

ESSEX COUNTY COUNCIL, COUNTY HALL, CHELMSFORD.

HATFIELD PEVEREL APPROVED PLAN

D. JENNINGS SMITH DIP. ARCH. F.R.T.P.I. R.I.B.A. COUNTY PLANNER.

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FOREWORD

This Plan for Hatfield Peverel follows the publication of an Appraisal Report and subsequently a Consultation Plan.

The various representations and expressions of opinion made at the Appraisal and Consultation stages have been considered and this Plan has been approved by the Planning Committee of the County Council.

This is not a statutory development plan requiring the approval of the Secretary of State for the Environment but is an informal local plan setting out the County Council's policy for Hatfield Peverel.



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Chairman of the Planning Committee
County Council of Essex

July 1972
July 1972

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VILLAGE DEVELOPMENT LIMITS AS APPROVED IN 1970

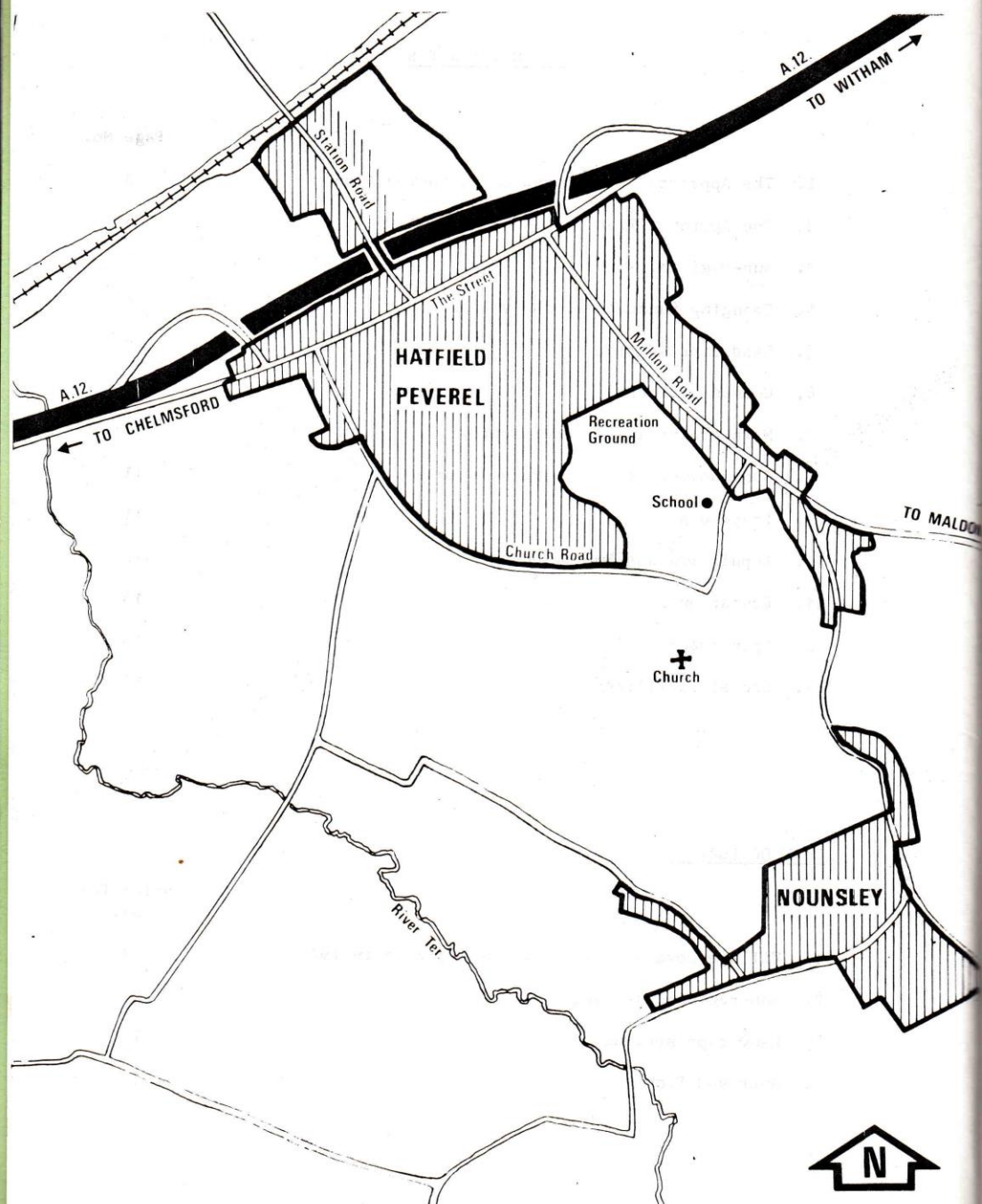


FIG.1.

SCALE 0 500 1000 ft

— DEVELOPMENT LIMIT
 ▨ EXISTING VILLAGE

VILLAGE DEVELOPMENT LIMITS
 AS APPROVED IN 1970

1 THE APPRAISAL REPORT AND CONSULTATION PLAN

- 1.1 In June 1971 an "Appraisal" study of Hatfield Peverel was published. It examined the advantages and disadvantages of development in relation to employment, communications, village services, the effect on the landscape setting of the village and the use of good quality agricultural land.
- 1.2 The purpose of the study was to put the planning problems before the public and to ask for comments and suggestions before a plan was formulated. 330 copies of the report were sold and about 190 people attended a public meeting held on 14 July 1971. In addition, planning "surgeries" were held on two evenings to enable people to explain and discuss their views individually.
- 1.3 Following consideration of the views expressed at the Appraisal stage, a Consultation Plan was formulated and approved for consultation purposes by the Planning Committee of the County Council and published in April 1972.

2 THE APPROVED PLAN

- 2.1 In the light of the representations made at the Appraisal and Consultation Plan stages, a Plan has been approved by the Planning Committee of the County Council. It is not a statutory development plan requiring the approval of the Secretary of State for the Environment but is a local plan setting out the local planning authority's policy for Hatfield Peverel. The area covered by the Plan is the village of Hatfield Peverel, the nearby settlement of Nounsley and their environs. Fig. 1 shows the areas at present substantially developed and the village development limits approved in 1970.
