

# PARISH PLAN 2007





## Contents

|     |                                      |                   |
|-----|--------------------------------------|-------------------|
| 1.  | Summary                              | 3                 |
| 2.  | Background to the Parish Plan        | 4                 |
| 3.  | Introduction                         | 5                 |
| 4.  | How we produced our Parish Plan      | 6                 |
| 5.  | Summary of Results                   | 7                 |
| 6.  | The views of the Community           | 8                 |
| 6.1 | Housing & Development                | 8                 |
| 6.2 | Employment                           | 9                 |
| 6.3 | Services                             | 10                |
| 6.4 | Green Issues                         | 11                |
| 6.5 | Traffic & Transport                  | 12                |
| 6.6 | Community, Safety & Crime Prevention | 14                |
| 6.7 | Leisure & Recreation                 | 15                |
| 6.8 | The views of our young people        | 16                |
| 7.  | Planning Guidance                    | 17                |
| 7.1 | Hadstock Village Design Statement    | 17                |
| 7.2 | Proposals for Planning Guidance      | 19                |
| 8.  | Looking Ahead                        | 21                |
| 9.  | Action Plan                          | 22                |
|     | Acknowledgements                     | inside back cover |
|     | Contacts                             | inside back cover |



# 1. Summary

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Welcome to Hadstock's Parish Plan!

Production of the Parish Plan has been overseen by a Steering Group consisting of village volunteers and 3 members of the Parish Council. It is based on the views expressed by residents at meetings and in response to a questionnaire that was circulated to all households. Where we have needed additional information, then further research has been carried out, as well as consultation with bodies such as the District Council, who will need to be involved in implementing the recommendations. In short it is a vision for the future of Hadstock over the next five years or so produced by the community as a whole. It is your plan.

Now that the work of the Steering Group in producing this Plan is complete, the Parish Council will become its custodians. They formally adopted it at their meeting on the 18 June 2007 and it is hoped that Uttlesford District Council (our local planning authority) will adopt the relevant sections as Council Approved Guidance. This means it will be taken into account when considering planning applications in the parish and in the preparation of the Local Development Framework. It may also be appropriate for the District Council to adopt it as a statutory document (known as a Supplementary Planning Document) in the future which would give it even more weight.

The process started with a workshop session in the Village Hall attended by about 40 villagers. This highlighted the areas of main concern and led to a questionnaire which was circulated to all villagers. There was a separate questionnaire for young people as well as a survey of businesses. About 230 questionnaires were returned (about 80%) with many of these containing additional comments. The Steering Group analysed all this data and produced a display covering the walls of the Village Hall with tables and charts.

So what was it that you, the community, said about Hadstock? Nearly everyone, both young and old, newcomers and long term residents, made very positive comments. We are privileged to live in an attractive and safe environment surrounded by pleasant countryside. The village is considered friendly and supportive. But there have been big changes in recent years: local employment in agriculture has been replaced by commuting out of the village for other types of work; not so many people stay in the village for a lifetime; there is pressure for change resulting from the economic development of the surrounding area. Development has been modest and on the whole sympathetic, allowing the village to maintain its essential character. Many concerns were expressed, with the most common being: speeding traffic and the volume of HGVs (despite a ban); the poor state of facilities on the recreation ground; aircraft noise and poor public transport.

People are also well aware of the pressures of regional growth and want to ensure that the character of the village is not spoilt by ill-considered development. That said, there is a general consensus that the village should be allowed to develop by a modest amount through infill, and that affordable housing schemes should be investigated and encouraged to counter the difficulty of first time purchases for local people. The natural environment is also clearly important to residents.

There is of course little point in having conducted this exercise if there is no positive outcome. We have interpreted what we have learnt from a planning perspective, and the Parish Council is to press Uttlesford District Council to adopt this plan as Council Approved Guidance. The District Council have already indicated their support for this, Secondly the Plan ends with a list of objectives and actions which the Parish Council will champion to protect and enhance our village.

Work has already started on some of the action points. Much work and investment has gone into refurbishing the recreation ground, the Neighbourhood Watch Scheme has been restarted with a new coordinator, and a village website has been established by the Parish Council.

The Steering Group wishes to thank all those who have contributed to the production of this Parish Plan without whose hard work it would not have been possible. Financial support has been through grants generously provided by Uttlesford District Council and Hadstock Parish Council.



## 2. Background to the Parish Plan

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Hadstock finds itself at the centre of one of the fastest growing economic areas in the country with Cambridge to the north and Stansted to the south, the so-called "M11 corridor". Despite the consequent pressures on housing and infrastructure, the village has retained its essential character with only modest new development.



The Village Green

Prompted by the Parish Council, a group of residents volunteered to work on producing a Parish Plan, and this document is the result. The idea for Parish Plans has grown from the Government's Rural White Paper published in 2000, and now over 1000 villages across the country have produced theirs. So why produce a Parish Plan? It is easy to be cynical and think that we as a small rural community can have little impact on decision makers. However the policy of Government and District and County Councils is to increase participation in public life and give greater power to parish councils in deciding what's best for their own community. The Area Panels recently created in Uttlesford may be a way of achieving this. The whole of the planning process is changing to reflect this,

including the production of the East of England Development Framework. There are requirements for consultation with local communities. After all how do those, whether elected or not, who take decisions on our behalf know what our community wants? Quite simply, this is an opportunity to help shape our village's future.

In producing this Plan we have attempted to reflect the views of the whole community; what it is that we value (and therefore wish to preserve), what should improve or change, what are our local problems and opportunities and how would we like to see Hadstock develop over the next 5 years or so. To provide



Looking up Bartlow Road

substance to this, the Plan contains (in section 7) the main planning issues which have come from our research. If the Plan is adopted by the District Council then our views will be taken into account when each planning application in the parish is determined.

At the end there is an Action Plan. Some of these actions have already been done whilst this plan was being produced, some are in motion and others will require concerted effort by the Parish Council or villagers.

### 3. Introduction

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Hadstock is at the far north-west of Essex in Uttlesford District, 17 km south-east of Cambridge and 8 km north-east of Saffron Walden. The village is centred on a small village green. There are strong cultural and historical links with Linton in Cambridgeshire, a large village and the nearest centre for shops, services and public transport. The area of the parish is 750ha with a total population of about 330 in 126 households. There is an outlying hamlet at Bowsers, 2km south of the village centre.

The parish occupies relatively high ground with Hawes Hill (82m), and the plateau of Hadstock Common (114m). The village centre is in a slight hollow (69m). The soil is boulder clay over chalk. There is little surface water despite several springs and a stream that flows to the River Granta at Linton. There are six ponds, remnants of the formerly common 'dew ponds'.

The majority of land in the parish is used for the production of wheat, oilseed rape and beans. Most of this land is now farmed by outside concerns although there are still two farms based in the parish. There is a small area of commercial organic fruit and egg production at Bowsers. Close to the village centre are 15 grass fields (20ha) which are mainly used for grazing horses. Converted farm buildings house small businesses. Outside the centre, on the former WW2 airfield, there is a food processing unit with adjacent small buildings and another nucleus of small businesses in Bowsers Lane.

