCCE and Uttlesford District Council which ultimately led to the production of the final VDS. Over 100 people attended the public exhibitions to see the VDS and their feedback was extremely positive. The VDS covers the landscape and historical background of the parish and draws on the questionnaire results to produce a set of guidelines.

It is hoped that these guidelines will be used by planners, developers and local residents to ensure that any development is sympathetic to the local environment and enhances what is important to the villagers. These guidelines cover housing, transport, business and the local environment.

Aims and objectives

for the Steering Group were as follows:-

- 1.** Identify the special characteristics of the built and natural environment.
- 2.** Identify elements that should be retained or enhanced.
- 3.** Identify any detracting elements.
- 4.** Put forward practical enhancement proposals that represent the views of the majority of the community.
- 5.** Provide guidance for residents/landowners to be taken into account when undertaking work which does not require planning permission.



Map showing the Parishes of Elmdon and Wenden Lofts.

General information about the villages of Elmdon and Duddenhoe End

This chapter gives an introduction to the location and identity of the two main centres of population within the parish. The parish of Elmdon with Wenden Lofts contains a number of population centres. Elmdon is the largest village containing approximately 150 households with Duddenhoe End including the hamlets surrounding it having just under 100.



Elmdon – showing open spaces and farmland.

Elmdon

Elmdon is relatively isolated despite its proximity to larger centres of population and transport links. Most importantly it still retains its rural characteristics. In the main it is a quintessentially attractive English village of considerable charm. Trees and hedgerows play an important part in contributing to the quality of the area and the views into the settlement along the three main routes are the most important. Open spaces and gaps between houses contribute to the feel of the village. The churchyard and two small greens, one centrally located and the other on the Ickleton Road to the east of the church, together with water features in the Elmdonbury area represent landscape features that materially contribute to the village's character and appearance and must be protected.



Woodman's Lane, Duddenhoe End.

Duddenhoe End

Finding Duddenhoe End is always a challenge for non-residents. It is not on a through route and has 5 points of entry, 4 of which have protected lane status (UDC 2012). There are 3 roads in off the B1039, only 2 of these are sign-posted. The most used road comes in from the north via the hamlets of Upper and Lower Pond Street, passes by the west end of the village street and goes on to Langley to the south west of the village. This is the main school bus route and the only road gritted when the weather is bad. It is the only access route that does not reach the threshold for protected lane status. There are 2 other roads in from the B1039, one unsigned, sunken, narrow single-track road which comes in from the north east of the village coming to the hamlet of Lofts Green before turning along School Lane towards Upper Pond Street, or south through an extremely narrow road to Bridge Green. A second access road comes in from the east towards Bridge Green. This is also a narrow, sunken road with a steep hill on a bend which is treacherous in bad weather. These roads all have old hedges and large mature trees with little verge to speak of. Outside peak times, the roads are quiet, and the village and hamlets are a haven of peace and quiet.

Residents

The residents of Elmdon and Duddenhoe End have played a considerable role in contributing their views to this document, so it seems helpful to put the recommendations of this VDS in context of the make-up of the parish.

We have selected information from the 2011 National Census as reported by the Office for National Statistics to give a snap-shot, albeit from data that is 7 years old. In 2011 there were 269 households in the parish. It seems unlikely that there have been major changes to the nature of the parish since the last census.

- There were 610 usual residents on Census day 2011 (50.7% female, 49.3% male). Of these, 100% lived in households.
- The average age (mean) of residents was 43.7 years. 19% were under 16, 9% aged 17 to 29, 16% aged 30 – 44, 26% 45 – 59 and 30% 60 and over.
- In the age group 16 to 74 there were 437 people of whom 300 were employed, 8 unemployed and 115 economically inactive: 29% were either retired or looking after family. 29% of households had dependent children.
- Of the 69% employed, 33% were employed part-time, working less than 30 hours per week.
- 252 households had a car – 29% had 1 car, 43% 2 cars, 14% 3 cars and 7.5% 4 or more cars.
- 64% of household types were detached houses or bungalows, 36% semi-detached or terraced. 73% were privately owned and 23% rented. The average household size was 2.4 persons.

These figures hint at reasons for the high level of concern for the speed of traffic, on-street parking, and the desire to maintain the rural setting of the parish as expressed in the survey and at the village meetings. Unemployment is very low, house ownership is high, and a high percentage are economically inactive being either retired or caring for family. Car ownership is high and consequently there is considerable movement in and out of the parish by car. The large number economically inactive and the high percentage of residents choosing the parish for its rural setting could explain the high value placed on the rural environment. Nearly one third of households having dependent children may also indicate why the residents think small family homes and starter homes should be built rather than more large homes.

Over half of the population are aged over 55 years which helps to explain the high percentage questionnaire response from those aged between 41 and 80.

Duddenhoe End Village Hall.



Landscape Description

This chapter describes the characteristics of the landscape surrounding the villages. The detail is taken from Section 7 Landscape Character of Uttlesford District, section (H1) Elmdon Chalk Upland p328¹.

Elmdon and Duddenhoe End are within an area defined as Elmdon Chalk Upland. Both settlements are south of the fens in the hills with the highest point in East Anglia just below 500ft above MSL. The Elmdon church which is the tallest building is virtually on the Greenwich meridian and 52 degrees N latitude.

Lying a little over a mile to the North of Duddenhoe End, Elmdon is comprised of two main roads: the High Street running roughly North/South joined at the village green by Ickleton Road running East/West with which it forms a "T" adjacent to St. Nicholas Church. Both are through roads.

The Ickleton Road runs down a small valley (Don in old English) where most of the houses are located. There are "outlying" houses, the occupiers of which regard themselves as being part of the village. There are three large cattle, arable farming and horse breeding enterprises which surround the village. There are woods nearby and some Elm trees after which the village was named still grow precariously having survived the Dutch Elm Disease epidemic. The woods are home to a magnificent annual show of bluebells.



The cricket ground which is regarded as one of the finest village grounds in the County of Essex lies adjacent, at the southern approach. St. Nicholas and its surrounding churchyard is well kept at the focal point of the village. The Public House has been closed for many years but is expected to reopen in 2019. The sewerage disposal works for surrounding villages is discreetly located off the Ickleton Road, happily downwind.

¹*Braintree, Chelmsford, Maldon and Uttlesford landscape Character Assessment Sept 2006 Appraisal by Chris Blandford Associates.*

A sewage works just outside Elmton is well integrated with linear windbreak trees. Mature trees line the winding lanes, and remnant elms in hedgerow boundaries can be seen. There are many blocks of ancient woodland. Drainage ditches, grassy tracks and broken hedgerows define field boundaries, which are usually straight. Sometimes post and wire or post and rail fences define the fields. The pattern is more organic and irregular on the lower slopes and around settlements. Land is used mainly for arable farming, although there is some pasture near villages, particularly for horses.

The "Elmton Chalk Upland" area encompasses part of the East Anglian Chalk Ridge. It includes the village of Elmton, located below the chalk scarp in the high country in the north of the area. The character area also extends westwards to Chrishall and just west of Littlebury in the Cam Valley. It is a landscape of big sky and seemingly continuous views on the higher ground, but it is also a landscape of transition, where undulating chalklands meet the claylands. Isolated white farmhouses on the hilltops north of Elmton can be seen from the open roads that cross the slopes and the overall impression is one of openness, with few trees and little visible settlement

Characteristics



Green lane to Chrishall Byway No.3.

