

Little Hallingbury

Design guidance and codes

Final report
July 2024

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
1	15/05/2024	Draft report for QB review	Benedict Lancaster	Graduate Urban Designer
2	20/05/2024	QB comments and feedback	Val McKirdy	Little Hallingbury Neighbourhood Plan Steering Committee
3	31/05/2024	QB comments and feedback	Val McKirdy	Little Hallingbury Neighbourhood Plan Steering Committee
4	21/06/2024	Draft report for QB review	Benedict Lancaster	Graduate Urban Designer
5	24/06/2024	QB comments and feedback	Val McKirdy	Little Hallingbury Neighbourhood Plan Steering Committee
6	25/06/2024	Final draft report for Locality review	Benedict Lancaster	Graduate Urban Designer
7	11/07/2024	Locality comments and feedback	Madeleine Gohin	Neighbourhood Planning Officer, Locality
8	24/07/2024	Final report issued to QB	Benedict Lancaster	Graduate Urban Designer

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Introduction

1

1. Introduction

1.1 The importance of good design

Through the Department for Leveling Up, Housing and Communities (DLUHC) Neighbourhood Planning Support Program led by Locality, AECOM was commissioned to provide design support to Little Hallingbury Parish Council and Neighbourhood Plan Steering Group.

As the National Planning Policy Framework (NPPF) (paragraph 131) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*¹) has shown that good design of buildings and

1. <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>

places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document aims to offer guidance in future development that promotes good design, respects and preserves local characteristics, whilst encouraging modern and innovative design.

1.2 The purpose of this document

Following an analysis of the Neighbourhood Area, a set of architectural and design qualities have been identified. This set of qualities combined with good design practice will form the design guidelines that development within Little Hallingbury should follow in order to comply with this parish-wide design guide document.

The NPPF 2023, paragraph 132 states that: *'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.'*

Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'

The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide firm guidance on how sites should be developed.

Therefore, this report's main objective is to develop design guidelines and codes for the Neighbourhood Plan to inform the design of the public realm and future planning applications and developments in Little Hallingbury Parish to ensure that they remain sympathetic to the character of the Parish. In particular, it elaborates on key design elements that were agreed with the Neighbourhood Plan Steering Group, namely:

- Retaining a functional and attractive village with the right mix of old and new buildings.
- Protecting the parish's hamlets, green spaces, and vistas across open countryside.
- Ensuring that new development respects the scale, density and overall character of the village.

This will be done by outlining key design guidance and codes that promotes good design through the Neighbourhood Area. Design guidance and codes outlined within this report are defined as:

Design guidance – referring to key design principles which are applicable to the whole of Little Hallingbury. These are strongly encouraged to be followed to by any future development proposals.

Design codes - expressed as requirements that must be adhered to by any future development proposal.

Chapter 1 contains a brief summary of the scope of this report while outlining the wider spatial and context relating to the Neighbourhood Area.

Chapter 2 provides a summary of the Neighbourhood Area with an analysis of movement networks, heritage, landscape and patterns of growth. The findings that are extracted will then shape design guidance and codes.

Chapter 3 presents design guidance to be addressed by applicants and their design teams. These are high level design principles which are appropriate for the whole parish of Little Hallingbury.

Chapter 4 outlines character areas within Little Hallingbury and their unique features. This detail will be used to evidence key design codes for each character area also contained within this chapter.

Chapter 5 underscores the delivery of design guidance and codes within this document and how they can be used.



Figure 01: St Mary's Church.



Figure 02: Little Hallingbury Primary School.

1.3 Process

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, AECOM carried out a high-level assessment of the Neighbourhood Area. The following steps were agreed with the group to produce this report:

STEP 1

Inception meeting with the Neighbourhood Plan Steering Group

STEP 2

Site visit to Little Hallingbury Parish and guided walk

STEP 3

Preparation of design principles and guidelines

STEP 4

Initial draft report with design guidelines and codes sent to the Steering Group

STEP 5

Review and revision of report followed by submission to Locality for comments

STEP 6

Final report sent to Steering Group.



Figure 03: Cottage set along the A1060.



Figure 04: The George pub.

1.4 Area of study

Little Hallingbury is a historic village contained within the Uttlesford District in Essex, close to the border with Hertfordshire. The Neighbourhood Area consists of the whole parish of Little Hallingbury and is located approximately 3 miles to the south east of Bishop Stortford, 7 miles to the north east of Harlow and 7 miles to the south west of Stansted Airport.

The village has a population of 1436 (2021 Census) with a modest collection of local services and facilities. These include the Village Hall, Little Hallingbury Primary School, St Mary's Church, alongside the Cricket Club, Hallingbury Marina, the George Inn Pub, an equestrian centre and an agricultural merchants. Furthermore, Little Hallingbury features a strong presence of working farms, underscoring the rural, agricultural feel of the village.

Access to a wider array of services and facilities is primarily reliant on vehicular travel towards larger neighbouring settlements. The A1060 is the village's main

thoroughfare, coursing north south through Little Hallingbury between Bishop Stortford and neighbouring Hatfield Heath.

Minor local routes provide links with other towns and villages. These include Sawbridgeworth Road connecting Little Hallingbury with Sawbridgeworth, as well as Dell Lane, Church Road and New Barn Lane which provide links to the east and west of Little Hallingbury. Additionally, the M11 motorway cuts directly through the Neighbourhood Area. This is accessed via junction 7A at Harlow and junction 8 at Bishop Stortford and enhances road links from the area towards London and Cambridgeshire.

Public transport provision is limited to a few bus services accessed along the A1060. The 305 and 325 services run Monday to Saturday, though are unreliable. These bus

routes primarily link Little Hallingbury with Bishop Stortford, Stansted Airport and other surrounding villages. Rail services are accessed from Bishop Stortford, approximately 10 minutes drive from the centre of Little Hallingbury. Here there are regular direct services to London,

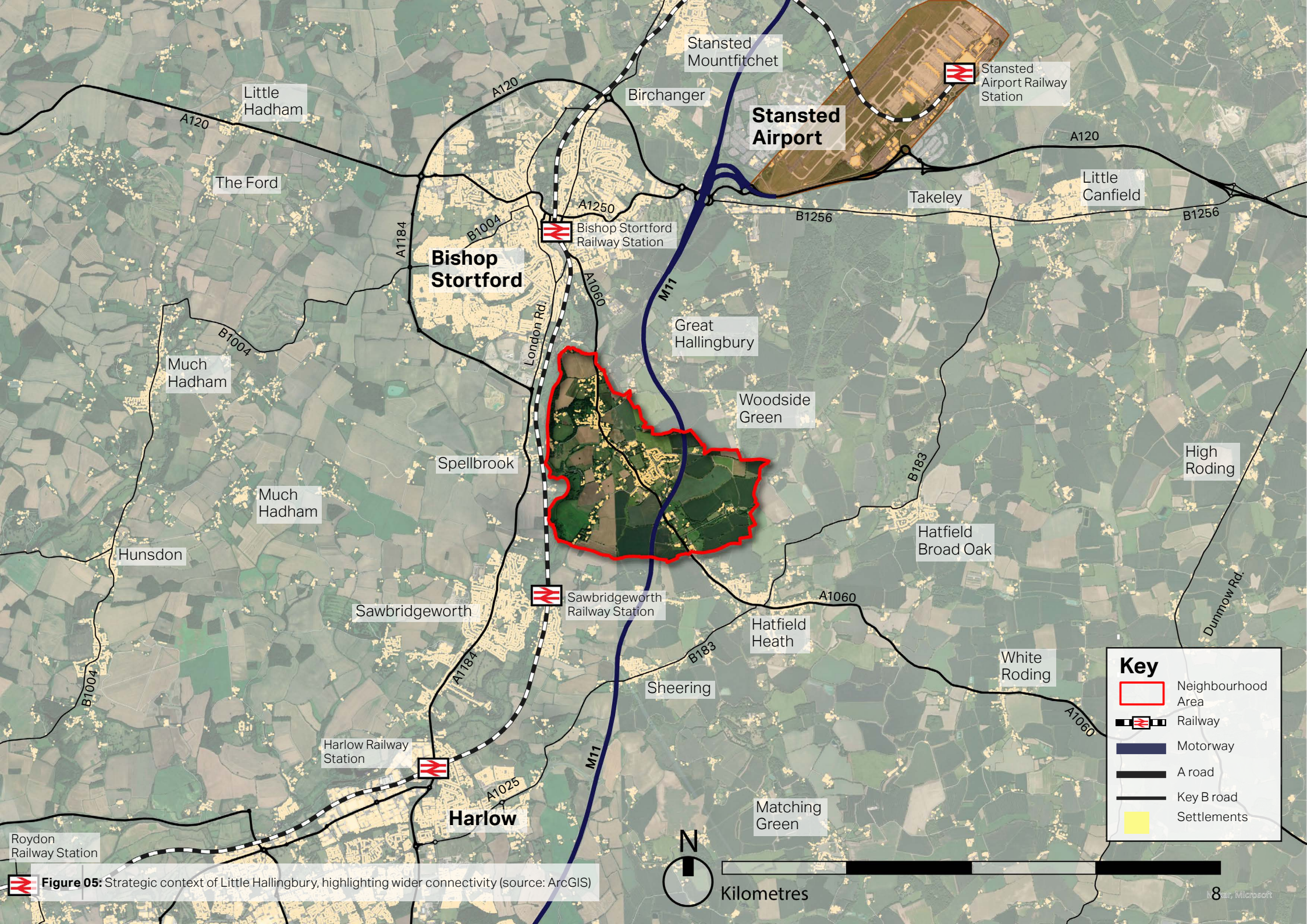


Figure 05: Strategic context of Little Hallingbury, highlighting wider connectivity (source: ArcGIS)

Cambridge and Stansted Airport.

1.5 Planning policy & guidance

This section summarises the relevant design policy and guidance produced at national and local levels which have informed this design guidance and codes document. It specifies how the relevant policies and guidelines have been incorporated in the production of the design codes included in this document. Any potential application for new development should be familiar with these documents.