Hadstock has a long history. The Saxon church of St Botolph predates the Domesday Book and is of considerable historical importance being listed Grade 1. In medieval times Hadstock was an important small town with its own market and a horse fair which lives on in the form of the annual village fête. There are also 34 Grade II listed buildings and most of the village is protected by within a Conservation Area.

The village has a public house but no school, no general store/post office nor public transport, except a bus to Saffron Walden twice on a Tuesday, and no doctor's surgery, the nearest being in Linton. The village green in the centre of the village is used by children and for the annual village fête. The school buses to Ashdon Primary School and to the County High School in Saffron Walden collect pupils from here. The Recreation Ground (3ha) has a playground with swings, a slide and a 5 a-side football pitch.



Our survey revealed some interesting statistics. 30% of the population is younger than 21 and 15% over 65. There is almost exactly equal numbers of males and females. Only 2 respondents said they were unemployed. People like to stay in Hadstock with 80% living here for more than 3 years, however many young people find themselves driven from the parish by the cost of housing.

The majority of residents in employment work outside the village, in Linton, Cambridge, Saffron Walden and London, but some run businesses from home.

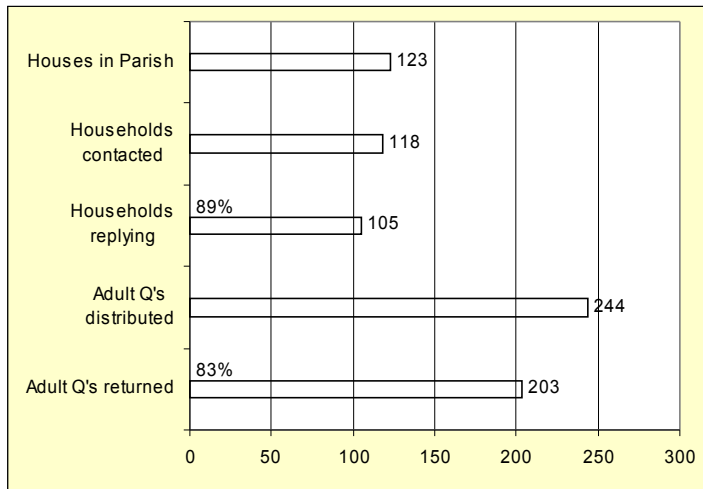
# 4. How we produced our Parish Plan

It all started back in the autumn of 2004 at the instigation of the Parish Council with an evening workshop in the Village Hall which was organised by the Rural Community Council for Essex (RCCE). RCCE have experience working with villages throughout the county and knew how to get us thinking about what was important in the village to us. About 40 people took part in this and the result was a list of issues for further investigation.



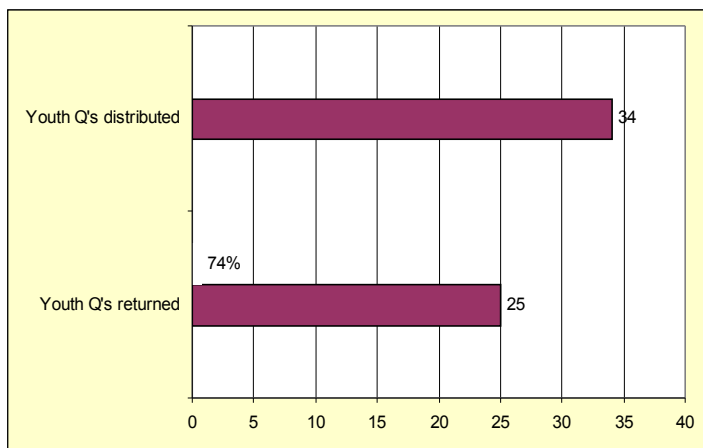
The Village Hall

At a follow-up meeting a steering group was elected comprising of both ordinary villagers and parish councillors. We decided that the best way to canvass everyone's opinion was by way of a questionnaire which was circulated to all villagers in March 2005. This produced an amazing 80% response with 203 adults and 25 young people replying. There were separate questionnaires for the young people in the village and for businesses.



The results of this exercise were put on public display in the Village Hall later in the year and a draft action plan was available for public comment on the village website. As well as taking villagers comments on board we have liaised with Uttlesford District Council, our district councillor, the police and Essex Wildlife Trust. We have taken the Uttlesford Local Plan into account. RCCE and the Parish Council have been involved throughout.

All of this has been brought together in this document, our Parish Plan. However the exercise will have been pointless if no action results from it. Our recommendations for action have been included in each section with a complete Action Plan at the end.





# 5. Summary of Results

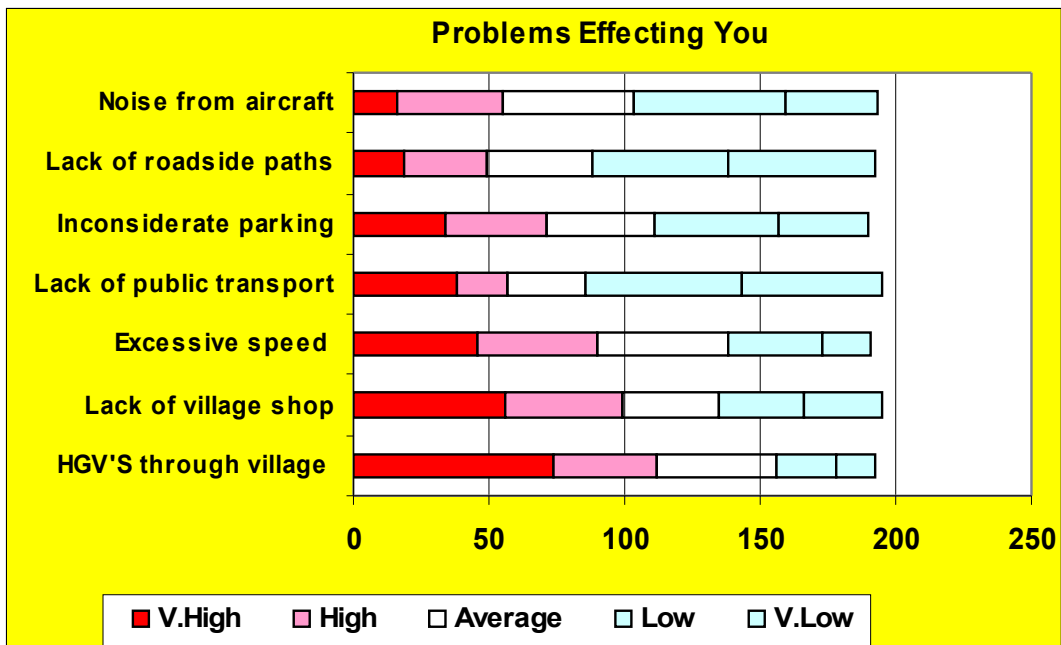
As well as completing their questionnaires 80% of respondents provided written comments. All responses about Hadstock were very positive and almost everyone identified the village as being an attractive, friendly village with a strong community spirit and a low crime rate. They valued the peace, quiet and small size of the village with easy access to the surrounding countryside as well as to Saffron Walden, Cambridge and London.