- 2.2 These limits were based on the existing development and areas committed for development. The limits for all the villages within the Braintree Rural District, if taken together, represent the known commitment and capacity for development. This indicates that if land within village limits is fully developed then the forecast of population at 1981 contained in the Review of the County Development Plan is likely to be exceeded in Braintree Rural District by about 1,000 people.
- 2.3 The village development limits were prepared during the first stage

of a study of the rural areas. As a second stage, a more detailed study of the rural part of Mid Essex (which included the southern part of Braintree Rural District) was undertaken.

2.4 The study indicated:-

1. The real cost of development in villages, taking into account the actual costs of building and the costs in provision of services, is considerably more per dwelling than for equivalent development in towns. Moreover, the level of services (i.e. schools, shops, entertainments, drainage, power supply, water, etc.) provided in villages is, and will always remain, lower than that provided in the towns.
2. That there is only a very limited argument for housing for "local needs". Much of the development in recent years in the villages has been taken up by newcomers to the rural areas.
3. Housing for "local need" can only be specifically satisfied if development is either (a) tied to local employment, e.g. agricultural workers' dwellings, or (b) local authority housing limited to people with local housing qualifications.
4. That the increased population anticipated in the First Review of the County Development Plan was geared at that time to the capacity of the County Council and District Councils to provide additional services; any sizeable expansion above that figure would lead to additional requirements for County and other services which could not be met for some time.
5. That the only reason which could be put forward in support of further expansion in the villages beyond that already agreed (which is in itself sufficient to satisfy local need) is that there would be insufficient land within the villages to enable the present local building rate to continue.
6. If additional land is to be allocated for further expansion, then development of large villages is more advantageous than of small villages because of the availability of services. For much the same reason, towns are often better able to provide facilities for optional growth than any village.