As in Elmton, farm land surrounds the component parts of the residential areas. Because of its spread-out nature farmland is integral to the various residential areas. It has many more trees and woods in its immediate vicinity than Elmton. One of the adjacent farms which is almost integral to the village hosts a commercial fishing lake. The surrounding countryside is beautiful, and the woods are also home to swathes of bluebells. Miles of public footpaths and bridleways are a great asset to the area in general. Neither village has permanent streams but there are a number of drainage ditches which run after rain and empty into the Cam some five miles distant.

Unlike Elmton, Duddenhoe End is more spread out. There is a main road where most of the houses are, with a large, well-appointed Village Hall at the Western end. Many houses are situated away from the centre. Lower Pond Street, for example, is a good half mile from the main street and the Church is well away from the main areas of housing. The main residential area is on the top of a well wooded ridge.



Beards Lane, Rockells Farm.

Vehicular access around this area is limited to the B1039 and a few lanes. There is also a network of public footpaths that link villages. This countryside has a rich cultural heritage, and villages like Elmdon have exemplary historic buildings.

Pale colour-washed and timber-framed houses with thatched roofs are a feature of the whole area. There is an unusual thatched-roof church between Pond Street and Duddenhoe End. The texture of this countryside is varied, from the smooth pale chalk slopes to the patchwork of darker woodlands and varied colourful historic buildings scattered across the landscape. This is a landscape well cared for, with a strong sense of place. There is a strong sense of tranquility away from the B roads.

Historic land use

Evidence of historic land use is dominated by large common-fields developed here, of the Cambridgeshire and Midland type, a field-type that is rare in the rest of Essex. Some of these were enclosed by agreement in the early post-medieval period, the remainder being enclosed in the 18th and 19th centuries, partially as a function of the parliamentary enclosure acts. On the higher land the landscape is more typical of Essex than Cambridgeshire with winding lanes, dispersed hamlets and greens and ancient woodlands. Medieval parklands are also a notable historic feature of the landscape.

Ecological features

This area is dominated by intensive and widespread arable agriculture with narrow bands of woodland. The area contains the following sites of nature conservation value:

Local Wildlife Sites (LoWS's) comprising small areas of scattered ancient woodland including High Wood (481 ha), Freewood, Strethall Wood, Lee Wood North and South, Daw's Grove, Rockell's Wood.

LoWS's comprising road verges and pasture including roads from B1039 to Coopers End and Beards Lane in Duddenhoe End; and Hertford Lane and Quickset Road in Elmdon.



Byway No.7 to Strethall.

Protected lanes (2012)

UTTLANE1 Elmdon – Hertford Lane.
UTTLANE2 Elmdon – Royston Lane.
UTTLANE3 Elmdon – Quickset Road.
UTTLANE14 Elmdon/Littlebury –
Littlebury Green to B1039
UTTLANE15 Elmdon – Duddenhoe End
(B1039 - Coopers End).
UTTLANE18 Wenden Lofts – School
Lane, Upper Pond Street.
UTTLANE19 Wenden Lofts – Cogmore,
Upper Pond Street.
UTTLANE22 Elmdon/Arkesden – Beards
Lane.

Ref: *Protected Lanes Assessment*.
Essex County Council. March 2012.



Protected lane No.15 from B1039
towards Bridge Green.

History of Elmdon and Duddenhoe End

Protected lanes within the parish

There are 8 lanes with protected status within the parishes of Elmdon and Wenden Lofts. The threshold for this status is defined in *ECC's Protected Lanes Assessment*. Features assessed include: diversity of form, archeological features, the potential for archeological evidence, biodiversity and aesthetic value. With the ever-increasing rise in number, size and diversity of motorized vehicles using minor rural roads, Protected Lane Status may not in itself be enough to secure their long-term future. Protection of these lanes is key to retaining the rural aspects of these villages.

Sensitivities to change

Sensitive key characteristics and landscape elements include winding sunken lanes, blocks of ancient woodland and remnant elms, drainage ditches and grassy tracks, which are sensitive to changes in land management. The open nature of the skyline on the ridges of this upland landscape is visually sensitive to new development, which may be visible within panoramic views across the fields. The overall sense of tranquility within the character area is also sensitive to change and potential new development. There is also a strong sense of historic integrity, resulting in several visible historic buildings and medieval parklands. The area also contains several patches of ancient woodland, which are sensitive to changes in land management. Several important habitats for wildlife and biodiversity are scattered throughout the area (including several LoWS's). Overall this character area has relatively high sensitivity to change.

Guidelines for the landscape

The following guidelines reflect those in the Uttlesford Landscape Assessment and recognise residents' responses to the 2017 questionnaire.

- Conserve the rural character of the area.
- Conserve the narrow winding lanes.
- Ensure that any new development responds to historic settlement pattern, especially scale and density, and that use of materials, and especially colour, is appropriate to the local landscape character; such development should be well integrated with the surrounding landscape.
- Encourage the appropriate use of colour as well as tree planting to mitigate the visually intrusive effects of large modern buildings.
- Small scale development should be carefully sited in relation to existing buildings.