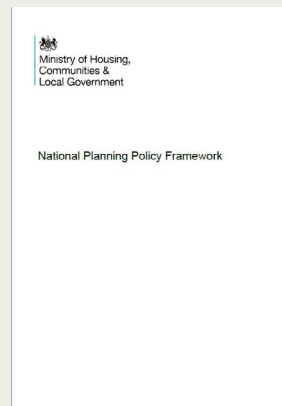
1.5.1 National planning policy and guidance

The following section summarises key relevant policy and guidance documents at the national level. Local planning policy context

2023 - National Planning Policy Framework

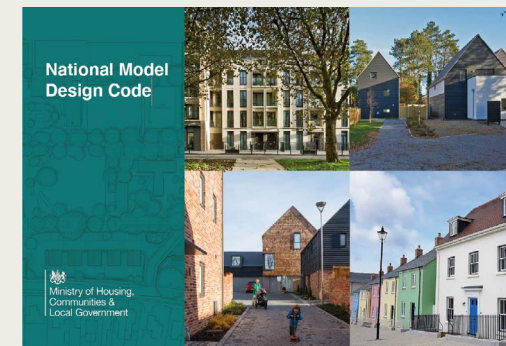
DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.



2021 National Model Design Code DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.



2020 - Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.



2019 - National Design Guide DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.



2007 - Manual for Streets Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first. A revision of the document was under preparation at the time of writing this report.



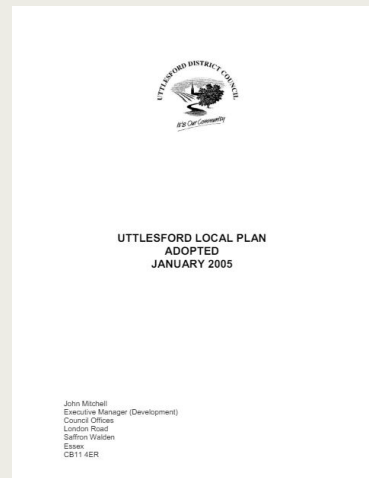
1.5.2 Local planning policy and guidance

The following section summarises key relevant policy and guidance documents at the local level.

2005 - Uttlesford Local Plan

Uttlesford District Council

The Uttlesford Local Plan is the local authority's primary policy document for development control. It defines the limits of development within Little Hallingbury, as well as detailing the Green Belt policies for the area.



2018 - Essex Design Guide (3rd Edition)

Essex County Council

Essex design guide is a supplementary planning document offering high level guidance for development within the county. It advises on aspects such as layouts, roads, streets, parking and architectural details.

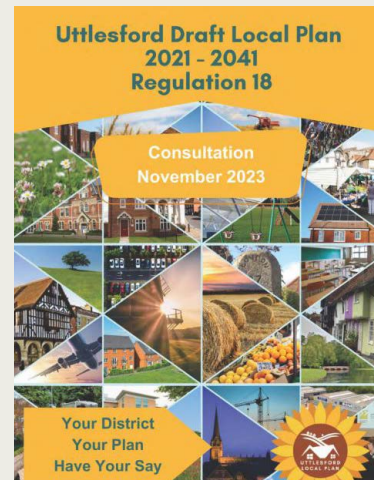


1.5.3 Draft local planning policy and guidance

This section outlines draft local planning policy and guidance aimed at updating the existing Local Plan.

TBC - Draft Uttlesford Local Plan Uttlesford District Council

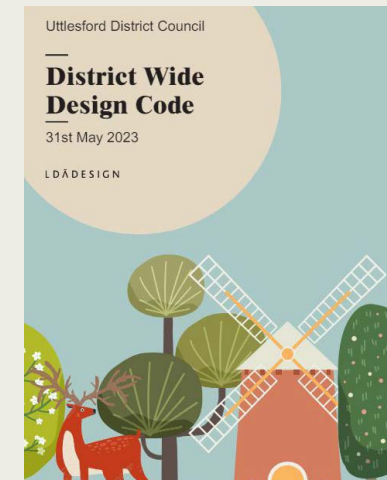
The Draft Local Plan sets out updated policies for development within the local authority until 2041. It proposes that Little Hallingbury is classified as a "Larger Village" where there is a presumption in favour of sustainable development. However, it is proposed that any Larger Villages located in the Green Belt, such as Little Hallingbury, would not be appropriate for allocations to be made.



TBC - Draft Uttlesford Local Authority Design Code

Uttlesford District Council

Alongside an updated Local Plan, a draft Local Authority Design Code is being developed. Once adopted, it will set out characteristics of settlements within Uttlesford and provides district-wide and development-scale design coding.





Neighbourhood Area
context analysis

2

2. Neighbourhood Area context analysis

This chapter details the local context and key characteristics of Little Hallingbury by exploring its heritage, built environment, connectivity, vernacular and surrounding landscape.

2.1 Landscape

2.1.1 Landscape character

Within the Uttlesford Landscape Character Assessment, Little Hallingbury is located within the Stort Valley Floor landscape character area. Key characteristics of the area include:

- Gently sloping, sometimes steep river valley slopes dominated by arable farmland.
- Small to medium scale field patterns defined by hedgerows, tree belts and woodland blocks in places.
- The River Stort which is well delineated by riverbank trees.

- Continuous views across the Stort valley from higher ground, and at some bridging points.
- Valley slopes containing arable farmland juxtaposed with busy roads, lanes, and more dense settlements, such as around Little Hallingbury.

Little Hallingbury broadly conforms with these characteristics, located to the north and east of the River Stort. However, the Neighbourhood Area landscape is moreover influenced by built-up nature of the village with greater concentrations of busy roads and the overall settlement pattern of Little Hallingbury.

Built up areas are broadly surrounded by arable farmland and land used for grazing and equestrian pursuits. Much of the western edge of the parish is characterised by a dense concentration



Figure 06: View of surrounding landscape around the River Stort valley floor.



Figure 07: Surrounding landscape in peripheral areas of the parish.



Figure 08: Wright's Green.



Figure 09: Mott's Green.

of woodland around the River Stort valley floor. Additionally, many areas within the main village envelope fit within the overall landscape character, with parts of the village developed around "distinctive village greens and commons"².

2.1.2 Green & blue spaces

Green spaces are abundant within Little Hallingbury and a key driver of the village's overall rural character. Many are a focal point and are valued green lungs within the Neighbourhood Area. These include:

- St Mary's churchyard.
- Little Hallingbury cricket pitch
- The green and pond at Gaston Green.
- Wrights Green.
- Mott's Green

Additionally the Stort River is a key blue asset that courses through the Neighbourhood Area. It is a major landscape

² Available at: https://www.uttlesford.gov.uk/media/1357/Landscape-Character-of-Uttlesford-District/pdf/LCA_8_Uttlesford.pdf

feature and influence on the surrounding topography of the area.

This creates long open views of surrounding countryside from higher ground, such as at Gaston Green. Subsequently, this means that areas surrounding the Stort River and its tributaries within the Neighbourhood Area fall within Flood Zones 2 and 3.

2.1.3 Green belt & landscape designations

Much of the Neighbourhood Area is covered by green belt. The green belt boundary abuts closely with built up areas within the main village envelope, which in essence greatly constrains the future growth of the village. Its extent broadly reaches up to the route of M11 motorway, excluding a portion of land to the south east of the parish.

Within the Neighbourhood Area is the Little Hallingbury Marsh SSSI located to the west of the parish along the River Stort featuring diverse wetland habitats. Additionally, there is a small section of an SSSI which breaches the boundary of the parish to south east along Sawbridgeworth Road.

2.2 Movement & street character

There is a distinct hierarchy of routes that sustain access and movement throughout the Neighbourhood Area. These provide critical connections within and beyond the village and reinforce the overall character of areas within the parish.

2.2.1 Motorway and A roads

The M11 motorway is a major infrastructural feature within the Neighbourhood Area. It sustains connections between London and Cambridge and passes through Little Hallingbury. However, the motorway is not accessible from within the parish.

The most prominent route within the parish is the A1060, coursing north-south through the village's main built up areas and links Little Hallingbury with Bishop Stortford to the north. The route is often busy with vehicular traffic and is mostly flanked by pavements on both sides and

occasional grass verges. In built up areas it features clusters of mainly residential ribbon development with more local routes converging along the route.

2.2.2 Local routes

Stemming from the A1060 are a number of local routes providing mainly east-west connectivity and onward access to residential areas and surrounding settlements. The most prominent of these include:

- Church Road, a meandering country lane linking Little Hallingbury with neighbouring Great Hallingbury. There is a loose cluster of mixed-use development close to the junction with A1060. However, it is primarily flanked by dense vegetation and hedgerows with some more open prairie style landscape views along the route.
- New Barn Lane is a similarly meandering country route, though sustaining lesser levels of traffic. It is a narrow route with dense bounding vegetation and

occasional properties within secluded plots.

- Dell Lane is a winding route of varying character. At its junction with the A1060 it features a dense cluster of residential development forming a bounding edge to a larger perimeter block within the main village envelope. Additionally the road in built up areas is flanked by pavements sustaining pedestrian movement.

Along Dell Lane are instances of ribbon development, access to small cul-de-sacs. There is also an offshoot linking the road with a secluded bungalow buttressed from the main village by dense woodland and private land. Beyond built up areas, the route is flanked by dense wooded areas and open fields, presenting a more rural feel.

- Goose Lane is a narrow, winding route forming the northern boundary to development immediately north of Wright's Green. It is flanked by a continuous stretch of dwelling frontages

and dense hedgerows. Beyond these hedgerows is a large expanse of arable farmland. Away from built up areas, the route can be characterised as a country lane, providing onward connectivity to neighbouring Woodside Green.