In the light of these conclusions, the question is whether provision should be made for further development in the selected villages and for what purpose.

2.5 As to where any further expansion should be located, the study concluded that the criteria needed to be met were as follows:-

1. There should be proximity and accessibility to urban centres, in particular to those with a range of facilities, a choice of employment and a secondary school. Important to the means of access to any village are the proximity of a station on an "economic" railway line, a main road or to a regular bus route running between towns.
2. There should be good local services; in particular a range of local shopping facilities, a large primary school, and some existing local employment.
3. There should be adequate public utilities, in particular capacity for sewage disposal and means of water distribution.
4. There should be as few other local constraints as possible, such as the incursion (a) onto good agricultural land, (b) onto land to be used for sand and gravel workings, and (c) land affected by pipeline restrictions, etc.

2.6 An environmental study was also made of the villages in Mid Essex, taking into account the setting of each village and the effects which any additional expansion might have on the surrounding countryside and within the village itself.

2.7 The Planning Committee concluded from these studies that there were three villages in Mid Essex which would merit further examination for possible additional development; these being Boreham, Hatfield Peverel, and Kelvedon. In the appraisal and consultation plan reports the foregoing matters were examined in relation to Hatfield Peverel. The main considerations were firstly whether further expansion should take place at Hatfield Peverel and for what purpose and, if so, how much development would be acceptable and where it could be located satisfactorily. The conclusions are reproduced in the following paragraphs of this report.

3 SUB-REGIONAL SETTING

- 3.1 Hatfield Peverel lies just off the trunk road A.12, about 2 miles south-west of Witham and 6 miles north-east of Chelmsford. It is about 38 miles from the centre of London. The position of Hatfield Peverel in relation to the Sub-Region is shown in Fig. 2. Witham and Chelmsford are both growing rapidly and are large centres of employment. Their population in 1981 is expected to be about 25,500 and 105,000 respectively.
- 3.2 The London-Great Yarmouth trunk road A.12 and the railway line from Liverpool Street to Norwich and the East Coast run parallel across the County from south-west to north-east. They form one of the major communication axes across the County, linking together the main centres of population and employment outside South Essex. Hatfield Peverel has a main line railway station and also has direct links with the trunk road in both directions.
- 3.3 The size and existing facilities of Hatfield Peverel, together with its accessibility and proximity to sizeable towns, enable it to meet most of the functional criteria which the Mid Essex Study suggested should be met by any villages selected for further growth.

4 CHANGING FUNCTION OF THE VILLAGE

- 4.1 Until well into the twentieth century, the village was primarily an independent agricultural settlement with most of its inhabitants employed locally. The arrival of the railway in 1846 brought little immediate change to the community.
- 4.2 At the end of the nineteenth century, there were about 320 dwellings in the parish, which had a population of about 1,200. A very large part of the houses built since then have been built since 1945. The newcomers have usually found work in the nearby towns or in London. The village has therefore now changed its function from a place where people lived because they were locally employed to a place where people who work elsewhere choose to live. It is this latter function which will be reinforced by any new development.