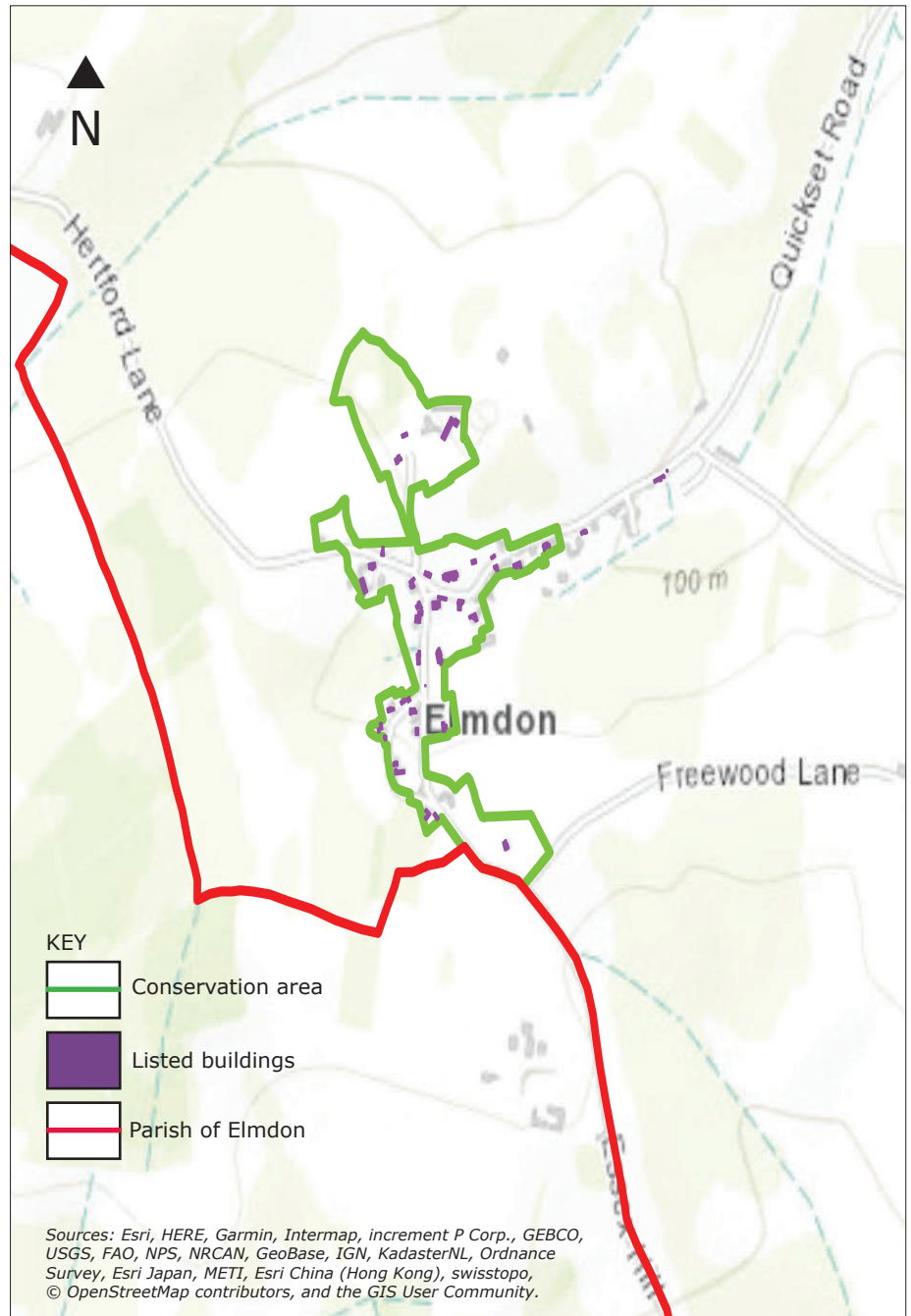
This chapter is a summary of developments in the parish of Elmdon with Wenden Lofts which have resulted in the main settlements of Elmdon and Duddenhoe End and surrounding hamlets which are the subject of this VDS. Information is taken from the History & Antiquities of the County of Essex² and Elmdon Village Policy Statement³.

The village and hamlets within the parish of Elmdon and Wenden Lofts follow broadly the medieval settlement pattern described in the Uttlesford District Historic Environment Characterisation Report of 2009 as consisting of small nucleated settlements at Elmdon, with the remainder being widely dispersed comprising church/hall complexes, moats, farms, and manors set alongside Greens and Ends.

²Marant, Philip. *History and Antiquities of the County of Essex Volume II*.

³Rural Areas Local Plan. *Elmdon Village Policy Statement*.

Parish of Elmdon showing the conservation area.



Elmdon is mentioned in the Domesday book as Elmerduna (based on the mound of Roger de Sommers' castle), and Wenden Lofts and Duddenhoe End were part of Wenden with its red-bricked Norman church.

In the 16th century the villages of Elmdon and Duddenhoe End, along with surrounding hamlets, were under the ownership of large landowners. By the 18th Century both villages and the surrounding hamlets were under the sole ownership of the Wilkes family who were resident at Lofts Hall. The estate continued to grow and by 1927 when the estate was first put up for sale, there were virtually no smallholders left. Tenants resided in the farmhouses and thatched and slate roofed cottages housed farm employees.

Elmdon was a church village with most of the dwellings tenanted from the squire with a significant majority employed by him. Duddenhoe End villagers were expected to walk to St. Nicholas, Elmdon. In 1859, the Squire Parson of Lofts Hall, Rev. Robert Wilkes donated a barn close to the village of Duddenhoe End and had it converted into a church, thereby removing the need for residents to walk across to Elmdon each Sunday. This event was probably significant in seeing the development of Duddenhoe End as a separate population centre within the parish.

Historical development in Elmdon

Building was sparse during the war period and during the depression that followed. Farms and cottages were gradually sold into private ownership when the Wilkes' estate was broken up but the first group of houses to be built were the bungalows along Ickleton Road in 1957. New houses on Hollow Road were built in 1961 and since then most new buildings in the village have been outside the conservation area along this road towards Ickleton. These buildings have been set back from the road with green verges or a pavement separating them from the road. They have been built alongside the road in a single row and benefit from extensive views across farmland to the back of the houses. Other building has been conversion of old farm buildings such as those at Elmdon Lodge which were converted in the early 1990's. These buildings tend to be closer together than in the rest of the village but retain the farmyard appearance, respecting their heritage.



Lofts Hall before the fire in 1934.

Houses within the conservation area were predominantly thatched cottages with lath and plaster walls. 17th Century additions were often brick built with slate roofs and more recent buildings are plastered with slate or tiled roofs. All of the houses are unique in design but retain similarity through the space between them and the farmland views when looking from the gardens at the backs of the houses.



Cottages in King's Lane, Elmdon.



Centre of Elmdon as featured in "Essex Countryside" magazine, April 1967.



Barn conversion next to Elmdon Lodge.



Housing on Ickleton Road built about 1961.