- Wrights Green Lane is a curvilinear residential route, flanked on both sides by residential development. Occasional breaks in development open up to green spaces such as Wright's Green and fields. Soft boundary treatments and grass verges enhance the rural, village feel of the route, and there are intermittent sections of the road featuring pavements. Each end of Wright's Green Lane is directly linked to the A1060, serving as a key connecting route within the eastern edge of the village.
- Grinstead Lane short, winding country lane flanked by hedgerows, open fields and occasional instances of residential development. It courses east-west linking the A1060 with Sawbridgeworth Road.

- Sawbridgeworth Road is a rural route with a meandering character. It is the key thoroughfare for development within the Gaston Green settlement while also linking Little Hallingbury with neighbouring Sawbridgeworth. It is occasionally flanked by clusters of residential development, as well as hedgerows and grass verges.

2.2.3 Public Rights of Way

Little Hallingbury is surrounded by a multiplicity of Public Rights of Way which provide direct access to the surrounding countryside. These are valued routes and underpin the rural feel of the village. What's more, these routes enable wider access to other natural assets such as the Stort River.



Figure 10: A1060 running north-south through Little Hallingbury.



Figure 11: View across Grinstead Lane.

2.3 Heritage & historic development

2.3.1 Heritage assets

Little Hallingbury is abundant in heritage assets, underscoring the historic value of the village. Within the Neighbourhood Area are 61 listed buildings. Of these 58 are Grade II listed and three are Grade II* listed. Of the latter, assets include St Mary's Church, Gaston House, and Hallingbury Mill. Additionally, located to the west of the parish is Wallbury Fort, a scheduled monument featuring the remains of an iron age encampment.

2.3.2 Historic development

Like many rural villages, Little Hallingbury historically grew as a small nucleated settlement with housing, services and associated farm buildings. By the 20th century, the village experienced rapid growth to meet local housing need with additional extensions to the main village envelope after the Second World War.

Subsequently, this timeline of development showcases the village's distinct and unique character, underpinning the heritage value of the village core.

1870s

In the latter 19th century, Little Hallingbury consisted of mainly ribbon development around the northern portion of Wright's Green Lane through to Gaston Green. This formed the main village core, though bisected by the Lower Road (now A1060), effectively serving as two individual clusters. Much of the development in the area is what remains today, including St Mary's Church and Gaston House, as well as cottages and other dwellings arranged in a linear pattern focused around green spaces and main routes.

Additionally, there was a sizable portion of ribbon development set to the north of the Historic Core. Here cottages and farmsteads feature along the main route, with another similar arrangement of developments further north around the intersection with New Barn Lane.



Figure 12: Historic cottage at Gaston Green.



Figure 13: Historic farmstead development off Wright's Green Lane.

There is also a small farmstead and a few cottages which bound the western edge of Wright's Green, as well as individual dwellings placed along the route towards Mott's Green. Similarly, individual farmhouses feature along Sawbridgeworth road, while larger farmsteads and manor houses such as at the Wallbury Fort, Little Hallingbury Hall and Little Hallingbury Park make up development in peripheral areas.

1950s

By the 1950s, some expansion of the village is noticeable. However, this is limited with additional dwellings constructed along some key routes including Sawbridgeworth Road, the Lower Road, and Wright's Green Lane. However, the development of new dwellings in the decades leading to the 1950s had not yet formed a more contiguous village envelope, as is the case in the present day.

2020s

In the present day, development at Wrights Green Lane, the A1060, and the Lower Road have expanded, creating a single area of contiguous development. Much of the area around Gaston Green retains the existing arrangements and characteristics as it did in the late 19th century, with little change or development occurring in this period. Outer areas of the village also feature more developed areas with individual clusters of linear development.

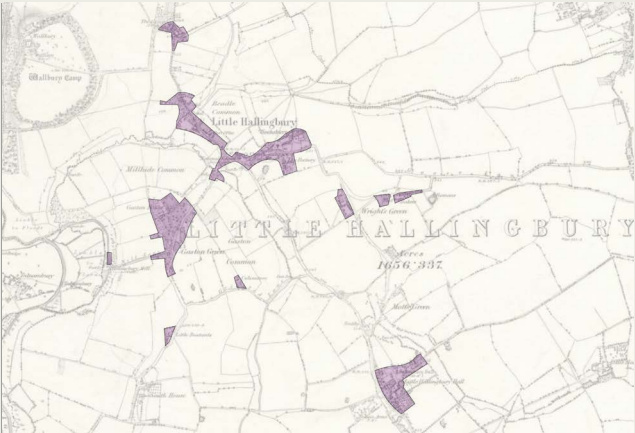


Figure 16: OS Map of Little Hallingbury, circa 1870s. Available at: <https://maps.nls.uk/view/102341885>

1870s

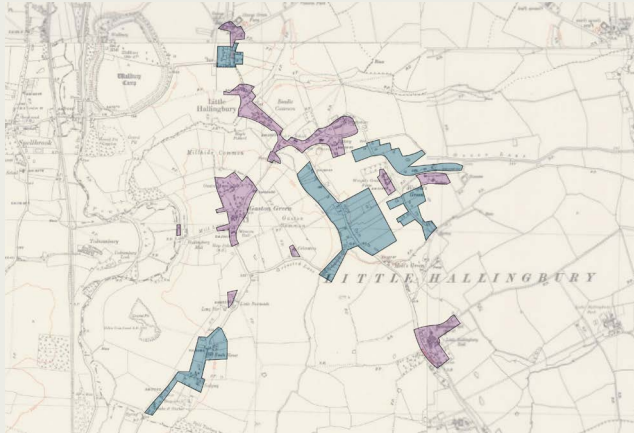


Figure 14: OS Map of Little Hallingbury, circa 1950s. Available at: <https://maps.nls.uk/view/101456567>

1950s



Figure 15: Aerial view of Little Hallingbury, 2024. Source: ArcGIS

2020s

2.4 Settlement pattern

Little Hallingbury is primarily made up of linear development. Most notably, this includes development along the A1060 which runs almost contiguously within the main village envelope. Here dwellings flank both sides of the route, often simultaneously and with irregular building lines and varied setbacks of between 10m and 15m. However, spacing and house typologies between buildings along these routes is fairly consistent.

Linear development is also a typical feature of other more substantial built-up areas within the village, including Gaston Green and along Wright's Green Lane. Here, older heritage buildings are set along routes in organic arrangements varied setback and spacing between plots. However, on the whole, many of these areas have been subsumed by later expanses of development.

Here, construction along connecting curvilinear routes has created bounding edges to a series of large perimeter blocks.

Examples include along Goose Lane, Pynchon Paddocks and Dell Lane. These routes feature a range of mainly 20th century development which significantly expanded the extent of the village envelope. Additionally, many of these developments are punctuated by a series of cul-de-sacs. These feature more regular arrangements with only slight variance in setback, building spacing, or orientation.

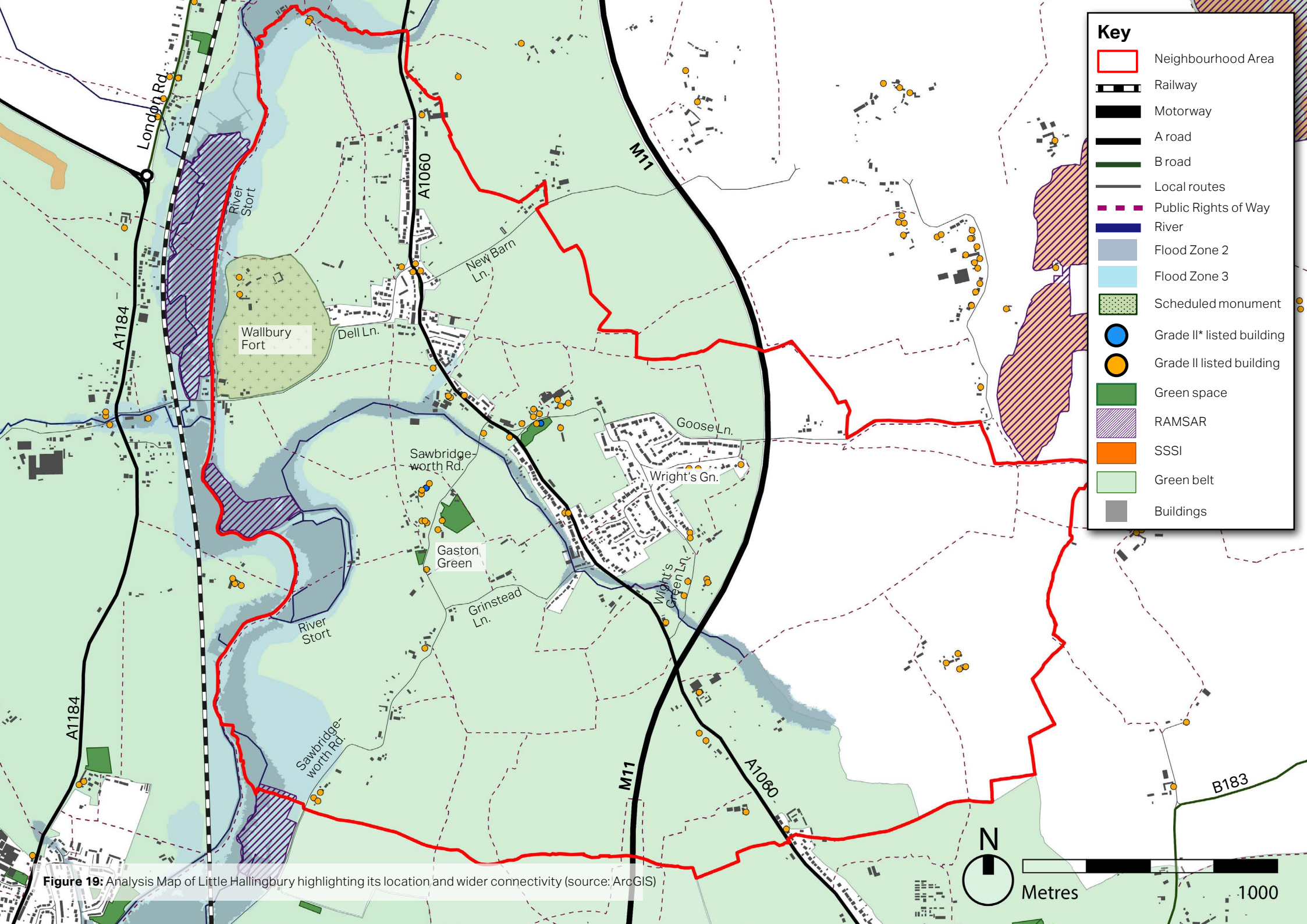
Another typical feature within Little Hallingbury's built-up areas are instances of backland development. This refers to one or multiple dwellings built behind the main building line, set within large, deep plots of individual dwellings. The proliferation of this type of development has the potential to increase overall density and disrupt existing settlement patterns, ultimately changing the overall character of Little Hallingbury.