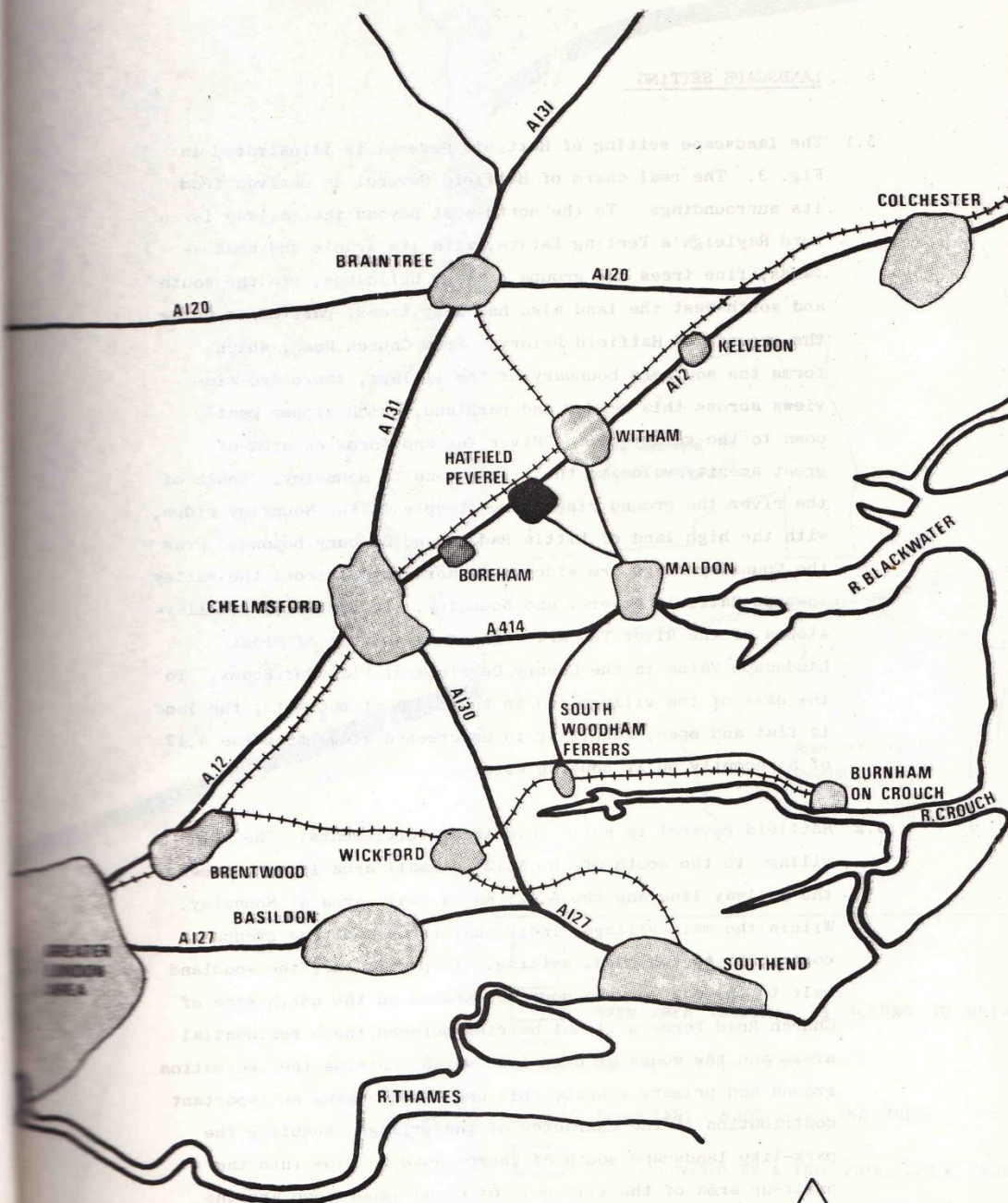


FIG.2. SUB-REGIONAL SETTING

5 LANDSCAPE SETTING

5.1 The landscape setting of Hatfield Peverel is illustrated in Fig. 3. The real charm of Hatfield Peverel is derived from its surroundings. To the north-west beyond the railway is Lord Rayleigh's Terling Estate, with its arable and meadowlands, fine trees and groups of farm buildings. To the south and south-west the land also has many trees, part of it being the grounds of Hatfield Priory. From Church Road, which forms the southern boundary of the village, there are wide views across this meadow and parkland, which slopes gently down to the valley of the River Ter and forms an area of great amenity value to the village and to Nounsley. South of the river the ground rises more steeply to the Nounsley ridge, with the high land of Little Baddow and Danbury beyond. From the Nounsley ridge are wide views northwards across the valley towards Hatfield Peverel and Nounsley. The attractive valley-slopes of the River Ter are defined as an area of Great Landscape Value in the County Development Plan for Essex. To the east of the village and to the south of the A.12, the land is flat and open, resulting in unscreened views from the A.12 of a recently built housing estate.