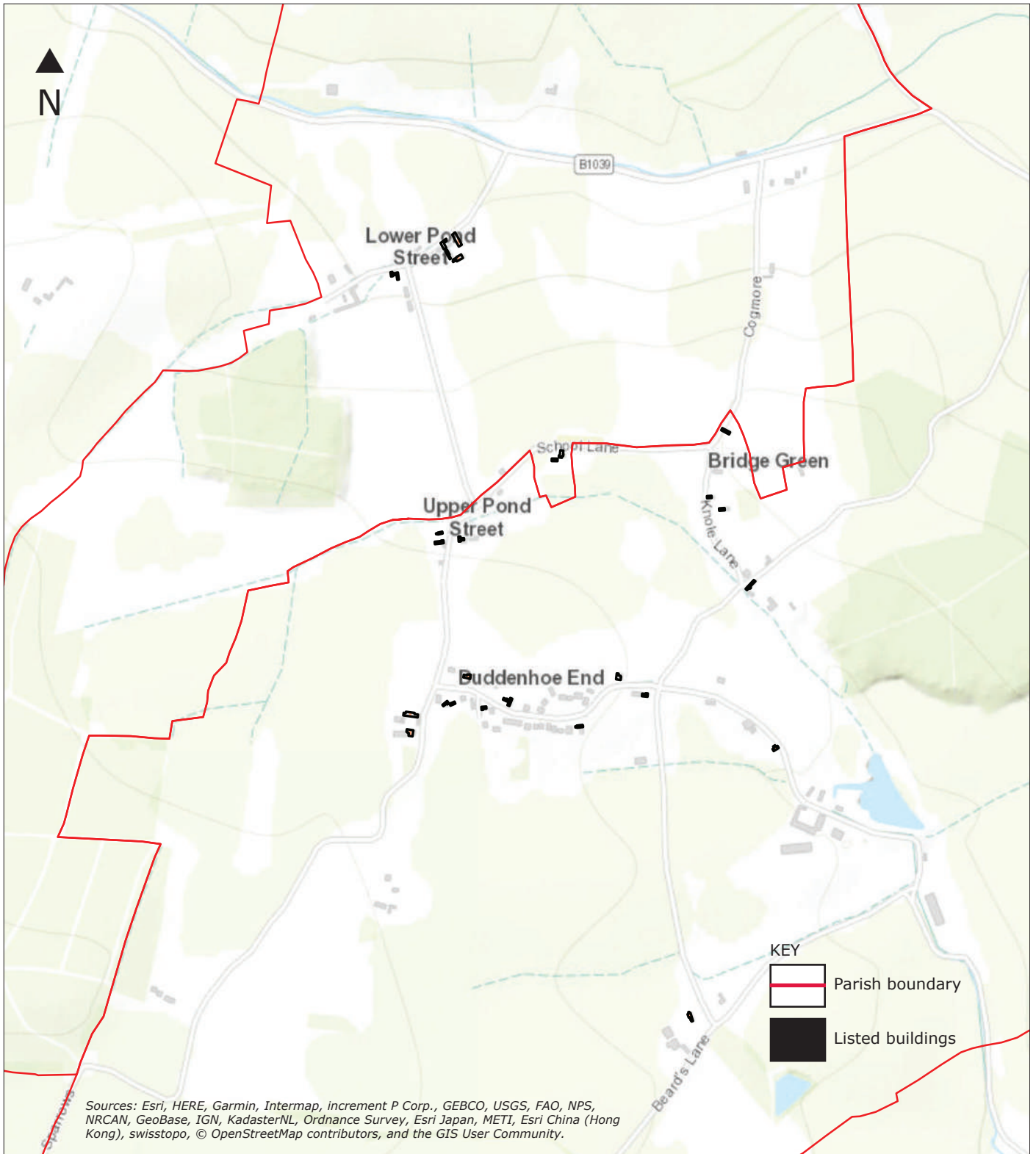
Historical development in Duddenhoe End

Houses and cottages were owned by the Estate of Lofts Hall until the 1930's. The village at that time was a series of small hamlets of thatched cottages with outside privies situated close to farmhouses which were either of lath and plaster construction, or brick. These were separated by expanses of farmland. It took until 1930 for the final sale of 6 farms in Duddenhoe End and Wenden Lofts and 36 cottages to be sold to private individuals to complete the disintegration of the estate and the beginning of the development of Duddenhoe End as a village of owner/occupiers. No new dwellings were built in the village until the 1960's when the bungalows were built at Brooksies and then the bungalows on the south side of the village street. These houses filled in gaps between the small groups of thatched cottages and were sited back from the road, often behind an original hedge. They created the very clear linear layout of the village as it is today.

Thatched cottages in Duddenhoe End on the register of listed properties: Bakers Cottage with Mays Cottage behind.



The council houses in Lower Pond Street were also built in the 1960's. These were set back with a hedge alongside the road, filling in a gap between two farmsteads. A small number of new homes have been built in the village over the past 50 years, protected by planning policies preventing new builds in rural areas. As a result the linear feature of the village has remained, houses are set back from the road and most retain hedges and old trees between them and the road. The linear layout with space between properties, green hedges and verges is viewed as strongly important by the current residents of the village.



Map showing the listed buildings around Duddenhoe End.

Buildings of note within the villages

The conservation area in Elmdon contains 37 listed buildings or groups of buildings. Of the above 37 listed buildings/groups of buildings identified on the English Heritage list, most are designated Grade II. However, there are two which are designated Grade II* namely the church of St. Nicholas and Pigots. Most listed buildings in the conservation area date from the 17th century (40%) followed by over 30% being from the 18th century. Earlier buildings from the 15th and 16th centuries together represent about 20% of the total. There are also several representatives from 19th and 20th centuries, the latter being two telephone kiosks. The remainder of the parish, including Pond Street and Duddenhoe End contains 26 listed buildings sited in small groups of thatched cottages around farmhouses.



Pigots, Elmdon.



The Hoops, Elmdon.

Church of St. Nicholas, Elmdon.



*Crawley House, Elmdon. Formerly
The Guildhall.*



Housing

This chapter summarizes the characteristics of the built environment of Elmdon and Duddenhoe End. It ends with guidelines for planners and residents when considering extensions or new buildings within either of the main village settlements of the Parish.

Housing in Elmdon

Elmdon is listed as a category B village in the Uttlesford Local Plan, one that is “suitable for a scale of development that would reinforce its role as a provider of services mainly to its own community”. Elmdon is typical of a traditional English village with two-storey housing built of a range of local materials. In this part of Essex traditional housing is timber-framed plastered, thatch, flint and brick. Every house in Elmdon has its own plot and most are set back from the road. Hedges and front gardens mark the boundaries of most of the properties. It is a linear village with its buildings along the three main roads, with many picturesque cottages.

The Old School, Elmdon (closed 1972).



*Previously “The Elmdon Dial”
re-opening as “The Maltings” in 2019.*



The central point is Cross Hill with a small triangular green, where the war memorial is sited. Nearby is the former "Elmdon Dial" pub, soon to be re-named "The Maltings". King's Lane is particularly attractive and retains many lovely houses. The conservation area is centred on the parish church and extends south to Pigots – a beautiful Grade II* manor house, to the east up to the Old School House on the north side of the road, and to Wheelwrights on the south side. To the west properties up to Whitehall Cottages and Frondirion are included. Properties within the conservation area date from the medieval period through until the Victorian era.

(Robin 1964)⁴

Housing in Duddenhoe End

Duddenhoe End is in a particularly rural situation with a core settlement and several hamlets of about 3 houses, dotted along the lanes approaching the village. The core settlement is a linear design along the village street, bounded to the west by the village hall, and at the eastern side by the road running from Bridge Green towards Arkesden.

The hamlets are separated from the main settlement by narrow roads bounded by tall ancient hedges and mature trees. All but one of these roads has exceeded the threshold of protected lane status in Uttlesford. When approaching Duddenhoe End on one of these lanes the visitor will be under no illusion that it is part of a very rural, historic and bio-diverse environment.



Barn conversions at Lower Pond Street.



Janesfield, Duddenhoe End.

Duddenhoe End is not listed as a B village but is categorized in the local plan as "other hamlets". The village now has small pockets of two-storey thatched cottages with linear infill of buildings from the 1960's to the present day, predominantly constructed of brick but some now wood frame. The earlier dwellings were one-storey bungalows with rooflines at or below that of the early thatched cottages. More recently two-storey dwellings have been given permission and the roofline of the village street has become more varied. All the dwellings are set back from the road with hedges and trees forming a boundary with the road. Houses sit within their plot with space between buildings and glimpses of farmland behind. Until recently most of the building in Duddenhoe End has been either replacement dwellings or new dwellings in gardens. This has maintained the linear development of the village and the predominantly rural environment with natural hedges, old trees and the absence of pavements.

⁴*Robin. Jean, 1964. "Elmdon, Continuity and Change in a North-west Essex Village".*



Aerial view of Duddenhoe End showing linear development.

Arable land backs onto the houses on both sides of the main street and surrounds all of the outlying small hamlets. This environment is cherished by residents and should be protected.

Residents' views on housing throughout the villages

Elmdon and Duddenhoe End have different characteristics, but the consultation showed that residents in both settlements valued the same aspects and guidance is therefore provided to reflect this.