Figure 17: Post War ribbon development along Grinstead Lane.



Figure 18: Cul-de-sac at Pond Field's Close.



2.5 Material palettes & architectural details



Figure 20: Georgian architectural style at Gaston Green.



Figure 21: Hallingbury Mill set along the River Stort with white boarding façade and canterlever.



Figure 22: Contemporary dwelling with black materiality and architectural details appropriate for its setting in close proximity to listed assets.



Figure 23: Contemporary affordable housing at Pond Fields Close.

2.5 Vernacular

Little Hallingbury features an abundance of traditional, heritage architectural designs. These include thatched roof cottages with render façades as well as Georgian era designs with symmetrical fenestration patterns, Romanesque porches and red brick exteriors. Gaston House is a prominent example of this style. Additionally there are dwellings with weatherboarding or flint, typical of the village's rural setting. The village does also feature more recent designs, including post-war former council homes and more contemporary dwellings. What's more, many agricultural buildings introduce materials such as timber boarding and corrugated tin.

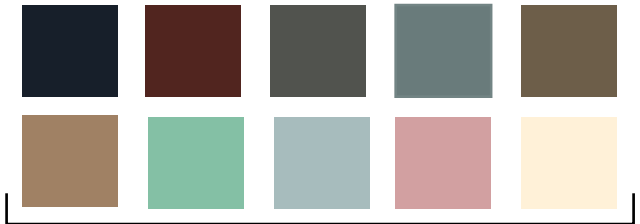


Figure 24: Representative colour palette found throughout Little Hallingbury.



Figure 25: Representative best practice architectural features and materials found throughout Little Hallingbury.



Design guidance

3

3. Design guidance

This section sets out the principles that will influence the design of potential new development and inform any alterations to existing properties in the Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes.

3.1 Introduction

This section sets out **general design guidance** which is applicable to the whole Neighbourhood Area. These are a set of general design considerations appropriate to Little Hallingbury's environment and character. Design guidance is strongly recommended to be addressed by applicants and their design teams.

The design guidance presented in this chapter will be used:

1. As a guide for applicants, developers or landowners reflecting the ambitions of the community in Little Hallingbury;
2. As a reference point, embedded in policy, against which to assess planning applications. This report should be discussed with applicants during any pre-application discussions;
3. As a guide for the Parish Council when commenting on planning applications, ensuring that the parish-wide design guidance is complied with; and
4. As a tool to promote community-backed development and inform comments on planning applications.

3.2 Settlement pattern and built form

Little Hallingbury features a settlement pattern, made up of a distinct village envelope with a scattering of surrounding settlements. Ensuring that proposals are contextually sensitive to Little Hallingbury's prevailing patterns of development and overall scale of development is critical. The following guidance is intended to ensure that any future development preserves these characteristics.

- The layout and arrangement of any proposals must be considered in a contextual manner, inferring from development patterns, massing and scale of the immediate surroundings;
- Density should respond to surrounding densities, whilst making efficient use of land which may mean that slightly higher densities can work if carefully designed;
- The spacing and rhythm between buildings should be retained and not interfered with or deviated from by any new development;
- Slight variance in building heights could be deployed to ensure that the distinctive roof-scape of the overall village retains its variance. This can be achieved by providing a mix of single and two storey buildings, alongside variance in roof pitch and storey height;
- Where possible, new buildings must front onto, positively address, or overlook routes, green spaces or open fields; and
- Building lines should be informed by their immediate surroundings. Allowances for difference in building orientation and setback depth are encouraged unless otherwise stated to meet the design needs of a specific character area.



Figure 26: Dwellings arranged with consistent spacing between buildings fronting onto Wright's Green.



Figure 27: Developments along Grinstead Lane equally spaced with consistent heights and built form.

3.3 Infill, backland development & extensions

Many newer developments within Little Hallingbury will be in the form of private housing extensions or smaller scale infill development. It is crucial that guidance can help inform these proposals to retain the valued character of the parish. What's more, while housing extensions are in many cases covered by permitted development rights, it is expected that designs of this nature still refer to the following guidance and codes.

Infill

- Infill development should appropriately reference the building line and spacing between dwellings of its immediate surroundings to ensure that proposals do not disrupt the prevailing settlement pattern.
- The scale and massing of buildings must be appropriate to the immediately surrounding context. Building dimensions should therefore not usually exceed those in its immediate surroundings.

- Proposals should show a clear design rationale which is contextual to the immediate surroundings. Architectural features such as roofs, windows, doors and other decorative features should be complementary to those of dwellings within the immediate surroundings. See [section 2.5](#) for detail of best practice vernacular within Little Hallingbury.

Backland development

- Backland development proposing infill behind the building line is discouraged. If permissible, it should not be an overbearing or dominant feature within its overall setting.
- Designs should minimise the impact of overlooking. Here, building heights should not exceed that of existing surrounding buildings and should incorporate interventions such as dense vegetation to providing screening.
- Proposals of this kind should retain access from main routes for refuse collection and other service vehicles.

Extensions

- While permitted development rights may allow for housing extensions within certain conditions, housing extensions should not over-use plot space or cause overlooking and overshadowing to neighbouring dwellings.
- Modest extensions to the front of a property may be considered appropriate, provided they match the form of the existing building and mirror the existing roof pitch. Additionally, they should have an equivalent or lower cornice height, and their ridge should be below the existing ridge height.
- Extensions increasing the number of storeys is discouraged. Extensions should also retain the roofline, fenestration pattern and scale of the existing building. Extensions should be guided by the surrounding local material palette and be complementary to the existing best practice vernacular as detailed in [section 2.5](#).



Figure 28: Contemporary infill developments along Grinstead Lane with scale and massing in keeping with their proximate surroundings.



Figure 29: Contemporary infill with quality architectural designs and materiality appropriate for the setting within Little Hallingbury.

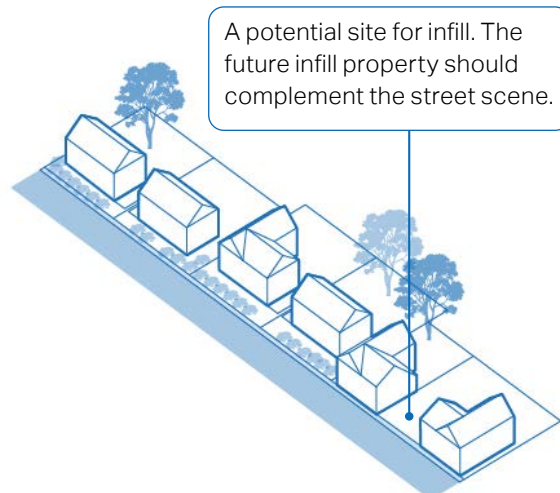


Figure 30: An indicative site before infill.

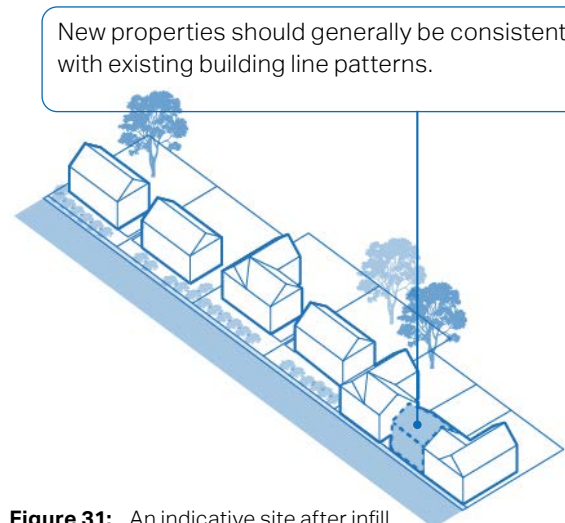


Figure 31: An indicative site after infill.



Figure 32: Modern extension to an older building with designs not exceeding the scale and massing of the original building with materiality that references best practice examples in the village.



Figure 33: Example of a contemporary design with no blank façades and a reduced scale, well screened from views of adjacent historic buildings.

3.4 Heritage setting

Little Hallingbury features a mix of both old and new developments which sit in harmony with one another. Furthermore, the Neighbourhood Area features a high number of listed assets. Together, these features serve as a key driver of the village's overall character. Ensuring that new development sits well with existing heritage assets and historic buildings is essential. This will be achieved by referring to the following guidance.

- The integrity and setting of both designated and non-designated heritage assets must be protected, such as through appropriate spacing, scale, form, and massing that respects immediately adjacent historic assets;
- Where needed, appropriate screening with mature trees and dense vegetation could soften the visual contrast between new and heritage development.
- New development immediately adjacent to historic buildings should also propose architectural designs that are complementary to their look, feel, and overall character. Modern designs which feature blank façades, pastiche historic features, or a contrasting scale and pattern of windows and doors are discouraged. Material proposals should be complementary to the existing best practice vernacular as detailed in [section 2.5](#); and
- New developments could frame vantage points or create new sight lines for heritage assets into and out of Little Hallingbury's built-up areas.



Figure 34: Single storey development at the periphery of built up areas around Gaston Green. Dwellings are reduced in scale and integrate development into landscape with existing trees.