The most disappointing aspects of living in the village appear to be the absence of a shop (33%), the presence of HGVs (17%), no daily bus service (17%), general traffic issues (16%), poor standard of the pub (now under new management) (10%) and the increasing numbers of aircraft overhead (10%).

The future vision for the village was mixed in that 53% envisaged it as a little changed rural village but 23% considered that it should be 'modestly' expanded. Other significant views were that there should be provision of affordable housing (12%) and less traffic (10%). A number of people (14%) considered that the village would be threatened by infrastructural changes in the district and (8%) thought that the village would become even more of a commuter community. The village also overwhelmingly expressed concern about the effect large scale regional development, especially along the M11 corridor, and the expansion of Stansted Airport will have on the character of our community.

*"Hadstock is a united village. I like the old houses, the entrance and exit into the village in the Spring, Summer and Autumn, and the smell of logs burning in the Winter. I like the children that stay kids longer than town children and the adults that pull together in a crisis. Hadstock is my home. I want it to stay the way it is."*

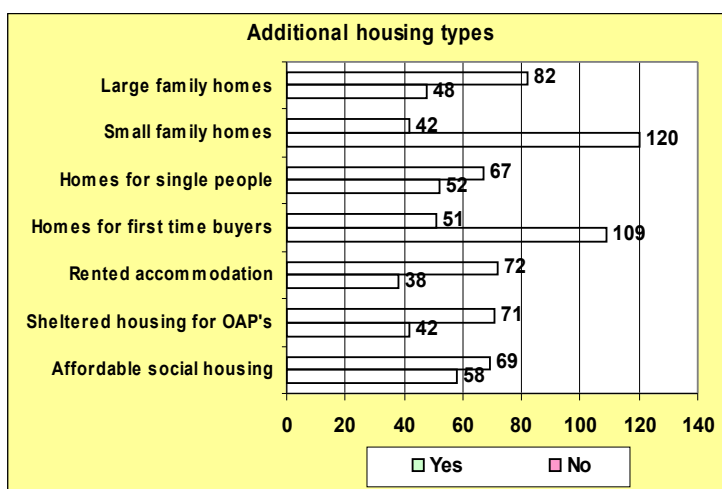
Hadstock resident (from questionnaire).



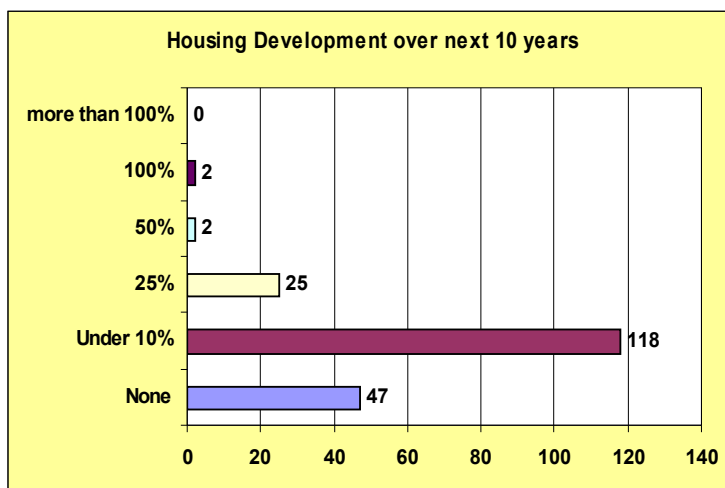
# 6. The views of the Community

## 6.1. Housing & Development

Housing growth in the parish has remained low during the past thirty years with only a small amount of infill development. All former farmhouses have become ordinary homes. A major concern from the initial workshop was the availability of affordable housing and whether there could be a suitable scheme for the village. The survey results illustrate the dilemma this poses. A majority (75%) thought there should be some housing development with most wanting this to be modest (less than 10% or about 15 new homes over the next 10 years). The housing categories with most support were: small family homes, homes for first time buyers and affordable social housing. 30% felt that the village development envelope should be expanded and there was also very strong support for maintaining the conservation area boundaries. Indeed a strong view from the survey was that we like the village just the way it is. The majority of respondents (84%) considered that there should be guidelines on architectural style and building materials for new or infill development in order to protect the character of the village.



Our research indicates that on the whole the village accepts the need for some housing development in response to regional pressure and would like this to be designed to meet local needs. There are two problems; firstly there are only a small number of potential infill sites within the present development boundary; secondly the small scale of the village's need for affordable housing may be insufficient to make such a project viable.



Although most people travel to work outside of Hadstock and most oppose further significant development in the village there was some support for steps to improve local employment. 52% supported shared office facilities, 56% supported tourist related businesses, 70% supported small businesses and 80% supported craft workshops. The reality is that there are limited locations (Yews Farm Yard and Bowers Lane) where these small businesses could be located and such development will depend on the motivation of individual landlords and market forces.

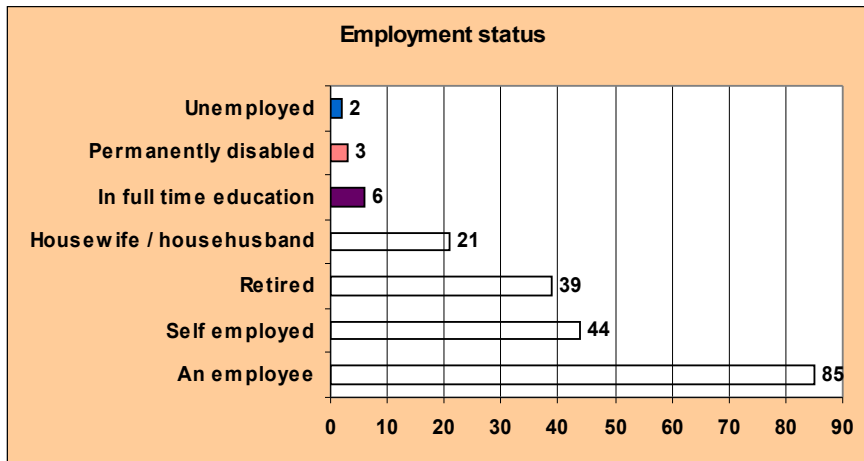
The main issues:

- 1 Protect the village's character through limited and sympathetic development.
- 2 Investigate the feasibility of developing affordable housing.