The villages have maintained low density housing with houses, regardless of age, retaining spacious gardens, open aspects and rural views. It is not surprising that residents want to maintain this and whilst the questionnaire results show that about 50% of the current community considers that the amount of building in the parish has been "about right", there is an understanding that some new development is needed in the villages. A number of comments suggest there is a nervousness about too much infill with clear support for maintaining the low-density housing and open views of the surrounding countryside from behind and between houses.



Lower Pond Street towards Elmdon.

"Any additional housing should be proportionate to what is already there and should not change the character of the village."

"Affordable housing is needed so that younger people can have a chance of living here. If not, average age will continue to increase."



Listed cottages in Duddenhoe End by the village green.

Rural view from back gardens in Duddenhoe End.



“We feel that the village would benefit from some new development to encourage a more diverse age range to enhance the community feel.”

“We need to remember that houses (existing and new) need to be suitable for modern living. This needs to be a living, thriving village (albeit a very pretty one) rather than old and out of touch ”

“There is room in the village for well-considered innovative and modern design, not simply more of what we already have. Good new architecture will complement the existing period buildings and be an asset.”

“We should encourage all types of housing including modern if done to a high spec with eco credentials. These are the thatched cottages of the future.”

There is limited support for building on green sites and for infill or backland development. Opinion suggests that new building should be on previously developed sites. The re-use of traditional buildings is supported, with 90% supporting the idea of converting redundant buildings into houses. New buildings should not impact on the rural setting nor on the views of surrounding farmland.

The overwhelming message from the community was to consider building what was needed and residents see this as being small 2 or 3 bed homes (74%). The residents feel strongly that only smaller houses will contribute to maintaining the diverse age range needed for enhancing the community feel.

The overall impression from the questionnaire to residents was that new housing should be sympathetic with that which already exists. There was a preference for reflecting traditional materials by the use of modern, sustainable alternatives.

Roofs are predominantly pitched with slate or clay tiles. Flat roofs do not feature in this rural area. Walls are mainly rendered and painted in a wide range of soft colours, there are also yellow and red brick dwellings and

Farthing Green with clay tiled roof, green verge and flint wall.





The Old Forge, Duddenhoe End, with boundary hedge.

Elmdon has some examples of brick and flint. Windows in the conservation area in Elmdon, and older buildings in Duddenhoe End, are timber and either traditional sash windows, or casement windows with small panes in keeping with their age. Buildings since the 1960's tend to have larger expanses of glass.



More recent development set back from the road with boundary hedge.

Front gardens and boundaries are an important visual contribution to what is unique about Elmdon and Duddenhoe End. Elmdon is typified by green spaces in front of dwellings with hedges, flint walls or wooden fences dividing the properties from the roads. In Duddenhoe End dwellings are set well back from the road, with green hedges typical boundary treatments.

The most appropriate front boundary feature in Duddenhoe End is the hedge, using native species such as hawthorn, hornbeam and field maple.

Parking within boundaries can present a problem if not sensitively designed, particularly in small gardens. Materials are very important in this rural environment, as the use of large areas of concrete, tarmac, or even block paving, can lead to an urban character that is inappropriate to this rural setting. Gravel and stone work well in this environment.

There were strong views that historical buildings and those of architectural value should be maintained. Those in Elmdon are protected by the conservation area, but those small pockets of older buildings in Duddenhoe End should have the same consideration.

“Infill development okay but overall care must be taken to ensure that the overall character of a small rural village AND adjacent dwellings are not adversely affected or overlooked”

“The character of the village is being lost. Huge houses are being built on tiny plots, just feet apart. Small cottages are being overshadowed by large family houses”

When extending existing homes, it is hoped that residents will give due consideration to these guidelines regarding new development with note to design and building materials. In the context of Elmdon and Duddenhoe End current residents agree that it is important that any extensions reflect the size and scale of the host building and the immediate surroundings, in terms of the character of adjacent development and its setting within the wider rural landscape. Extensions should not unduly affect adjoining residents and should not remove entirely, or unacceptably reduce, the green spaces between buildings and the glimpses of the countryside that can be seen from the road frontage.

Uttlesford planning guidelines

The Uttlesford Local Plan adopted in 2005 states that *“The rural nature of the District is recognised for its intrinsic character and beauty, its value for agricultural production and its biodiversity. The strategy is to conserve and enhance the local distinctiveness and historic character of these rural settlements and support this character and the thriving rural communities within it”*. The following guidelines are provided to inform future planning in the Parish. These are very rural villages and we support sympathetic developments and support the following policies in relation to housing and the built environment:

Policy Number	Policy in Adopted 2005 Local Plan	Equivalent policies in the emerging local plan – Regulation 19 Pre-Submission Local Plan 2018	Policy title
ENV1	Design of development within Conservation Areas	EN2	Design of development within Conservation Areas
ENV2	Development affecting Listed Buildings	EN4	Development affecting Listed Buildings
GEN8	Vehicle Parking Standards	TA4	Vehicle Parking Standards
H3	New Houses within Development Limits	H5	Residential development in Settlements without Development Limits
		D1	High Quality Design
H7	High Quality Design	H4	House Extensions and Replacement Dwellings beyond Development Limits
H8	Home Extensions		
H5	Subdivision of Dwellings	H3	Sub-division of Dwellings & Dwellings in Multiple Occupancy
H9	Affordable Housing	H6	Affordable Housing
E5	Re-use of Rural Buildings	C2	Re-Use of Rural Buildings
H12	Agricultural Workers’ Dwellings	H12	Agricultural / Rural Workers’ Dwellings
H13	Removal of Agricultural Occupancy Conditions		
ENV6	Change of Use of Agricultural Land to Domestic Garden	C3	Change of Use of Agricultural Domestic Garden

Guidelines for housing

The following guidelines have been produced as a summary of the responses to the residents' questionnaire October 2017.

- Maintain the low-density character of the villages and favour small 2 or 3 bed family homes.
- Future development of more than one dwelling should prioritise previously developed sites and not be on new greenfield sites.
- Development of redundant rural buildings is supported.
- Development should be sympathetic to the rural nature of the villages.
- New dwellings should not impact on the views of the countryside from the rear or between dwellings
- Extensions should be consistent in scale to the existing plot and should not dominate.
- Building materials used should be compatible with the range of materials seen throughout the villages.
- New development should seek to avoid harm to historic buildings and their setting.
- Existing hedges should be retained wherever possible. High boundary walls, the unsympathetic use of close board fencing in front gardens and tall railings and gates are more urban in origin and do not reflect the essentially rural character of the villages. Fences and gates should be of traditional materials.

Environment

This chapter summarises the natural environment in and around the villages of Elmdon and Duddenhoe End. Whilst the villages have slightly different characteristics in their built environment the natural environment is very similar. Areas for special protection are identified and the guidelines include practical enhancement proposals that represent the views of the whole community.

With its undulating landscape and rural views this part of Essex is affectionally known by some as the Essex highlands. The area is relatively isolated despite its proximity to larger centres of population and transport links, and most importantly still retains its historic rural characteristics.