5.2 Hatfield Peverel is split into three settlements. The main village to the south of the A.12; a small area lying between the railway line and the A.12; and a small area at Nounsley. Within the main village, individual trees and tree groups contribute to the rural setting. In particular, the woodland belt to the east of the housing estates on the north side of Church Road forms a visual barrier between these residential areas and the wedge of open land which contains the recreation ground and primary school; this open wedge makes an important contribution to the character of the village, enabling the park-like landscape south of Church Road to flow into the built-up area of the village. Of equal importance are the trees in the grounds of the Old Vicarage on the north boundary of Maldon Road. This area of about 5 acres contains many fine trees; in particular, broad belts on the south-western and south-eastern boundaries. However, it is the roadside strip which creates such an attractive feature along this stretch of Maldon Road and every effort should be made to retain this.



Church Road itself is noted for its roadside trees, especially that part to the south of its junction with Maldon Road where the trees on both sides of the road make an attractive approach to the Church.

To the north of the A.12, between it and Hatfield Peverel Railway Station, is a small area of residential development broken only by a small wooded area on the eastern side of Station Road. Here again, as many as possible of these trees should be retained in the event of any development affecting the land.

The principal feature of the Nounsley area is its hedgerow and roadside trees, the majority of which are in the area surrounding the settlement rather than within it.

5.3 It is the policy of the County Council as local planning authority, supported by the Braintree Rural District Council, to secure and encourage the preservation and planting of trees, and in appropriate cases, to require developers to submit a scheme of planting to be carried out in connection with development. Implementation of this policy has already started. Two areas of trees are the subject of Tree Preservation Orders:- the grounds of the Old Vicarage in Maldon Road and a small spinney, about half an acre in extent, lying between St. Andrews Road and Remembrance Avenue.

Tree planting has taken place following estate development, both public and private. It is proposed in conjunction with local organisations to carry out a full scale tree survey within the village and the surrounding area, with a view to tree preservation where appropriate.

5.4 Village footpaths, in conjunction with footpaths adjoining estate roads, provide pedestrian links to the village centre from residential areas south of the village street. Footpaths leading south and south-westwards from the village provide opportunities for pleasant walks and appear to be well-used. They also link with the church, the school and with Nounsley.

5.5 Much of the land around the village is good quality Grade II

agricultural land and this applies generally throughout the area, apart from the river valleys. From the agricultural point of view, there would obviously be a disadvantage in using such land for development.

6 COMMUNICATIONS

6.1 The main street of the village was formerly the trunk road and carried a large volume of through traffic, which made living conditions in the village unsatisfactory. The opening of the Hatfield Peverel Bypass improved the situation considerably and The Street carried only local traffic and traffic using the Maldon Road B.1019. The opening of the Springfield/Boreham Bypass, which links to the Hatfield Peverel Bypass, has meant that traffic to and from Boreham also uses The Street, as there is no direct link between the trunk road and Boreham.

6.2 Hatfield Peverel lies on a regular daily bus route between Colchester, Witham and Chelmsford, with at present an hourly service in each direction, with some extra services at peak periods. The daily bus services between Maldon and Chelmsford also serve the village.

6.3 Hatfield Peverel is fairly well served by the electrified main line railway, with trains to London at intervals, some as short as twenty minutes during peak travel hours. At the public meeting, strong views were expressed on the present inadequacy of the rail services for commuters, and it was feared that further expansion of the village would worsen the situation.

6.4 Concern was also expressed about difficulties on the A.12 during peak hours, and in particular, the congestion which arises at the Army and Navy roundabout in Chelmsford.