Figure 35: Mature trees within building curtilage can help mitigate loss of settlement gaps or screen development in rural or peripheral areas.

3.5 Landscape setting

Little Hallingbury's rural feel is strongly valued by residents. The village and its surrounding development clusters are surrounded by expansive countryside with a rich landscape character. Furthermore, Little Hallingbury's historic development and setting is grounded in a strong relationship between buildings and the village's historic greens. It is imperative that any future development appropriately responds to Little Hallingbury's rural context.

- Proposals must demonstrate a good understanding of the local landscape, for example by setting buildings in response to topography, views and field patterns;
- New construction must conform with all necessary local and national green belt policies. Where permitted, development should be sensitively integrated within the surrounding landscape and with other dwellings in core areas within the village.
- Greater consideration of dwelling arrangements should be demonstrated with enhanced spacing between buildings, building orientations fronting onto open countryside, and reduced scale.
- Development within open countryside should be positioned alongside natural screening where possible, including trees and hedges,
- Other innovative and sustainable screening methods including green roofs and plant walls should be considered for appropriate buildings within open countryside. Such screening will allow outbuildings to blend into natural surroundings.
- Development must not undermine Little Hallingbury's existing provision of valued green spaces, in accordance with the relevant Neighbourhood Plan policies;
- Existing green links (including footpaths, Public Rights of Way, grass verge-lined streets, and naturally occurring routes)

must be maintained. New development should integrate existing green links which sustain connectivity within the village and to surrounding areas;

- Any new lighting schemes should preserve dark skies. External lighting must only be considered for new development where it is necessary for security and safety. If lighting is required, it must be kept minimal, at low level and at low intensity, with hoods and baffles used to direct the light to where it is required to ensure that no light is emitted upward; and
- Where lighting is introduced, warm white light sources of between 2700 and 3000K should ensure appropriate levels of light spill and glare. Light shields are recommended for additional protection over glare and light spill.

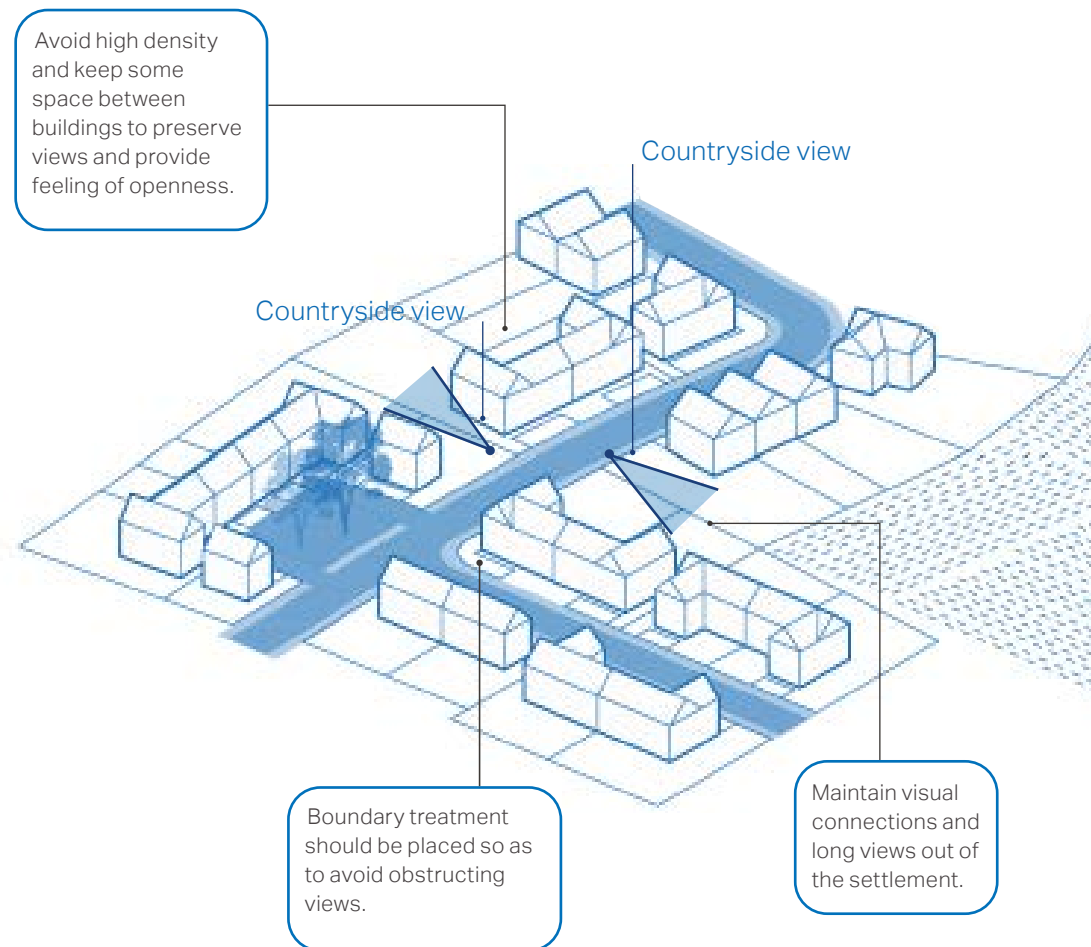


Figure 36: Demonstrative approach to development layout to preserve countryside views and the relationship between the main village envelope and surrounding landscape.

3.6 Sustainable drainage

The overall landscape sensitivity of Little Hallingbury is abundant given the number of natural assets within the Neighbourhood Area. It is therefore imperative that any new development does not become a burden on the natural environment and instead makes a positive limited impact on the village's overall ecology. This can be best achieved by prioritising sustainable drainage. The following guidelines are intended to ensure that developments:

- Avoid siting homes in high risk flood areas and mitigate increased risk of storms/flooding with sustainable drainage systems (SuDS). These reduce the amount and rate at which surface water reaches sewers and watercourses.
- Integrate water collection systems within sustainable drainage interventions for collecting water for reuse. Examples of water collection in a water butt or a rainwater harvesting system. This reduces pressure on valuable water sources.

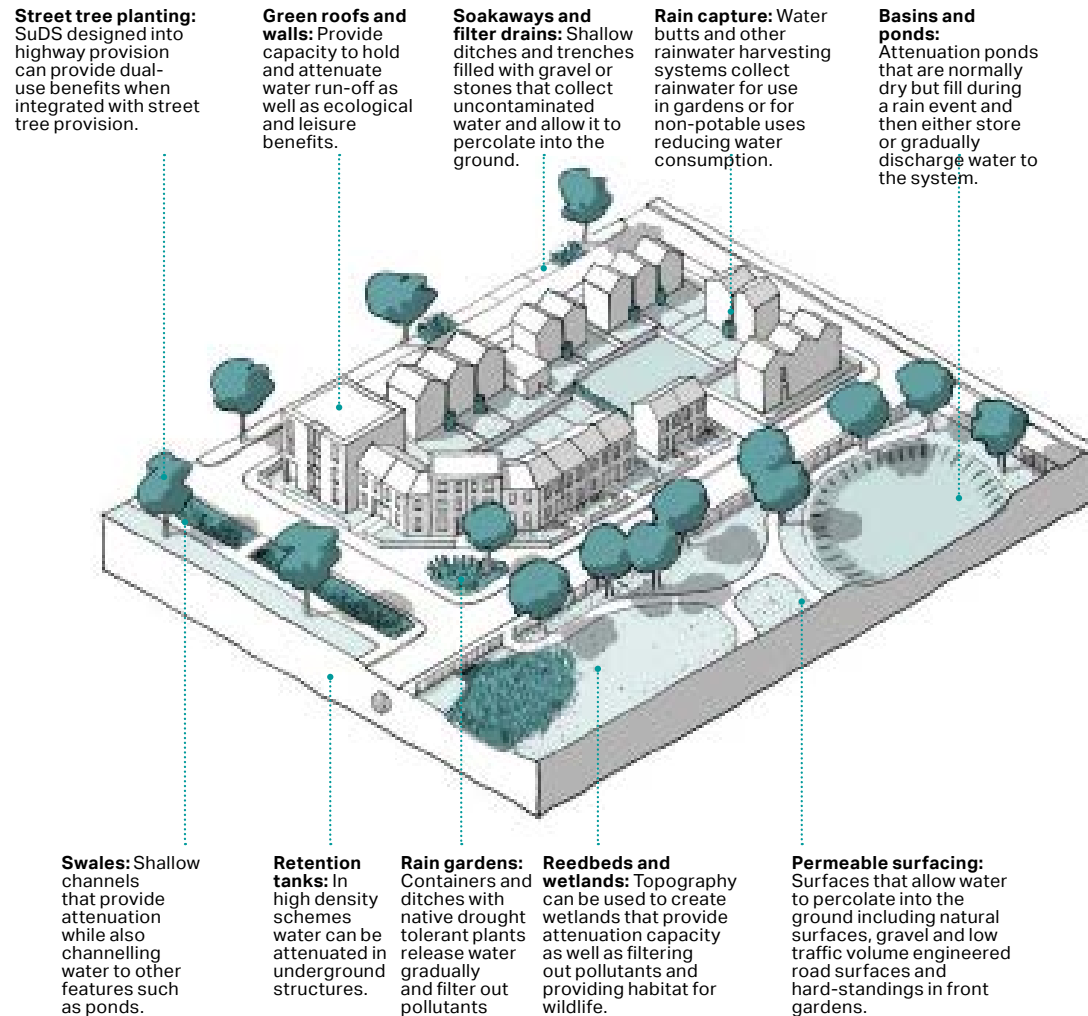


Figure 37: Sustainable drainage systems (SuDS) as set out in the National Model Design Code.

- Include sustainable drainage alongside appropriate soft landscaping (as detailed in [Figure 37](#)) with the dual purpose of enhancing the aesthetic quality of new constructions.
- Utilise permeable surfacing for hard spaces to improve drainage and avoid standing water on footpaths, driveways and other publicly accessible areas.