## The views of the Community

### 6.2. Employment

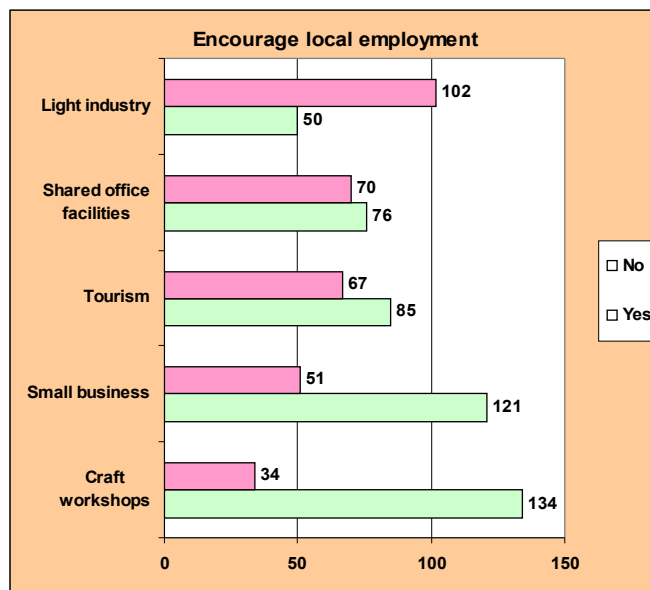
Agriculture was the main employment of the village until the mid-20<sup>th</sup> century. Very few residents are now directly employed in agriculture but most of the land remains in agricultural production. There are two working farms left in the parish. The economic prosperity of the community is driven by that of the Cambridge region and by its proximity to London. Despite this, Hadstock has quite a range of businesses



located in the parish, the largest being the food processing operation of FDL located on the old airfield with two other firms employing more than 6 people. Most employees commute from outside the parish. Notable though is the number who are either self-employed or work from home. A common concern expressed was that the village is becoming a commuter village however the evidence is that there is a surprising amount of economic activity within the village.

Most employers cited the quality of their premises and proximity to the M11 and A14 trunk routes as the main benefits of their location. Two criticised the poor access roads to Hadstock and lack of nearby post office or store.

The survey showed 43% of the population is employed and a further 22% is self-employed. 10% work in the home and 20% are retired. Only 1% was unemployed at the time of the survey with a further 1.5% listing themselves as permanently disabled. 3% of those over 18 are in full-time education with a majority of these being away at University.



The main centres of employment are Saffron Walden, Cambridge and London.

The main issues:

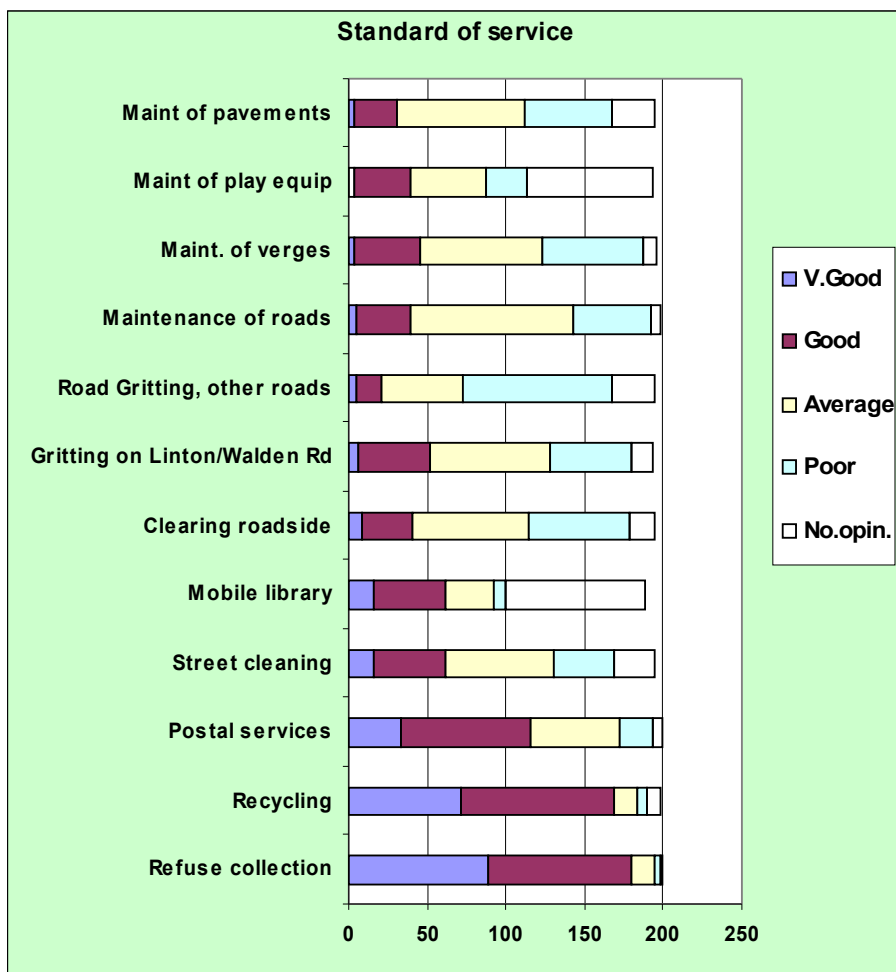
- 1 Prevent the village from becoming only a commuter village.
- 2 Encourage local employment including tourist related businesses.

### 6.3. Services

Most parts of Hadstock suffer from poor reception of transmitted services due to being in a slight hollow. The 'newer' services, digital TV, Channel 5 and mobile phones all have poor coverage depending upon exact location. Even analogue TV and radio are problematic. Satellite reception is available but there are no cable connections. Hadstock now has access to broadband links. Some residents were concerned about the location of the single mobile phone mast on Hadstock Common close to the village.

All homes are connected to a mains supply of water and electricity. Mains sewerage is installed but a few homes continue to rely on septic tanks or similar. Mains gas was connected to the village in 1991.

In general villagers were happy with postal and mobile library services but less so with road and pavement maintenance and in particular wintertime road gritting.



The main issues:

1 The village is poorly served by the newer electronic communications services, particularly digital TV and Channel 5.

2 Repair of the roads needs improving as does maintenance of pavements and verges and wintertime gritting.



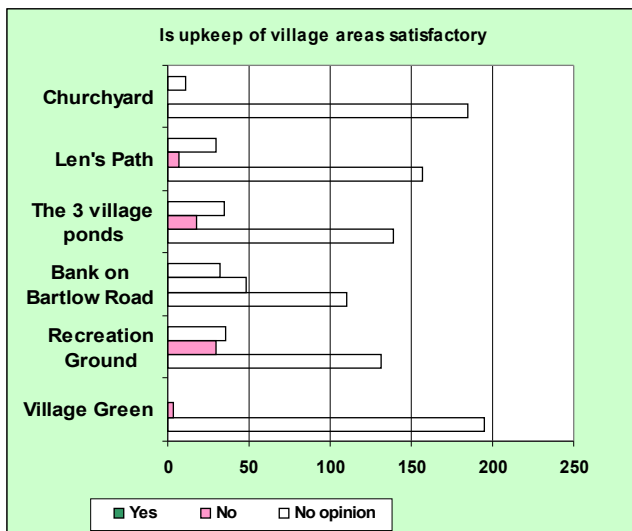
## The views of the Community

### 6.4. Green Issues

The survey showed that the 'green environment' is a significant and valuable part of the parish. Most of the parish's land outside of the small area of the village is devoted to agricultural production. There are relatively few hedges, and many field boundaries consist of ditches. There are two woods.