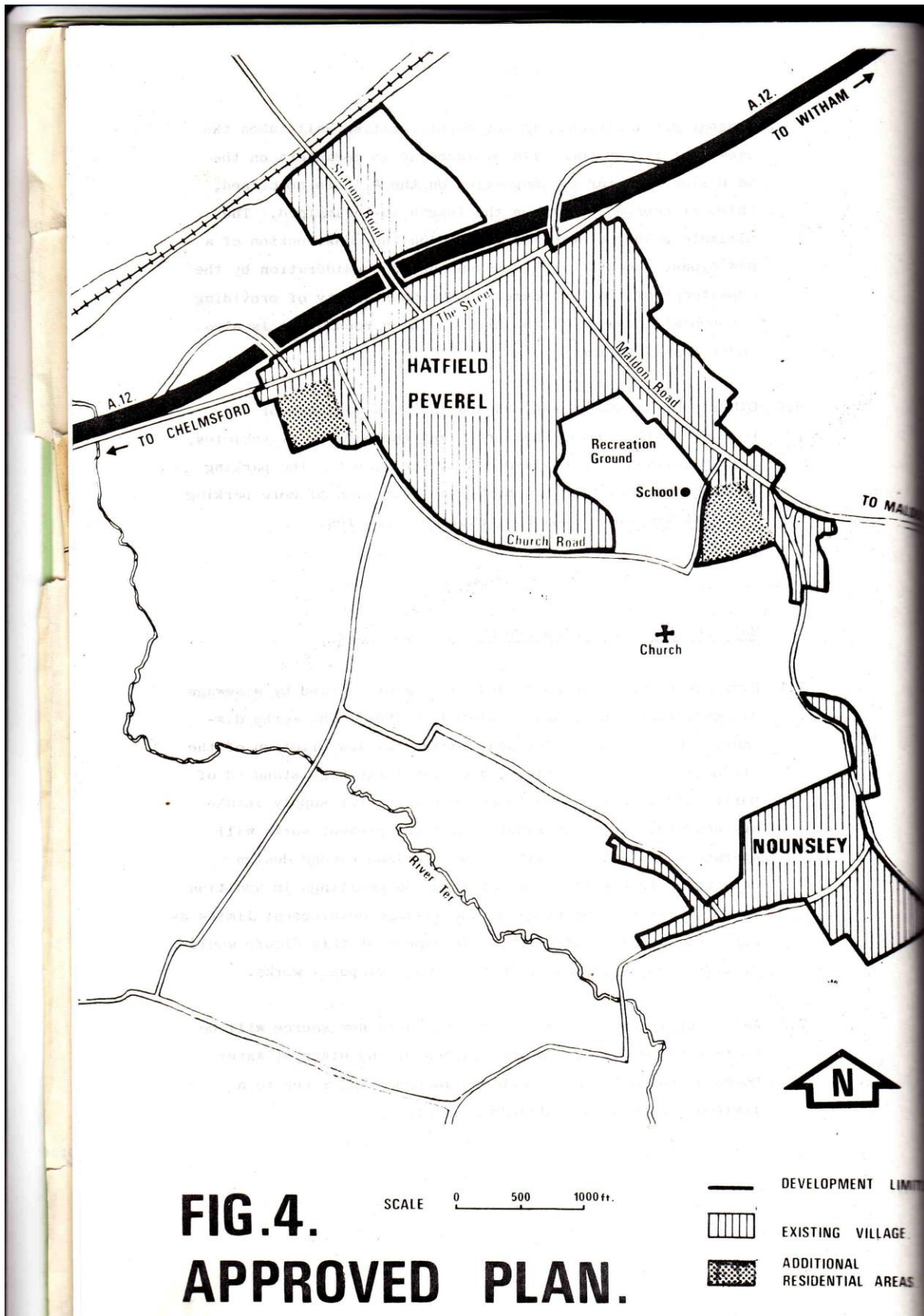
6.5 The relatively small amount of development now proposed at Hatfield Peverel should not have any material effect on any

present difficulties. In any event, British Rail takes the view that it can cope with an increase in commuters on the main line. So far as congestion on the A.12 is concerned, this, of course, occurs on the length in Chelmsford. The ultimate solution here must depend on the construction of a new bypass and this is at present under consideration by the Department of the Environment. The possibility of providing a temporary flyover at the Army and Navy roundabout is also under consideration.