3.7 Vernacular & architecture

Little Hallingbury features a wide array of architectural designs, including more traditional historic dwellings alongside more contemporary constructions. There is a desire to effectively manage the aesthetic qualities of new development to ensure that contemporary additions to the village contribute positively to the village's overall vernacular. Proposals can achieve this by:

- Setting out a strong rationale for proposed designs, with quality material specification and detailing, inferring design cues from Little Hallingbury and other best practice examples within Essex and the wider region;
- Applying an innovative use of materials and design features in a way that harmonises with adjacent buildings and is complementary to the context of Little Hallingbury, as detailed in [section 2.5](#);
- Discouraging pastiche designs and false historic features such as fake chimneys;
- Ensuring that building services such as satellite dishes, gutters and drain pipes are well integrated into the design of the building. Where possible these should be concealed from public view;
- Featuring a pattern and rhythm of windows and doors which are complementary to that of adjacent buildings;
- Introducing intricacy and additional detailing by combining a mix of external

façade treatments, alongside finer details such as brick patterns and coursing;

- Integrating private, or shared, bin storage solutions which are discreet and adequately conceal refuse bins away from public view; and
- Prioritising soft and open boundary treatments such as hedgerows, low lying shrubbery, lawns, wooden fencing, trellises, and low stone or brick walls. Tall fences and walls that create a blank façade are heavily discouraged.

3.8 Eco design

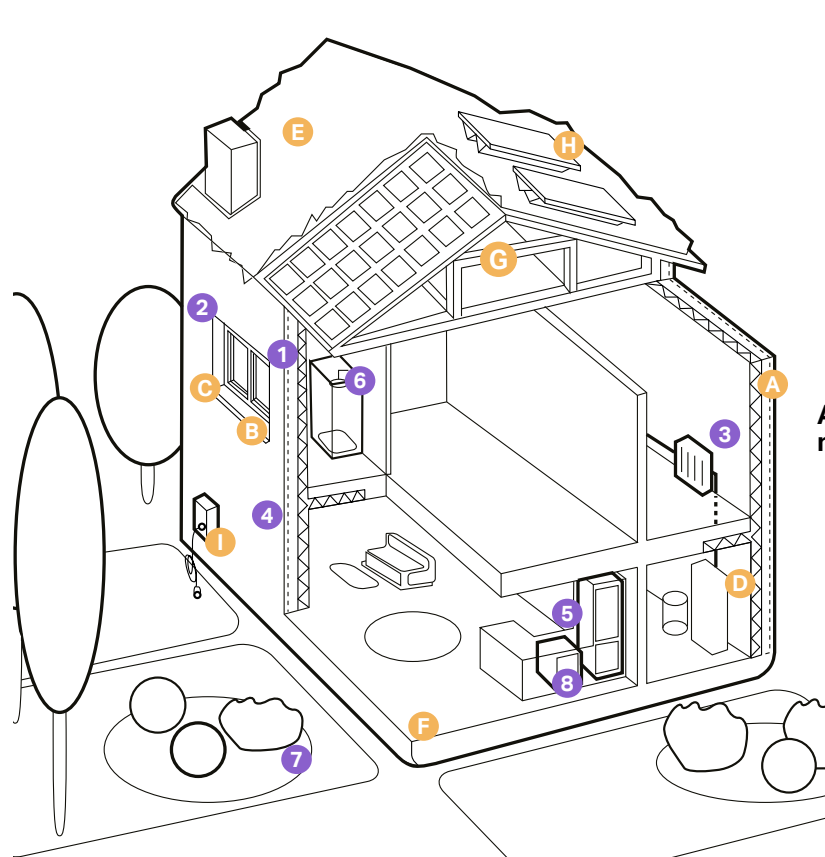
The long-term sustainability of buildings within Little Hallingbury should be a primary consideration for new development. For each proposal, development should meet and, where possible, go above and beyond existing energy efficiency standards³ while maintaining high-quality designs that appropriately reflect Little Hallingbury's character. However, the following guidance and Figure 38 overleaf should be viewed as a starting point, outlining best practice energy efficiency interventions that can be applied to developments within the village.

- Applicants should demonstrate thoughtful consideration of a building's environmental impact and energy consumption. Proposals for dwellings, especially affordable and social housing, should consider designs which support sustainable energy consumption and conservation.

³ More comprehensive standards can be found in the Government's emerging [Future Homes Standard](#) and Homes England's [Building for a Healthy Life](#).

- On-site renewable energy generation (solar, ground source, air source and wind driven) should be maximised. Developments could achieve this by considering ground conditions to accommodate loops for ground source heat and space for air source heat pump units. Where points above have been satisfied, proposals could include air source heat pumps and integrate solar panels. Proposals could also consider local wind speed and direction for micro-generation wind turbines.
- Street trees provide shading and cooling, along with habitat, air quality improvements and carbon sequestration.
- New development should adopt a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.
- The layout and orientation of new buildings should contribute to reducing their energy needs by avoiding overshadowing and maximising passive solar gain, internal daylight levels and ventilation. For example, proposals could consider solar orientation by arranging dwellings within 30 degrees south to maximise the energy provided along the sun's path.
- The design of windows should consider orientation to balance heat loss and beneficial solar gain, daylight and sunlight. Southern facing glazing can be beneficial in contributing to overall energy demand in winter. However, it can lead to overheating in summer and excessive heat loss on cold cloudy days in winter. Windows should therefore be sized appropriately for the climatic context and passive measures such as external shading devices could be considered to reduce reliance on mechanical ventilation.

Existing homes



- 1  **Insulation**
in lofts and walls (cavity and solid)
- 2  **Double or triple glazing with shading**
(e.g. tinted window film, blinds, curtains and trees outside)
- 3  **Low-carbon heating**
with heat pumps or connections to district heat network
- 4  **Draught proofing**
of floors, windows and doors
- 5  **Highly energy-efficient appliances**
(e.g. A++ and A+++ rating)
- 6  **Highly waste-efficient devices**
with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  **Green space (e.g. gardens and trees)**
to help reduce the risks and impacts of flooding and overheating
- 8  **Flood resilience and resistance**
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

- A  **High levels of airtightness**
- B  **Triple glazed windows and external shading**
especially on south and west faces
- C  **Low-carbon heating**
and no new homes on the gas grid by 2025 at the latest
- D  **More fresh air**
with mechanical ventilation and heat recovery, and passive cooling
- E  **Water management and cooling**
more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F  **Flood resilience and resistance**
e.g. raised electrical, concrete floors and greening your garden
- G  **Construction and site planning**
timber frames, sustainable transport options (such as cycling)
- H  **Solar panel**
- I  **Electric car charging point**

Figure 38: Diagram showing potential interventions in both existing and new build conditions that can increase energy efficiency.

3.9 Parking

Parking that is well designed and sensitive to the rural setting of Little Hallingbury is essential. Avoiding unsightly parking areas and on-street parking is a major aspect of parking design and also priority for residents. Parking requirements and standards within Little Hallingbury are set out in the Essex Parking Standards Design and Good Practice document, however, the following guidance is intended to ensure that proposals include thoughtful designs to parking interventions⁴.

- There is a strong preference for on-plot parking throughout the Neighbourhood Area. Parking interventions of this type should be placed to the side of a building where possible and appropriately integrated with any front gardens or landscaping within a building's curtilage.
- Where needed, on-plot parking to the front of a dwelling should also provide space for soft landscaping and boundary treatments.

⁴ Available at: <https://www.essexdesignguide.co.uk/media/1960/essex-parking-standards.pdf>

- Communal parking interventions may be appropriate in some circumstances, such as for farmstead style developments with multiple dwellings. These parking interventions should feature parking space areas delineated with soft landscaping to avoid cavernous parking courts and provide effective screening to soften the view of vehicles.
- Communal parking areas should also be overlooked with effective natural surveillance by surrounding buildings.
- Similarly, any proposed visitor parking should be set away from any proposed or existing routes and streets. Areas should also be delineated with soft landscaping to buffer any potential 'street clutter'.
- All parking interventions should consider porous surface treatments which positively contribute to a development's sustainable drainage.
- Additionally, EV fast charging should be integrated into both on-plot and communal parking areas.

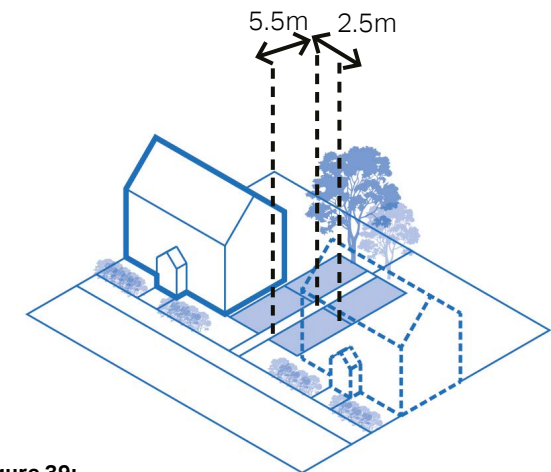


Figure 39: Illustrative diagram showing an indicative layout of on-plot side parking.



Figure 40: Illustrative layout of shared off-plot and visitor parking.



Figure 41: Public EV charging infrastructure (elsewhere in the UK).



Figure 42: Permeable surface used for on-plot parking in Little Hallingbury.



Figure 43: EV charging for private on-plot parking (elsewhere in the UK).



Figure 44: On-plot parking to the side of a dwelling.



**Character areas and
design codes**

4

4. Character areas and design codes

This section provides design codes which are specific to the individual character areas demarcated across Little Hallingbury. These codes aim to provide highly context specific design principles to build upon the general guidance within Section 3.