Harrison Sayer reserve (one of the few surviving areas of unimproved boulder clay grassland in north-west Essex) and Hadstock Wood are the two sites in the parish identified by the Essex Wildlife Trust as of county-wide importance. Unfortunately, although 78% wish to see more wildlife areas in the village only 37% of residents have ever visited the Harrison Sayer reserve.

The parish council manages several parcels of conservation value grassland and scrub. It also manages three small ponds (Motts Hill, Black Pond and St Botolph's). There was general satisfaction with the maintenance of these areas but there were negative comments concerning



the bank on Bartlow Road. The Recreation Ground came in for much criticism and it was suggested that the Parish Council draws up a proper management plan for it.

There was very good support for the existing waste disposal and re-cycling facilities provided by Uttlesford District Council with 81% of villagers using the weekly re-cycling collections. Levels of re-cycling have increased since the wheelie bins were introduced in September 2006. Additionally, 71% take glass for re-cycling to the collection point in the village and some others use facilities in Saffron Walden. There is also good usage of the other facilities – the visiting household waste skip (77%), and the green skips

(Bilberry End -56 people, Village Green -114 people). Most residents (71%) said that they would support a village composting scheme.

In terms of alternative energy sources, 116 people thought that encouragement should be given to solar panels. Currently, only one house has these. 84 residents considered that encouragement should be given to the use of wind power. The most likely site for this type of generation would be on Hadstock Common, which is relatively exposed.



The main issues:

- 1 Protect and improve the natural environment.
- 2 Encourage solar panels and microgeneration.

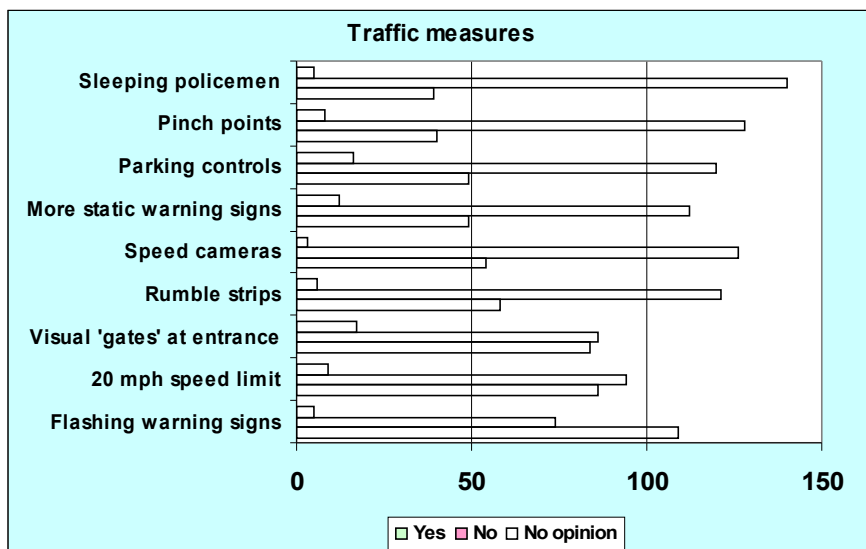
## 6.5. Traffic and Transport



2km of the B1052 runs through the parish and village centre. At the village green is the junction of a minor road that goes to Bartlow and Ashdon. There are three residential no-through-roads, a short lane leading to cottages (Sargents Lane) and Bowers Lane that serves a hamlet and businesses on the old airfield site.

There is a 30mph speed restriction on most of the village roads. Traffic calming was improved in 2003 to include count-down signs and yellow rumble strips. These have had limited effect on traffic entering the village. There is a 17.5 tonne weight restriction on the B1052 but deliveries to premises within the limit zone are exempt and account for a lot of the HGV movements.

67% of villagers consider that speeding traffic is an important issue, especially along Linton and Walden Roads. However, there are very mixed views about what should be done to combat this. Pinch points, parking controls, static signs, speed cameras and rumble strips have little support, which is just as well since the County Council would not consider them to be suitable options. There were balanced views about visual 'gates' and 20mph speed limits. The greatest level of support was for flashing speed signs. In 2006 'gates' were installed on the B1052 at the south end of the village. It is too early to know what beneficial effect these have had.



The movement of heavy goods vehicles was thought to be a major issue by 79% of respondents. This was mainly because of a perceived increased volume of traffic, sharp road corners, narrow sections and the resulting damage, noise and danger.

Views were balanced as to whether traffic queuing into Linton Zoo is a problem but 67% believe that improvements should be made to the B1052/A1307 junction in Linton.

The roadside verges in the villages are typically grass, except for pavements along the Linton Road and there are some steep banks bordering the roads. Maintenance of surfaces is thought to be generally good. There was support for roadside paths on Walden Road and Bartlow Road but no comments were made about how these might be achieved.

*“Heavy goods vehicles are the singular most destructive element to the village in terms of verge erosion, building movement, noise pollution and property value.”*

Hadstock resident (from questionnaire).

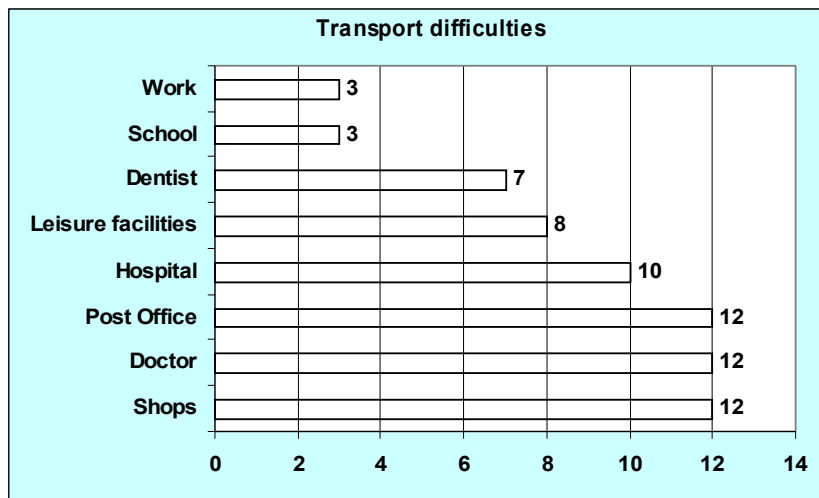
## The views of the Community

Car ownership in the village is high with only 6 households having no car and 70% having more than one. Parking is not generally an issue as most properties have some "off-road" parking. However, properties in part of the Linton Road have to park in the road which may be viewed as a hazard - or an effective traffic calming measure.

Adults in work or full-time education were asked where they traveled to daily. The most common destinations were Cambridge 29%, London 24%, Saffron Walden 17% and Linton 10%. The vast majority of these commuting journeys are by car, but with journeys to London mostly by train. A few people reported difficulty traveling to shops, post office, doctor or leisure facilities.



There is a single bus service (service 29) that links Hadstock to Saffron Walden but this operates only on a Tuesday. There is a regular bus service through Linton, linking Haverhill with Cambridge and Len's Path footway (1km) connects Hadstock to this. The nearest railway stations are Audley End (13km) and Whittlesford (13km). One person uses the Saffron Walden bus service often, and a further nine use it occasionally. However, 124 people indicated that they would use it if there was a regular Linton to Audley End railway station service. Currently only two people use the subsidised community transport services.