Habitats of principal importance in the villages have been identified as priorities for conservation under the Post 2010 Biodiversity Framework¹. These include traditional orchard at Lofts Green, Duddenhoe End, woodpasture and parkland at Lofts Hall and ancient semi-natural woodland such as Freewood, and Rockells Wood. These habitats contribute to the presence of notable species within the area particularly the rare Crested Cow-wheat recorded at Coopers End, and numerous Veteran trees, notably a veteran Black Poplar tree in the hedgerow near Upper Pond Street Farm, Duddenhoe End². There have been 166 reports of at least 8 species of bat which benefit from the wooded, agricultural and rural nature of the villages. Approximately 35 ponds provide an integrated patchwork of habitat for amphibians including 27 formal reports of Great crested newts, Common toads and numerous other common species. Red kites (designated Near Threatened status) benefit from the open grass, scrub and tall trees of woodland areas and Barn owls make use of hollow trees and tree cavities for nesting and are often seen in the villages. The area also provides habitat for an important assemblage of farmland birds including Corn bunting, Grey partridge, Lapwing, and Snipe³.



Veteran black poplar tree in hedgerow at Upper Pond Street, Duddenhoe End.

¹JNCC and Defra, "UK Post-2010 Biodiversity Framework," Four Countries' Biodiversity Group, 2012.

²Grid reference TL459943708.

³Ecology of Elmdon, Duddenhoe End and Wenden Lofts. C. Tancell 2019.



Fields surrounding Elmdon.

“The geology of the zone largely comprises boulder clay plateau ... Within the zone there are considerable areas of surviving ancient woodland... The fieldscape consists of irregular fields of ancient origin, probably of medieval in date and some maybe even older ...”⁵



Hamlet church from the graveyard.

The importance to residents of maintaining the rural environment was underlined in the survey when residents were asked if agricultural land provides important local character and views should be retained. 95% agreed with 70% strongly agreeing. Equally there was strong support for maintaining the green spaces, the fields, hedges, trees, ponds and woodland. It is clear from the questionnaire that the villagers would like to protect these elements and by doing so the rural nature of the villages. The questionnaire also invited villagers to comment on green areas of the villages that they think should be protected as well as attributes and features of the villages that merit protection.

Duddenhoe End is characterised by small hamlets separated by agricultural land and other green spaces. The rural setting is highly valued by the residents and there is particular mention for protecting the area around the village hall. There are already managed verges in Duddenhoe End alongside the protected lanes.

Other features the villagers seek to cherish in Duddenhoe End are the Hamlet Church, cemetery, village hall, Rockells Wood and the finger posts.

In **Elmdon** the areas of significant importance listed in the questionnaire are the church and churchyard, Todds Green, the cricket ground, the war memorial, both lanes up to Freewood Farm, the bluebell woods and the natural ponds.

⁵Uttlesford District Historic Environment Characterisation Report (2009).



Church Cottage, Elmdon, by Todds Green.

"All mature trees and old orchards should be protected. These are important habitats for many species. This does not necessarily have to mean no building. Bat and bird houses can be incorporated into new builds and renovations. For example bird bricks can be purchased or made for the purpose of a particular species and can be built into the structure."

"Uttlesford District Council has a commitment to the environment and its Local Plan Policies. Uttlesford's policies protect conservation areas by only permitting development that preserves or enhances their quality and by preventing the demolition of structures that positively contribute to their character and appearance."

*"The Conservation Area at Elmdon covers the historic part of the village stretching along selected lengths of the radial roads which converge at the central village green and area around the church. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationship of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The interaction with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area."*⁶

Residents' views on protecting and enhancing the environment surrounding Elmdon and Duddenhoe End

The questionnaire revealed that 85% agreed that the design of front gardens including driveways and their surfacing should reflect the rural nature of the parish. Future development should consider off-road parking and native planting along the road frontage. Furthermore, 90% agreed that mature trees contribute to the visual appearance of the village, and over 90% that native species should be preserved.

Positioned in the Essex countryside some distance from significant built-up areas, the environment surrounding Elmdon and Duddenhoe End offers its residents considerable opportunity to enjoy the outdoors beyond the

⁶Elmdon Conservation Area Appraisal and Management Proposals, Approved December 2014.

Rockells Wood looking towards
Elmdon Lee.



Rural finger post.

settlements themselves. This is facilitated by an extensive network of footpaths and bridleways, which are considered an asset by residents and are well used.

Elmdon is a village blessed with numerous footpaths and bridleways, all leading through extensive fields and woods and interconnected with each other. Riding is a pleasure (some people even bring their horses by trailer to ride round through the countryside). Two bridleways or green lanes (No's 7 and 3) link Elmdon with two other villages, and before cars and even bicycles came along, they were the quickest way to both villages. Now it is further, but quicker, by car. Bridleway No 7 leads through a farmyard containing Jersey cows and a bull. Byway No 3 leads to the church in the neighbouring village of Chrishall. This was a plague village where the surviving villagers moved half a mile away to build new houses in safety. Chrishall Church remains in the site of the old village and this green lane still leads to the church, which indicates the antiquity of the lane.

In Duddenhoe End, the Chestnuts (Footpath 16) is popular and the bridleway around Rockells Wood (No 23) is used extensively by riders and walkers. The views from this path are especially valued. The footpaths and bridleways are, overall, well maintained but paths through the middle of the field are sometimes partially ploughed or cultivated over and there is a delay before reinstatement. The Blacksmiths (No 33) and The Cosh (No 31) are byways significantly damaged by motorcyclists and 4 x 4's with very deep ruts that are usually water filled and make walking difficult.

These rights of way should be maintained and restricting vehicular access during the winter months would help to protect these ancient rights-of-way from further deterioration.

Clearly it is paramount that any future development should be sympathetic to the rural setting.

Uttlesford planning guidelines

Policy Number	Policy in Adopted 2005 Local Plan	Equivalent policies in the emerging local plan Regulation 19 Pre-Submission Local Plan 2018	Policy title
GEN7	Nature Conservation	EN8	Protecting the Natural Environment
ENV7	The Protection of the Natural Environment Designated Sites	EN9	Protecting and Enhancing the Natural Environment
ENV3	Open Spaces and Trees	EN10	Open Spaces
		EN11	Ancient Woodlands & Protected Trees

Guidelines for the environment

The following guidelines have been produced as a summary of the responses to the residents' questionnaire October 2017.

- Protect the open landscape and landscape views around the villages.
- Conserve the character and appearance of the conservation area in Elmdon and the open spaces in Elmdon and Duddenhoe End.
- The rural nature of the villages should be kept by protecting, retaining and maintaining green spaces, ditches, verges, footpaths, bridleways, mature woodland areas and native hedgerows.

Transport

This chapter summarises the nature of transport in the area and gives guidelines for planning purposes.

Elmdon, Wenden Lofts and Duddenhoe End are situated less than 17 miles from Cambridge, Royston, Saffron Walden and Bishop's Stortford and only 5 miles from Audley End station. Despite their prime location the villages have retained their rural character and have immense charm. The villages are divided by the B1039 with the smaller local roads through the villages carrying local traffic as well as through traffic heading north and south.