4.1 Introduction

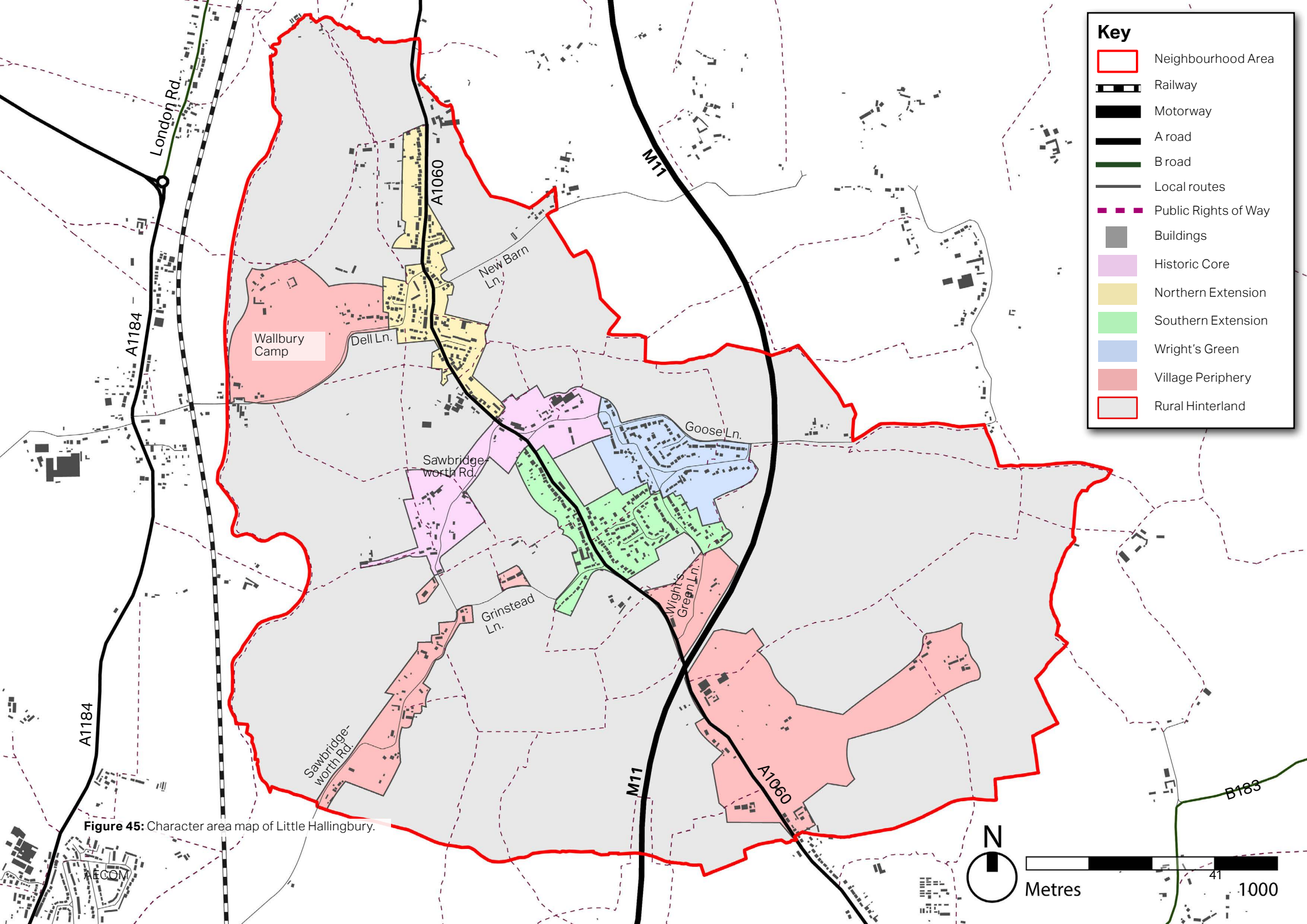
The following section outlines a set of design codes that have been put together based on the distinct character areas of Little Hallingbury.

These codes will aim to guide any changes or development within the Neighbourhood Area to ensure the local character is respected whilst still allowing space for innovation within the built environment.

The design codes have been applied by area based on their relevance to prominent features, opportunities, and issues of their associated character area.

Applicants seeking to develop in these areas should refer to these sections when considering the street layout, place making and architectural features of new development.

Following analysis of Little Hallingbury's built environment, six different character areas have been identified. While not exhaustive, these areas generally share commonality across many features and arrangements, including street layout, architecture, open space, boundary treatments and vernacular.



5.2 Historic Core



Figure 46: Character Area 1 - Historic Core

The Historic Core character area forms much of Little Hallingbury's historic centre. There is a high concentration of notable heritage assets, most notably including St Mary's Church and Gaston House, a large Georgian era manor house with a prominent brick wall curtilage encapsulating the manor grounds. The area is bisected by the A1060 which courses north south through the character area with two distinct settlements on either side. The area is mainly residential and also includes farmland and Little Hallingbury Primary School. The area has a strong rural feel with expansive views to the surrounding countryside.

Development pattern

Located in the centre of the parish, the Historic Core shows no real uniformity in terms of pattern of development. It features mainly ribbon development with houses scattered on either side of Sawbridgeworth Road and Wright's Green Lane.

Land use

The land use in the Historic Core is predominantly residential, however there is also St Mary's Church, Little Hallingbury Primary School, farm buildings and the Cricket Club.

Building lines, plots & setbacks

There is an irregular building line with varying setbacks from the road. This combined with the generous spacing between properties helps underscore the abundant rural feel to the area.

Building heights & roofline

Buildings in the area are up to 2 storeys in height, allowing for mature tree cannonades to permeate the roof-scape. The two exceptions to this is Gaston House and St Mary's Church which are both key landmarks within the parish.

Boundary treatments

The boundaries in the Historic Core are typically defined by grass verges and hedgerows which adds to the rural and quaint feel to this part of the village. Timber fences and low brick walls are also used sparingly.

Vernacular

There are several examples of thatched cottage and farmhouse style vernacular within the Historic Core, with the addition of the manor house and other small historic dwellings. This is largely down to the agricultural history of the area and helps create the rural historic character of Little Hallingbury.



Figure 47: Thatched cottage at Gaston Green.



Figure 48: Green space with bench and surrounding soft landscaping and boundary treatments at Gaston Green.



Figure 52: Example of traditional architecture and materiality within the Historic Core.



Figure 49: Pond at Gaston Green.



Figure 50: St Mary's Church.



Figure 51: Farmstead style development within the Historic Core.

Code	Rationale	Implementation
CA1.01: Form and layout	<i>The Historic Core is distinctive due to its organic pattern of development and heavy concentration of historic buildings. It is critical that new developments contribute positively to the Historic Core's overall character.</i>	- Any new development must feature organic layouts appropriate to the prevailing informal layout of ribbon development within the area. - Dwellings in the area must be detached or semi-detached. Rows of housing could be permissible within farmstead style developments. - The provisions set out in Section 3.3 must apply here.
CA1.02: Street character	<i>Retaining the sensitive street character and visual openness of much of the Historic Core must be a key focus for any new development proposal.</i>	- Proposals beyond the curtilage of Gaston House must feature soft or open boundary treatments such as low lying shrubbery, lawns, trees, and hedges. - Developments must provide adequate on-plot parking to avoid street clutter within the area. - Material choices for pathways, pavements, and public spaces should consider options which are appropriate for the rural setting of the character area. - Vegetation along the A1060 must be retained in order to soften the visual and noise impact of this busy vehicular route coursing through the Historic Core.
CA1.03: Material and detail	<i>The heritage character of the Historic Core has a particular palette of vernacular materials which provide a strong sense of place.</i>	Dwellings in this area must utilise external façade treatments and designs which complement the prevailing traditional material palette. Detailing should be achieved by adding material intricacies such as ornate brick patterns, coursing, or a complementary mix of material choices.

5.3 Northern Extension



Figure 53: Character Area 2 - Northern Extension.

The Northern Extension character area features predominantly residential development arranged within a linear settlement pattern to the north of the Historic Core. There is uniformity of dwelling types, though there are some higher density terraces accessed off Dell Lane. Additionally, the area features a few short cul-de-sacs. The area also features other uses including some retail, agricultural and leisure, including the George Inn pub.

Development pattern

The Northern Extension of the village is a largely linear development which has grown northwards over time. As well as this there are also a few small cul-de-sacs including The Staddles and Pond Fields Close.

Land use

The Northern Extension of Little Hallingbury is predominantly made up of residential units. The exception to this is an agricultural merchants and The George Inn, which is the village pub and is well used by the local community.

Building lines, plots & setbacks

Buildings in the area have a similar setback of between 5 and 10 metres from the road, however the winding nature of Latchmore Bank and prominence of grass verges ensures that the streetscape doesn't feel too uniform.

Building heights & roofline

Most of the buildings in the area are 2 storeys in height with some semi-detached bungalows on Latchmore Bank. The majority of these have pitched roof of varying steepness and tall chimney stacks which subtly break up the roofline.

Boundary treatments

There is a combination of hedges, grass verges, timber fencing and low brick walls used to define curtilage in the Northern Extension area.

Vernacular

There is a variety of building styles due to the different periods of development. For example, there are buildings rich in history such as the George Inn and a thatched cottage facing it, as well as the more recently developed contemporary housing at Pond Fields Close.



Figure 54: Single-storey building with typical vernacular for the area set along the A1060.



Figure 55: Pond Fields Close.



Figure 59: Older building within the character area featuring best practice exterior finishes.



Figure 56: Dwellings within The Staddles.



Figure 57: Bakers Mead off Dell Lane.



Figure 58: Housing along the A1060.