- 6.6 Other public comment was made on the disadvantages of the Boreham traffic using The Street and the parking of vehicles, particularly at the eastern end of The Street. The parking problem can only be overcome by the provision of more parking areas at the places which attract the vehicles.

7 MAIN DRAINAGE AND WATER SUPPLY

- 7.1 Hatfield Peverel, Nounsley and Terling are served by a sewage disposal works which was completed in 1968. The works discharge into the River Ter and, because of low dilution of the effluent at low river flows, a particularly high standard of purification is required to protect the water supply intake at Langford. It is considered that the present works will operate satisfactorily with a 10% overload beyond design capacity. This will allow for about 80 dwellings in addition to the estimated potential of the village development limits as approved in 1970. Development in excess of this figure would require a major extension to the sewage disposal works.
- 7.2 Water supply is at present limited, but a new source will be operational by 1975, and the Colchester and District Water Board do not anticipate problems in supplying water to a limited expansion at Hatfield Peverel.



8 CONCLUSIONS AS TO FUTURE DEVELOPMENT

8.1 There are a number of factors which lead to the view that additional development in the village should be small in quantity. The section of this report on the landscape setting of the village indicates the importance of this setting to the village. It is the most significant factor in making what is an architecturally undistinguished village attractive. It is clear, therefore, that this setting should not be put at risk by allowing development into it. The capacity of the sewage disposal works is limited and there would seem to be no grounds at present to support the capital expenditure which would be required in order to increase its capacity. Most of those who expressed views on the Appraisal Report were overwhelmingly opposed to much further development. However, at the Consultation Plan stage, no representations were made against the scale of additional development then proposed, i.e. about 80 dwellings.

8.2 This Approved Plan is based on the concept that within the period of the present Review Development Plan development should be limited to the capacity of the present sewage works and that development beyond the present village development limits should not exceed about 80 dwellings. Such a limitation will accord with the present proposals for enlarging the new primary school and will not impose problems on water supply or on the commuter network.

9 PROPOSALS

9.1 The Plan includes for residential development, within the present County Plan end-date of 1981, two areas of land totalling about 9 acres which, if developed at a density not in excess of 9 dwellings to the acre, will provide an additional 80 dwellings. These areas are shown in Fig. 4 and are as follows:

1. Land in the south-west angle between Church Road and The Street. Access will have to be provided by the existing cul-de-sac from Church Road. The development

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of this small area will not intrude into the landscape setting of the village; it is land formerly used as allotments but now largely disused, and it is reasonably convenient to the village facilities in The Street. Consideration may need to be given to the provision of some alternative allotment sites at this end of the village.

2. Former allotment land east of Church Road. It is considered that development of this land would not unduly extend the village. Its northerly boundaries are already developed and it is close to the Primary School and Recreation Ground. The layout for development of the site should provide for a density not exceeding 9 dwellings per acre and for a scheme of landscaping. Access will have to be onto Church Road and carefully positioned to minimise damage to the tree belt which should be retained.

- 9.2 Various other areas of land were put forward as having certain advantages for development, during the Appraisal and Consultation Plan stages. In reaching their decision as to areas included for development, the County Planning Committee considered it desirable that additional development should not extend further outwards from existing village development nor intrude into the attractive areas of landscape which provide a setting for the village or be conspicuous from the approach roads to the village. The Committee considered that the attractive open wedge north of Church Road should remain undeveloped and could provide for future extensions to the recreation ground and the primary school playing field. Because of the few facilities at Nounsley, there seems a clear advantage in adding the development to Hatfield Peverel rather than extend the size of this detached settlement.

10 POPULATION AND EMPLOYMENT

- 10.1 In 1951 the parish population was 2,175 and by 1961 had risen to 2,850. The 1966 Census indicates a population of 2,880;

however, this was a sample census and at parish level is not reliable. Information from the 1971 Census is not yet available at parish level.