Stansted airport is 30km to the south of Hadstock. It has expanded rapidly since the 1970's and is now regarded as London's third airport. Hadstock residents have been generally opposed to further major expansions, as have most other residents of the district. Although relatively distant from the airport, Hadstock is impacted by planes turning on their descent to use Runway 23. There is little impact from those taking off. Further expansion of Stansted

airport from the existing one runway and permitted 25 million passenger movements per year will adversely affect the quality of life in the village. This was identified as the second most important issue affecting life in the village.

The main issues:

- 1 Speeding on the B1052 and Bartlow Road.
- 2 Damage, noise and danger caused by the volume of HGV traffic through the village.
- 3 The impact of further development of Stansted Airport.
- 4 Community transport schemes are under utilised.



## 6.6. Community, Safety & Crime Prevention

The social centres in the village include St Botolph's church, the King's Head public house and the Village Hall (originally the school) used for village gatherings and by various clubs for their activities, and by private individuals for parties, discos and other entertainment. A majority would like more information on village events and would welcome a village website.



St Botolph's Church

St Botolph's church, as a grade 1 listed building, remains a key feature of the community. Although there are relatively few people listed on the parochial electoral role, most people (77%) consider it important as a place of worship with 94% citing it as an important historic monument, and 96% considering that it significantly adds to the character of the village.

The nearest police station is in Saffron Walden (8 km). Hadstock is part of a rural beat with a rural beat officer based in Saffron Walden, who maintains mobile patrols throughout this area. Crime levels are very low in Hadstock with recent figures showing just 15 recorded offences during the past 4 years. These include non-dwelling burglary, criminal damage and theft. There is no recorded violent crime.

Currently, most perceived problems are traffic related. Residents consistently complain about the level of police visibility in the village but accept the low level of crime dictates policing priorities. Hadstock already has a neighbourhood watch scheme and three quarters of villagers indicated support for this.



The King's Head Pub

The main issues:

- 1 The need to improve communications within the village concerning leisure activities and Parish Council matters.
- 2 Continued maintenance of St Botolph's church.
- 3 Support for Neighbourhood Watch and other community safety and crime prevention measures.



## *The views of the Community*

### **6.7. Leisure & Recreation**

Being close to Linton, Saffron Walden and Cambridge, most residents undertake recreational and sporting activities outside of the village. Excellent sports centres exist in both Linton and Saffron Walden. Within the village the main places for recreation are the King's Head pub, the Village Hall and the recreation ground. The King's Head has struggled in recent years but retains a core clientele mainly from within the village. Since the survey it has reopened with new management. The Village Hall provides a range of activities from yoga classes to village quizzes and public meetings. 90% of respondents understand the range of activities that are available and 75% are happy with it as it is. However, 23% believe that the facilities should be improved. One in six people support more private lettings, a youth club, evening classes, jumble sales and live music.

Land for the present recreation ground was sold to the Parish Council in 1908. Although only 45% of adult respondents use the recreation ground with main activities being walking, exercising dogs and taking children to use the play equipment, 92% want to see it protected from loss or future development. 25% of people believe that the play equipment needs improvement with more family facilities and better maintenance. 12% support the creation of a tennis court. Since the survey many improvements to the recreation ground have been carried out.

The public rights of way provide a significant leisure facility, with a number of circular walks and links to neighbouring parishes. There are 19 footpaths, and 3 bridle-ways. Most footpaths are now adequately way-marked, although some further work remains to be done. Access to the countryside was one of the main likes of the respondents. Most people (76%) state that they use these paths and 64% believe that they are adequately maintained.

The Icknield Way is a national route running through Hadstock along the county boundary with Cambridgeshire. It connects the National Trails of the Ridgeway and Peddars Way. The Hadstock section is a footpath but joins to other sections that are classified as bridleways. When asked, there was no clear opinion about upgrading the Hadstock section to bridleway status but 31% were in favour of this action.



The village fête (held annually in June on the Saturday closest to St Botolph's Day) continues to be a major landmark in the village calendar. Most people are content with the current arrangements but 15% of people favour an evening event following the fête (held successfully in 2006 and 2007), and recognise the need for more committee volunteers.

The main issues:

- 1 Commercial viability of the King's Head Pub.
- 2 Continued maintenance of public rights of way.
- 3 Protection of the recreation ground from future development.

## 6.8. The views of our young people

25 questionnaires were returned out of the 34 distributed to those aged between 11 and 17. When asked 'what do you like about living here?' there was a surprisingly uniform response of peace, space, countryside and supportive nature of the people. When asked the opposite the response of 'there is nothing to do' was produced by the majority, closely followed by lack of transport. In spite of this our young people are very active. A wide range of sports and leisure activities are pursued, although this is often only possible where supportive parents are prepared to drive to surrounding towns and villages, mostly Saffron Walden or Cambridge. 14 said that they travel outside the village for social activity several times a week.



When asked 'what new facilities would you like to see here?' almost everyone had a list. Top were a better bus service and youth club but also included were such items as swimming pool and a hairdresser. Friends are located equally within and outside the village.

There was much criticism of the resources of the recreation ground. The poor state of the facilities was mentioned by many. The grass has been overtaken by plantain, the BMX track, now virtually unused, prevents efficient mowing and the equipment apart from the swings is worn out. There were requests for football and cricket nets, a better basketball area and a shelter. 16 of the 25 said that they use the recreation ground and clearly they have highlighted a problem.

Since the survey the Parish Council, with some volunteers, have made many improvements to the recreation ground.



The new play equipment 2007

The main issues:

1 The poor state of the recreation ground and its limited facilities (however much improved since the survey).



# 7. Planning Guidance

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This section of the Plan aims to give guidance and guidelines for any development within the parish of Hadstock. It has been produced by the Steering Group considering the views received from the community. It is hoped that Uttlesford District Council adopts this Plan as Council Approved Guidance with a view to adopting it as a statutory Supplementary Planning Document in the future if appropriate.

## 7.1. Hadstock Village Design Statement

The Village Design Statement describes the qualities and characteristics local people value in Hadstock. It records our assessment of the existing physical fabric and character of the village and how its built environment should evolve. It should prove a useful tool for the Parish Council when considering planning applications. The data was obtained by a survey of 122 of the 126 dwellings in Hadstock. Details were checked with owners where appropriate.



The village is noted for its old timber framed buildings clustered around a small village green. Over time most buildings have adapted to change. The village has a nucleus that is centred on the village green, where the minor road from Ashdon and Bartlow joins the B1052. Development is linear along the three principal roads but there is a small development surrounding Moules Lane. Bowers Lane (to the south of the village) is effectively a hamlet.

Since the building of the council houses in Linton Road (1923), in Moules Lane and Bilberry End (1950s) and the bungalows in Bilberry End (1960s), the structure of the village has remained largely unchanged except for the small housing development in Orchard Pightle. Other residential development has been in-filling within the village envelope and extensions to existing properties.