The importance of cars for residents is indicated by the 2011 census which found that of the 252 households in Elmdon, Duddenhoe End and Wenden Lofts 94% owned one or more cars, and 64% owned two or more vehicles. This is in part due to infrequent public transport. The reliance of cars in the villages is also reflected in the high number of comments about traffic calming and roads in general. Traffic calming is a contentious issue with 53% in favour and a good number (56) of comments suggesting places and ways of slowing the traffic.

The questionnaire revealed a strong support for preserving the rural feel of the villages with over 70% citing the rural setting as one of the reasons for moving here. Green verges were thought to add to this rural feel, with the majority showing support for road signage in keeping with a rural setting, and maintaining old-fashioned post and telephone boxes.

Residents wish to protect the rural nature. Tractors and buses are a necessary part of rural life but the growing size and number of vehicles make the narrow lanes difficult to navigate safely. Any future planning should take measures to keep the lanes safe and protect the rural nature.



School bus causing potential bottleneck in Elmdon.



Narrow lane towards Duddenhoe End.

There was very little support for street lighting or more pavements. Perhaps this is indicative of lighting and pavements being thought to be less rural and more urban. In general, highway signage is minimal throughout the village and this is consistent with residents' wishes. Introduction of any further signage, except for safety reasons, should be discouraged.

Road markings are limited to hazard lines at the principal junctions and white lines at the carriageway edges. Generally, the residents do not want more street markings and consider that the existing white lines are sufficient to show the carriageway edges at night.

The bridlepath and footpath signs are mounted on wooden posts; blending well with the rural environment. New or replacement highway signage should be designed for the rural character of the village and mounted on existing timber posts, as far as is reasonably possible.

Uttlesford planning guidelines

Policy Number	Policy in Adopted 2005 Local Plan	Equivalent policies in the emerging local plan – Regulation 19 Pre-Submission Local Plan 2018	Policy title
GEN1	Access	TA1	Accessible Development
LC1	Loss of Sports Fields & Recreational Facilities	INF2	Protection & Provision of Open Space, Sports Facilities & Playing Pitches

Guidelines for transport

- Work with Essex County Council to reduce the speeding in the villages in response to the increasing volume of traffic.
- New housing of 2 bedrooms or more should include the provision for adequate off-road parking based on two cars per household in accordance with the Uttlesford Residential Car Parking Standards (February 2013).
- Ensure approach roads to the villages have signage marking the entrance. Further road signage should be kept to a minimum.
- New pavements are not necessary and do not add to rural feel.
- Street lighting and external lighting should be kept to a minimum.

Agriculture and business

This chapter summarises the business and employment opportunities in the villages. The area is predominantly agricultural but there are a number of small rural businesses within the area.

The majority of Elmdon and Wenden Lofts is farmland and has been since the general Enclosure Act of 1801.



Autumn ploughing.

Changes to farming practices over the years mean that in addition to family run farms, a large percentage of farmland is now managed by agricultural contractors. Recent governments have encouraged farmers to support the environment through a number of different schemes, and various diversification grants over the last 20 years have encouraged farmers to develop their businesses within the countryside. The numbers employed in agriculture have reduced over the last 50 years but employment in new rural businesses has increased in the last 10.

The crops now grown are predominantly wheat, barley, beans, oil seed rape, grass and maize with other minority crops appearing dependent on market demand; canary grass, sugar beet, linseed and alfalfa are recent examples. Wheat is grown for animal feed and for milling, barley for malting or for animal feed and oil seed rape and linseed provide oil for industrial use and human consumption. Beans are grown for animal



Farming in Elmdon before the Second World War.

feed but also benefit the soil. Cover crops such as oil radish, phacelia and black oats are now sometimes used between crops to benefit the soils. These are cultivated as green fertilizer. Wild flower field margins, pollen and nectar mixes, lapwing plots and beetle banks are all features of the rural landscape provided by farmers to protect wildlife and enhance the environment.



Jersey cows at Freewood Farm, Elmdon.

There is one dairy farm in the parish, with a herd of beautiful Jersey cows, one commercial free-range egg producer and several small-holders have both rare breed and commercial sheep. These aspects all contribute to the rural scene which is valued so highly by residents.



Oil seed rape in flower.

Farm diversification has led to small businesses springing up in redundant farm buildings. Holiday cottages bringing in tourists who support the local economy, coarse fishing for recreation, heavy machinery mechanics and plant hire to support farming and local building companies and gardening services to support the local population. Many make use of the local milkman who, while coming from out of the parish, is based on a farm and is supported by customers in Elmdon and Duddenhoe End.

Elmdon surrounded by agricultural land bounded by ancient thick hedges and mature trees.



The visual impact of agriculture is clear in photographs of the area: fields divided by thick hedges, surrounded by bands of wild flowers with ancient oak trees apparent. Small clusters of buildings at farmsteads are surrounded by hedges – there are no obvious industrial sites as all are well screened. These views are important to most of the residents in the villages, with 95% agreeing that these views should be maintained. Farmers and contractors are farming much larger acreage than in the past. Machinery is increasing in size and fills the narrow lanes around the villages. Grain lorries and large tractors will be seen regularly on these narrow, rural lanes. On-street parking in narrow roads can cause difficulties when these large vehicles need to get through.

There are an increasing number of service providers such as graphic design, and other IT reliant businesses in the villages. Poor internet connection has limited development so far but with the introduction of superfast broadband in the next couple of years this may well change. The Royal Mail and other delivery companies provide an essential service for these businesses.



Home delivery has been significantly increasing in the last few years. Van drivers were mentioned by residents as culprits of fast driving, but a significant number of us make use of supermarket and other deliveries from online companies. These deliveries compensate for the lack of services in these villages but are also contributing to the amount of traffic on our rural lanes.

Uttlesford planning guidelines

Policy Number	Policy in Adopted 2005 Local Plan	Equivalent policies in the emerging local plan – Regulation 19 Pre-Submission Local Plan 2018	Policy title
E4	Farm Diversification	EMP4	Rural Economy Alternative use of Farmland
ENV3	Open Spaces & Trees	EN10	Open Spaces
		EN11	Ancient Woodlands & Protected Trees
E5	Re-Use of Rural Buildings	C2	Re-Use of Rural Buildings
H12	Agricultural Workers’ Dwellings	H12	Agricultural/Rural Workers’ Dwellings
H13	Removal of Agricultural Occupancy Conditions		
RS3	Retention of Retail and other Services in Rural Areas	RET4	Loss of Shops and Other Facilities
GEN8	Vehicle Parking Standards	TA4	Vehicle Parking Standards

Guidelines for business and agriculture

- Do not allow development to diminish the countryside surrounding the village and the features which form the rural character of the landscape.
- Protect the open landscape and landscape views around the villages.
- Development should be sympathetic to the rural nature of the villages.
- Development should consider the limitations of the narrow road network.
- Local businesses providing service to the community should be encouraged.
- Work with Essex County Council to reduce the speeding in the villages in response to the increasing volume of traffic.
- Any future development should include the provision for adequate off-road parking to ensure roads are kept clear.

Conclusion

It is clear from the public meetings and the survey questionnaire that the people of Elmdon and Duddenhoe End are aware of the pressure for new housing in Uttlesford. They also have a realistic view that some development is necessary.