10.2 In December 1970 there were about 800 dwellings within the village development limits at Hatfield Peverel and a further 190 at Nounsley. When all the suitable land within the areas included for development in this approved plan is used up, it is estimated that there could be about 1,205 dwellings in Hatfield Peverel village and 225 at Nounsley. At an assumed occupancy rate of 2.9, this would mean a population of around 3,500 and 650 respectively. The development areas now approved for Hatfield Peverel and Nounsley are indicated in Fig. 4.

10.3 At the time of the 1966 Census, about half the total population was employed and about two-thirds of these worked outside the area of the Braintree Rural District, a considerable number travelling by train to London. Local employment is provided in agriculture and agricultural engineering, by the dairy and vehicle maintenance depot operated by Lord Rayleigh's Farms, a road transport firm and a small factory producing electronic equipment. Some employment is provided by the local shops. Additional sources of employment may be expected at Witham and Chelmsford. The view was expressed by some members of the public that prospects of employment in Chelmsford and Witham are not very good, and it was mentioned that some manufacturers are reducing their work force. Employment statistics indicate that there has been a substantial increase in employment at both Witham and Chelmsford between 1958 and 1968, although subsequently the trend has been towards a decrease in employment, probably due more to national than local circumstances.

10.4 It may be suggested that it would be desirable to increase employment in the village so as to reduce the amount of travelling to work. It is unlikely that the manpower requirements of any new firm would match the abilities

or inclinations of those at present living in the village. In practice, people would be drawn into the village to work and those at present travelling out would continue to do so. The overall effect would be to create a new pattern of journey to work and to create a theoretical demand to increase the size of the village so as to accommodate those travelling to it.

10.5 It is highly problematical whether new sources of employment could be attracted to Hatfield Peverel. Throughout the County, new employment tends to arise from the expansion of existing firms rather than from the establishment of new ones. The exceptions to this are the specifically sponsored schemes of expansion such as the New Towns (Basildon and Harlow), and the Town Development Act schemes at Braintree and Witham. Firms seeking new locations are usually attracted to places with large pools of employment and to places where they may have an immediate market for their goods or services, and they will therefore usually go into the towns. Again, such firms are greatly influenced by Government policy in the issue of Industrial Development Certificates and the availability of financial incentives in the development areas. The establishment of new water-consuming industries at Hatfield Peverel could have a very serious effect upon the water supply problem.

10.6 There may nevertheless be a need in Hatfield Peverel for an area where existing firms could relocate themselves and have room for expansion. A suitable locality for this might be adjacent to the existing dairy and vehicle maintenance depot.

11 EDUCATION

- 11.1 The Hatfield Peverel Church of England (controlled) Primary School is at present accommodated partly in the original school premises at Maldon Road and partly in a new school building on a site south of the Recreation Ground. It is intended that the whole school will be accommodated in the new premises when the building programme for this new school has been carried out. An additional 2.1 acres of land is required in order to bring the site acreage up to the currently required standard and to allow for nursery provision. The school site extension will need to be onto land adjoining the existing school site.

12 OPEN SPACE

- 12.1 The village Recreation Ground was given to the village by the Strutt family in 1937 and is subject to a covenant that it should be used only for recreational purposes. It is approximately $8\frac{1}{2}$ acres in extent and accommodates one full-size football pitch and two smaller pitches. The Parish Council consider there is a need for additional land for recreational activities. A suitable place for this would be the land south of the existing Recreation Ground, as it would be a satisfactory use for this important open wedge which should be retained as an attractive feature within the village.

13 SOCIAL FACILITIES

- 13.1 A number of local people commented on the need for improved community and social facilities in the village. Provision has been made in the Braintree Rural District Council's village centre scheme at Springfield House for sites to accommodate a hall, a branch library and a clinic.

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The following Officers of the County Planning Department contributed to the preparation of this report:-

J. E. Stafford, M.R.T.P.I., M.I.Mun.E.

W. T. Palmer

C. W. Pannell

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