The buildings in the centre of the village, apart from the Church, date from the 15<sup>th</sup> century to the 20<sup>th</sup> century, which is reflected in the differing styles. Near the village green are timber-framed houses and the village contains several Victorian dwellings mixed with later buildings. The houses are mainly two storeys.

Almost every building whether old or new has at sometime been subjected to change. Changes may have been made to convert a building to fit the owner's needs or tastes or to accommodate a change of use or the changing needs of the time. The survey has revealed that at least 57 out of the 122 dwellings have been extended from their original construction.

## Planning Guidance

Approximate ages of the buildings are as follows.

| Period | 16 <sup>th</sup> C and earlier | 17 <sup>th</sup> C | 18 <sup>th</sup> C | 19 <sup>th</sup> C | 1900-1950 | post 1950 |
|--------|--------------------------------|--------------------|--------------------|--------------------|-----------|-----------|
| number | 6                              | 10                 | 22                 | 16                 | 11        | 57        |

Dwelling type

| House (detached or semi) | Terrace | Cottage | Bungalow | Barn/ farm building conversion | Public House |
|--------------------------|---------|---------|----------|--------------------------------|--------------|
| 75                       | 5       | 20      | 18       | 3                              | 1            |

A broad range of building materials is represented and this mixture is part of the essential character of the village. The older buildings are timber framed, lime or cement rendered with clay tiles or slates and several are thatched. Brick buildings are also very much in evidence, usually having been built since the 19th century. Although the churchyard wall is built of brick and flint, there are no other flint buildings within the parish. Boundaries of properties include brick and flint walls, one grade II listed row of 18<sup>th</sup> century iron railings and a variety of hedges.

Building materials can be summarized as:

Walls

| Timber frame/ clay clunch | Timber frame/ rendered | Timber frame/ other | Block/ rendered | Brick/ rendered | Brick | Other or mixed | Not assessed |
|---------------------------|------------------------|---------------------|-----------------|-----------------|-------|----------------|--------------|
| 3                         | 21                     | 4                   | 17              | 6               | 50    | 10             | 11           |

Roofs

| Thatch | Slate | Clay tile | Concrete tile | Other or mixed |
|--------|-------|-----------|---------------|----------------|
| 14     | 21    | 31        | 56            | 4              |

Hadstock is a village which is intimately connected with the surrounding countryside. Although Hadstock village no longer has any working farms the adjoining arable fields, domestic paddocks, woods and hedgerows form an important part of its character. A valued characteristic is the views both to the church and village green in the centre and outwards towards open farmland.



## **7.2 Proposals for Planning Guidance**

The Uttlesford Local Plan (adopted on 20 January 2005) contains a number of policies that apply across the whole of the district, including Hadstock. However, some of these have local contexts and, based on our survey, proposals for planning guidance to be taken into account when considering applications for new developments, redevelopments and alterations in Hadstock are listed below. References to policies in the Local Plan are shown as { ... }.

### **Residential**

- a) Hadstock has one of the 35 conservation areas within the district and 34 of the 3,500 listed buildings. The nature of the conservation area should be protected, in particular the nature of the area of the village around the green is key to the village character. The setting of listed buildings should be retained especially close to the village green. {ENV1, ENV2}.
- b) Materials and architectural style should be sympathetic to the surrounding area bearing in mind the diversity of materials used on existing buildings. These considerations should apply to colours, shapes, textures and proportions. Alterations and extensions should use materials in keeping with the original building and be in proportion to the existing building and its surroundings. {GEN2, H8}.
- c) Infill development should not create property densities that are out of character with the surroundings. {H3}.
- d) New developments should ideally provide smaller family homes and homes suitable for first time buyers. {H10}.
- e) Development of affordable housing should be allowed on land which would otherwise not meet the criteria for development which is outside the development limit but within or adjacent to the settlement. {H11}.
- f) Principle boundaries along street frontages and abutting the countryside should use appropriate materials. Traditional walls should be retained as should hedges and trees where possible. Principle boundaries should use walls, hedges or trees as appropriate. Fencing, such as paddock or stock fencing, can be used where it is appropriate to its setting. {GEN2, ENV8}
- g) New developments should retain hedges and trees where possible. New planting should be of native species common in the area such as ash, field maple, hazel, hawthorn and blackthorn. {ENV3, ENV7, ENV8}.
- h) New developments should, wherever possible, attempt to enhance natural habitats and biodiversity. Existing wildlife areas should be protected from the impact of development. {GEN7, ENV3, ENV8}.
- i) As a mainly rural parish, it is essential that the nature of the countryside and access to it, especially that immediately surrounding the village, be protected. {S7}
- j) The village is valued for views into and from the village. In particular those towards the green and church and outwards towards Hadstock Wood and open farmland should be protected. {ENV1, ENV3}
- k) Every effort should be made to minimize light pollution from all new developments. {GEN5}.

## *Planning Guidance*

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### **Commercial and Industrial buildings**

Although Hadstock is a rural parish there are a number of industrial buildings supporting local businesses mainly on the former WW2 airfield site. In general, responses from the parish plan survey and the Parish Council support the establishment of cottage industries and small businesses, but only where this can be done on appropriate sites. It is hoped that this would provide employment for parishioners, and be situated on suitable sites with suitable access. There are concerns about increasing the amount of traffic and in particular the number of large lorries on our narrow roads. Further industrial development at Bowers or on the old airfield site would not be welcome. Several farms in the parish have diversified into other enterprises or converted redundant farm-buildings. Few farm buildings remain to be converted other than those that have already received planning permission for conversion to residential use.

- l) The establishment of cottage industries and small businesses on suitable sites should be encouraged. {E5}.
  
- m) There should not be any further industrial development at Bowers or on the airfield site (Hadstock Common) if this would lead to intensification of usage or increased traffic. {S7}.

### **Future Development of Hadstock**

The District Council is currently preparing its Local Development Framework which will eventually replace the Adopted Local Plan. The following points are the community's views on the future development of Hadstock.

- a) The scale of any new development should be proportionate to the size of the village.
- b) Infilling should be the main route to new development but care should be taken to ensure that development within the curtilage of existing properties does not create property densities that are out of character with the surroundings.
- c) New developments should be mostly smaller family homes and homes for first time buyers.
- d) Development of affordable housing should be allowed on land which would otherwise not meet the criteria for development which is outside the development limit but within or adjacent to the settlement.
- e) A policy should be developed for the sympathetic use of solar panels and microgeneration on both new and existing buildings including listed buildings and buildings within the conservation area.

## 8. Looking Ahead

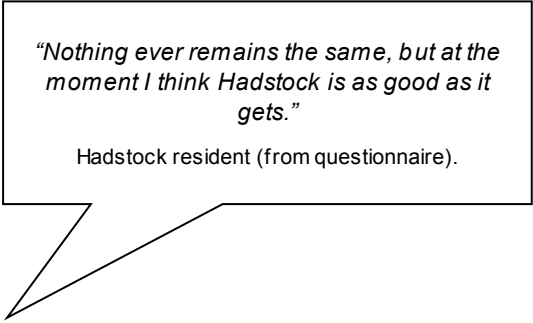
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In producing this parish plan there has been considerable public support, demonstrated by the high percentage return of the questionnaire, attendance at meetings and general interest which has been shown in its progress. The job of the Steering Group is now complete but it is important that the action points are now followed up and implemented. So what happens next and who owns our parish plan from this point on?