There is an awareness that future development involving more than a few houses could only be accommodated by developing green spaces or along the roads in the villages that are already inadequate for existing traffic. There is concern that the established rural scene would begin to deteriorate. The views, the quality of the spaces between properties, the footpaths, hedges, trees and wildlife could gradually disappear.

The Uttlesford Local Plan adopted in 2005 states that "The rural nature of the District is recognised for its intrinsic character and beauty, its value for agricultural production and its biodiversity. The strategy is to conserve and enhance the local district versus a historic character of the rural settlements and support this character and the thriving communities within it".

The residents of Elmdon and Duddenhoe End, have concerns about the design and placement of future development in and around their villages. The Design Statement has set out to describe those concerns and provide guidance as to how they may be addressed as a material consideration in the determination of planning applications and by residents when designing developments that do not require planning permission. In summary those guidance points are as follows:

Guidelines for development in Elmdon and Duddenhoe End.

- Conserve the rural character of the area.
- Conserve the narrow winding lanes.
- Ensure that any new development responds to historic settlement pattern, especially scale and density, and that use of materials, and especially colour, is appropriate to the local landscape character; such development should be well integrated with the surrounding landscape.
- Encourage the appropriate use of colour as well as tree planting to mitigate the visually intrusive effects of large modern buildings.
- Small scale development should be carefully sited in relation to existing buildings.
- Maintain the low-density character of the villages and favour small 2 or 3 bed family homes.

- Future development of more than one dwelling should prioritise previously developed sites and not be on green sites.
- Development of redundant and rural buildings is supported.
- Development should be sympathetic to the rural nature of the villages.
- New dwellings should not impact on the views of the countryside from the rear or between dwellings.
- Extensions should be consistent in scale to the existing plot and should not dominate.
- Building materials used should be compatible with the range of materials seen throughout the villages.
- New development should seek to avoid harm to historic buildings and their setting.
- Existing hedges should be retained wherever possible. High boundary walls, the unsympathetic use of close-board fencing in front gardens and tall railings and gates are more urban in origin and do not reflect the essentially rural character of the village. Fences and gates should be of traditional materials.
- Protect the open landscape and landscape views around the villages. Development should be sympathetic to the rural nature of the villages.
- Maintain the conservation area in Elmdon and the open spaces in Elmdon and Duddenhoe End.
- The rural nature of the villages should be kept by protecting, retaining and maintaining green spaces, ditches, verges, footpaths, bridleways, mature woodland areas and native hedgerows.
- Work with Essex County Council to reduce the speeding in the villages in response to the increasing volume of traffic.
- New housing of 2 bedrooms or more should include the provision for adequate off-road parking based on two cars per household in accordance with the Uttlesford Residential Car Parking Standards (February 2013).
- Ensure approach roads to the villages have signage marking the entrance. Further road signage and street lighting should be kept to a minimum.
- New pavements are not necessary and do not add to the rural feel.
- Street lighting and external lighting should be kept to a minimum.
- Do not allow development to diminish the countryside surrounding the village and the features which form the rural character of the landscape.
- Protect the open landscape and landscape views around the villages.
- Development should be sympathetic to the rural nature of the villages.
- Development should consider the limitations of the narrow road network.
- Local businesses providing service to the community should be encouraged.
- Any future development should include the provision for adequate off-road parking to ensure roads are kept clear.

APPENDIX 1 Steering Group, Consultees and Acknowledgements

Steering Group

Peter Syfret	Elmdon	Chair
Penelope Gaine	Elmdon	Parish Council representative 2016 onwards
Ian Donaldson	Duddenhoe End	Parish Council representative 2016 onwards
Bob Woods	Elmdon	member 2016 onwards (Parish Council 2018 onwards)
Ali Porritt	Elmdon	member 2016 onwards
Sarah Westerhuis	Duddenhoe End	member 2016 onwards
Suzanne Reich	Duddenhoe End	member 2016 – 2018

Consultees

Sarah Nicholas	Uttlesford District Council	Senior Planning Officer
Michelle Gardiner	Rural Community Council of Essex	Community Engagement Officer

Acknowledgements

In addition, we need to single out those who have provided specialist services to enable us to get this far.

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Claire Tancell for liaising with the Essex Wildlife Trust.

Archivist at the Gibson Library, Saffron Walden.

Essex Wildlife Trust.

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Photographs by Phil Kay (except for pages 1, 5(bottom), 9(top), 10, 12(top), 16(bottom), 20(top & centre), 28, 29(top), 30(top).

APPENDIX 2 Summary of process

Village Design Statement (VDS) Process Timeline

Time Line	Stages of the Project	Consultations
March 2016	Steering Group formed	Parish Council (PC)
May 2016		Meeting with RCCE (Rural Community Council of Essex)
June 2016	Formed Working Agreement for Village Design Statement (VDS)	
June 2016		Informed villages about proposed VDS through flyers door to door and article in Gazette magazine
August 2016		Discussed VDS at PC meeting
January – July 2017	Drafting of questionnaire	RCCE comments on draft questionnaire
August 2017	Trial questionnaire	
September 2017	Questionnaire circulated	Notice to villagers in Gazette magazine
October 2017	Analysis of response to questionnaire	
November 2017	Exhibition of results and comments	Duddenhoe End Village Hall and Elmdon Village Hall
January – December 2018	Drafting of VDS	Consultation with Uttlesford District Council (UDC)
January 2019	Proposed publication draft	Sent to Parish Council for comment
February & March 2019	Exhibition of proposed publication draft of VDS	Duddenhoe End Village Hall and Elmdon Village Hall
March 2019	Review of comments	Review with RCCE and UDC
May 14 2019	Approved by Parish Council	
June 2019	Approved by UDC	

APPENDIX 3 Summary of results of the questionnaire

1. The response was better than anticipated – some 150 questionnaires were returned from 269 households but about 6 missed the deadline. Many were a joint return from households and some were from individuals.
2. A few were against any development, but most were relaxed about more houses being built. The majority want new housing to be on previously used sites, infill, back land etc.
3. There was overwhelming support, for maintaining the rural feel by managing woods, mature and ancient trees and the green buffer zone, views, hedges and ponds.
4. All types of homes were acceptable the majority being in favour of small family and starter homes, but a minority mentioned large family homes. Some older respondents liked the idea of bungalows. There were a few comments about the need for affordable and local authority housing.
5. The density, scale, roof lines, and design of new houses should be sympathetic with the existing. There was a preference for traditional materials, but many recommended the use of modern environmentally friendly materials which could blend in. Light pollution should be kept to a minimum.
6. There was virtually no objection to converting outbuildings and redundant farm buildings into housing but the character of historical and buildings of interest and architectural value should be maintained.
7. Having minimal signage on the roads and keeping the post and telephone boxes was approved.
8. There was little desire for more pavements rather maintaining the existing “so that a pram could be safely used”. There was support for traffic calming measures in specific places but many thought that the street parking acted as such. Generally street lighting did not find favour. Overhead electric cables were unsightly, but it was accepted that not much would be done about them. New cables should be underground. Respondents were generally happy with the rubbish collection service.
9. The surrounding woods, fauna and flora, ditches, ponds, hedgerows, pathways should be managed and protected maintaining the countryside views. In some places vegetation should be trimmed to improve driver visibility.

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