We have drawn up an Action Plan which covers all of the main points which emerged from our research. You can find this in the following section of the Plan. Some of this work has already started. Hadstock Parish Council will need to take these points forward and will be custodians of the Plan. They formally adopted it on 18 June 2007. It is hoped that Uttlesford District Council, our local planning authority, will adopt our Planning Guidance points. These would then be taken into account when considering every planning application made within the parish. It will be up to the Parish Council to liaise with the District Council over this.

In drawing up this plan we envisaged a timescale of about 5 years, long enough to be relevant in planning terms but not so long as to make any positive outcome difficult. So by about 2012 the Parish Council should review and if necessary revise and update this plan. In any case the Parish Council should ensure that progress on the action plan is communicated to parishioners.

From our research we found that overwhelmingly the community feels very positively towards Hadstock. This applies to young and old, long term residents as well as those newly arrived. This is against a background of change in the last few years; the change from agricultural to commuter community, the increasing turnover in residents as well as acknowledgement of the pressure the area under from regional economic development. But this has been without sacrificing the essential character of the village. Most of the questionnaire replies we received mentioned the friendly and supportive community, low crime rate, attractiveness of the village and the surrounding countryside.



*"Nothing ever remains the same, but at the moment I think Hadstock is as good as it gets."*

Hadstock resident (from questionnaire).

The objectives for the future are summarised below:

- 1) Protect the village character particularly in the light of concerns about the future expansion of Stansted Airport and the M11 Corridor.
- 2) Protect and improve the natural environment, particularly biodiversity, Parish Land, hedges, trees and access to the countryside.
- 3) Investigate the feasibility of developing affordable housing.
- 4) Reduce speeding and HGV traffic.
- 5) Promote community transport schemes.
- 6) Improve the state of the roads in the Parish.
- 7) Improve facilities on the recreation ground.
- 8) Improve communications within the village, particularly from the Parish Council.
- 9) Improve electronic communications service to the village, particularly TV reception and digital services.

## 9. Action Plan

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| PARISH PLAN PROPOSAL   | PARTNERS<br>(lead partner first)                   | FUNDING<br>budget<br>sources      | TIMESCALE |
|--|--|-----------------------------------|-----------|
| 1. Ensure Parish Plan is adopted by UDC as Council Approved Guidance.  | HPC<br>UDC   | None                              | July 07   |
| 2. Obtain data on the status of species in the Essex biodiversity action plan. Supply data to the BRIE project. Produce a parish biodiversity plan. Promote wildlife conservation. | HPC<br>UDC<br>Parishioners<br>Essex Wildlife Trust | Grants?                           | Dec 07    |
| 3. Publicise and promote HPC's management plans for Parish Land.   | HPC<br>Parishioners                                | £100<br>parish<br>precept         | Apr 08    |
| 4. Investigate how to encourage solar panels and microgeneration.  | HPC<br>UDC<br>Energy Saving Trust                  | None                              | Dec 07    |
| 5. Conduct Housing Needs Survey (affordable social housing)  | HPC<br>Rural Housing Trust                         | £100<br>Rural<br>Housing<br>Trust | Dec 07    |
| 6. Measure effectiveness of existing traffic calming measures and investigate the comparative advantages and disadvantages of the various alternatives.                            | HPC<br>UDC<br>ECC                                  | ECC                               | Apr 08    |
| 7. Form Working Group to investigate enforcement of existing HGV restrictions  | HPC<br>ECC<br>Police<br>Parishioners               |                                   | Dec 07    |
| 8. Request Cambs CC Highways to take action on queuing traffic at Linton Zoo.  | HPC<br>CCC<br>Linton PC                            | None                              | Apr 08    |
| 9. Investigate feasibility of improvements at A1307/B1052 junction in Linton.  | HPC<br>Linton PC<br>CCC                            | None                              | Apr 08    |



## Action Plan

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| PARISH PLAN PROPOSAL  | PARTNERS<br>(lead partner first)   | FUNDING<br>budget<br>sources                                   | TIMESCALE |
|---|--|--|-----------|
| 10. Conduct needs survey and then produce plan to promote use of community transport schemes.   | HPC<br>ECC<br>Parishioners<br>Uttlesford Transport<br>Forum,<br>Uttlesford Futures<br>(the Local Strategic<br>Partnership) | Grant aid?   | Apr 08    |
| 11. Agree plan for improvement of highway services:-<br>gritting<br>maintenance of roads<br>maintenance of pavements<br>maintenance of verges | HPC<br>ECC<br>UDC  | ECC<br>(locally<br>determined<br>budget)                       | Sep 07    |
| 12. Investigate extra roadside litter clearing.   | HPC<br>UDC   | £200<br>parish<br>precept                                      | Sep 07    |
| 13. Improve/repair/update play equipment on recreation ground.<br>Investigate provision of a youth shelter.                                   | HPC<br>UDC<br>ECC  | £10k<br>ECC or<br>other grant<br>sources,<br>parish<br>precept | ongoing   |
| 14. Investigate how to protect recreation ground from loss or development.  | HPC<br>UDC   | To be<br>determined  | Jun 08    |
| 15. Relaunch and support Neighborhood Watch scheme.   | Neighborhood Watch<br>coordinator<br>UDC Community<br>Safety Officer<br>Essex Police                                       | £100<br>parish<br>precept                                      | ongoing   |
| 16. Develop and maintain village website and use of email communications  | HPC<br>UDC<br>ECC  | £100<br>HPC  | Ongoing   |

## Action Plan

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| PARISH PLAN PROPOSAL   | PARTNERS<br>(lead partner first) | FUNDING<br>budget<br>sources | TIMESCALE |
|--|----------------------------------|------------------------------|-----------|
| 17. Improve communications from PC, including providing report with parish magazine. | HPC<br>Parish Magazine<br>editor | £100<br>parish<br>precept    | ongoing   |
| 18. Provide tourist information on parish website with links to UDC site.            | HPC<br>Parishioners              | None                         | Aug 07    |
| 19. Campaign to improve reception of Channel 5 and digital TV.                       | HPC<br>Service providers         | None                         | May 08    |

**KEY:**

BRIE Biological Records in Essex  
 CCC Cambridgeshire County Council  
 ECC Essex County Council  
 HPC Hadstock Parish Council  
 UDC Uttlesford District Council  
 RCCE Rural Community Council for Essex

# Acknowledgements

The Parish Plan Steering Group consisted of:

Rick Albrow (chairman and editor)  
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Sarah May  
Jeremy Pearson  
Tim Plumridge  
Tom Rowe  
Colin Rowlandson  
Martin Savage

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The Parish Plan as well as the questionnaire results can also be downloaded from the village website at [www.essexinfo.net/hadstock](http://www.essexinfo.net/hadstock) .