Code	Rationale	Implementation
CA2.01: Settlement pattern & arrangements	<i>It is crucial that new developments uphold the prevailing settlement pattern of the character area.</i>	- Proposals for cul-de-sacs in the area must be logically connected to key routes such as the A1060 and Dell Lane with permeable pedestrian access. - Additionally, new development proposals must also form a contiguous part of the existing built-up envelope within the character area. - Any new development must feature consistent building layouts to that of the surrounding character area. Spacing between buildings and plot widths must follow the prevailing settlement pattern. - Proposals set along key routes such as the A1060 (including Latchmore Bank) and Dell Lane must be set away from the main route and well screened with soft landscaping. - Variation in the building line is appropriate for the character area. Set backs from access routes must be a minimum of 5.5m, though kept to a maximum of 15m in setback depth.
CA2.02: Built form	<i>The built form of new development must be in keeping with the scale and massing of buildings within the area.</i>	- The scale, massing and roofline of development must be in keeping with the norm within the character area and be a maximum of two storeys in height. - The overall dimensions of proposed dwelling within the character area must not be greater than immediately adjacent dwellings. - Building extensions must not create new opportunities for overlooking by increasing the number of dwelling storeys or introducing new vantage points into neighbouring properties, i.e. by introducing dormer windows instead of skylights. - The provisions set out in Section 3.3 must apply here.
CA2.03: Materiality & boundary treatments	<i>Proposals within the character area must make a positive contribution to the overall vernacular.</i>	- New development must show regard for the textural and colour palette of the character area while reflecting the best practice of materials and architectural features within the village detailed in section 2.5. - Hard boundary treatments must not be obtrusive or a dominant feature on the streetscape. Stone or brick walls, as well as impervious wooden fences must be no more than 1.2m in height. Instead soft and open boundary treatments are preferred.

5.4 Southern Extension



Figure 60: Character Area 3 - Southern Extension

Much like the Northern Extension area, the Southern Extension of Little Hallingbury features mainly ribbon development set to the south of the Historic Core. There is mainly residential development built in the 20th and 21st centuries with a few historic buildings. There is a more substantial contiguous built up area with a sprawl of cul-de-sacs, often set along longer curvilinear routes.

Development pattern

The southern part of the settlement varies in pattern. Along the A1060 there is a linear feel with properties lining either side of the road. In contrast, Pynchon Paddocks has much more of a winding estate feel to it with cul-de-sacs stemming from the main route.

Land use

The southern extension is primarily made up of residential uses, with the exception of The Village Hall and car dealership.

Building lines, plots & setbacks

Along the A1060 there is a relatively consistent building line, whereas the Pynchon Paddocks estate has a winding street network which leads different orientations of buildings and a less uniform streetscape.

Building heights & roofline

There is a mix of 1, 1.5 and 2 storey buildings within the character area. This allows for trees and other vegetation to dominate the skyline, adding to the rural feel of the area.

Boundary treatments

There is a combination of hedges, grass verges, timber fencing and low brick walls used to define to boundary in the southern extension area.

Vernacular

The A1060 hosts a variety of styles and vernacular due to the fact that development has come over a long period of time. Pitched roofs are common with large dormer windows where roof extensions have taken place.



Figure 61: Modernist dwelling at Pyncheon Paddocks.



Figure 62: Front garden, landscaping and boundary treatments at Pyncheon Paddocks.



Figure 65: Contemporary façade treatments appropriate for the character area.



Figure 63: Example of appropriate scale and massing of a two properties between Wright's Green and Mott's Green.



Figure 64: Chalet style dwelling between Wright's Green and Mott's Green.



Figure 66: Complementary mix of exterior finishes within the character area.

Code	Rationale	Implementation
CA3.01 Settlement pattern & built form.	<i>Upholding the regular pattern of development must be a key consideration within the area. Additionally, proposals must not considerably alter the scale of built form within the area.</i>	• As with the Northern Extension character area, new development must form a contiguous part of the existing built-up envelope. • Similarly, new development must not deviate or disrupt the prevailing rhythm and spacing between buildings, particularly along the A1060 and Grinstead Lane. • New developments must also retain regular building lines. Setbacks must conform in depth and regularity between dwellings. • Developments at the periphery of the area must be no higher than the neighbouring property and 1.5 storeys where it is in close proximity to open countryside. • The overall dimensions of proposed dwelling within the character area must not be greater than of immediately adjacent dwellings. • Additionally, proposals must not include vertical extensions proposing additional storeys to existing single storey dwellings. • The provisions set out in Section 3.3 must apply here.
CA3.02 Materiality & boundary treatments	<i>Proposals within the character area must make a positive contribution to the overall vernacular.</i>	• New development must show regard for the textural and colour palette of the character area while reflecting the best practice of materials and architectural features within the village detailed in section 2.5. • Hard boundary treatments must not be obtrusive or a dominant feature on the streetscape. Stone or brick walls, as well as impervious wooden fences must be no more than 1.2m in height. Instead soft and open boundary treatments are preferred.

5.5 Wright's Green

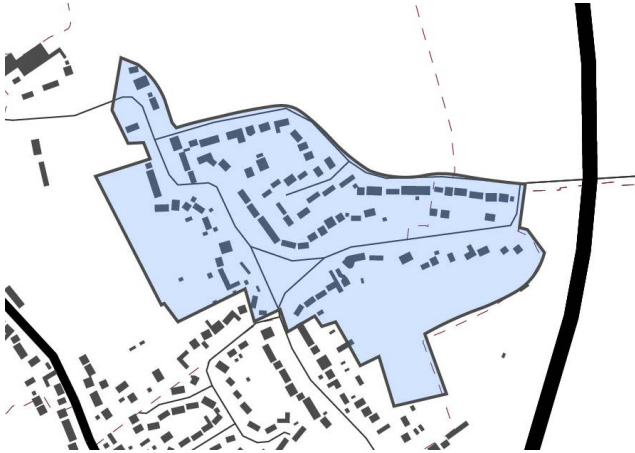


Figure 67: Character Area 4 - Wright's Green

The Wrights Green character area features a mix of older and more recent 20th century residential development to the east of Little Hallingbury's main built-up area. Wright's Green is a sizable village green which serves as the area's main public space and focal point for development with dwellings fronting onto the space. The area also includes a sprawl of estate style development featuring cul-de-sacs and contiguous development bounded by Goose Lane.

Development pattern

The most historic houses surround the western edge of Wright's Green with properties built later in the 20th century facing the countryside to the east. As well as this there is a small cul-de-sac comprised of later 20th century detached houses.

Land use

The built form in this area is of a residential use. However the area is surrounded by arable farmland. The two together leads to a rural feel to the Wright's Green area.

Building lines, plots & setbacks

Buildings have a relatively consistent and generous setback, which creates a sense of uniformity to the streetscape. Despite buildings being set back, there is an enclosed feel to much of the character area which owing to the presence of hedgerows and woodland in the area.

Building heights & roofline

To the west of the character area, surrounding Wright's Green, buildings are mainly 2 storeys in height. Whereas along Goose Lane, many are 1-1.5 storey dwellings allowing for a sweeping drop in the roofline into the surrounding countryside.

Boundary treatments

Grass verges and hedgerows are the most common form of boundary treatment in Wright's Green. Taller hedgerows provide a sense of enclosure along some routes in the character area which open up, creating a sense of arrival around Wright's Green.

Vernacular

Dwellings typically use yellow and red brick as well as white render exterior finishes. Roofs are often pitched with tall chimney stacks, some of which are broken up by dormers.



Figure 68: Grass verges buffering development from Wright's Green.



Figure 69: Historic dwelling and appropriate boundary treatments for dwellings located around key green spaces and countryside.



Figure 72: Visual openness of routes around Wright's Green with grass verges and mature trees providing enclosure.



Figure 70: Farmstead development along the western edge of Wright's Green.



Figure 71: Wright's Green is a focal point within the character area.



Figure 73: Dwellings along Goose Lane fronting onto countryside. Demonstrative of development patterns within the character area.

Code	Rationale	Implementation
CA4.01: Settlement pattern and arrangements	<i>The settlement pattern is a distinctive feature of the character area, particularly around Wright's Green.</i>	• Development proposals must retain the existing building line, with slight deviation along areas with more organic layouts, such as around Wright's Green. • Proposals for infill development must conform with the existing building line and not be contained to the rear of existing plots. • Additionally, infill developments must not drastically alter the spacing between buildings and be set at least 2.5m away from the adjacent building.
CA4.02: Built form	<i>Preserving the overall scale and massing is critical. New development should not be an overbearing feature on the surrounding landscape or the character area's historic buildings.</i>	• The scale, massing and roofline of development must be in keeping with the norm within the character area and be a maximum of two storeys in height. • The overall dimensions of proposed dwelling within the character area must not be greater than of immediately adjacent dwellings. • Building extensions must not create new opportunities for overlooking by increasing the number of dwelling storeys or introducing new vantage points into neighbouring properties, i.e. by introducing dormer windows instead of skylights. • The provisions set out in Section 3.3 must apply here.
CA4.03: Greens, verges and boundary treatments	<i>Retaining the prominence of Wright's Green, grass verges and open countryside must be a key consideration for all development proposals.</i>	• Development must not lead to a loss of open green space within the character area. Any development which encroaches onto Wright's Green or any grass verges will not be permitted. • Additionally, proposals must retain or enhance the provision of grass verges which bound residential streets and be integrated into boundary treatments. • Any loss of hedgerows or other soft landscaping for the development of new dwellings must be adequately replaced to the same standard as before development.

CA4.03: Greens, verges and boundary treatments
continued

- Dwellings around green spaces or fronting onto open countryside must preserve views of building fronts and be appropriately oriented to front onto these spaces.
- New proposals must not include hard boundary treatments such as brick or stone walls. Instead, soft and open boundary treatments are preferred.

CA4.04: Materiality & vernacular

Proposals must feature external façade treatments and architectural designs in keeping with the rural and heritage feel of the area.

- Dwellings in this area must utilise external façade treatments and designs which complement the prevailing traditional material palette. See [Section 2.5](#) for additional detail on appropriate materiality within the character area.

5.6 Village Periphery



Figure 76: Character Area 5 - Village Periphery

The Village Periphery is a sparse and collection of disparate built up areas contained within the extremities of the Neighbourhood Area. It includes stretches of intermittent ribbon development along the A1060 to the south of the parish, as well as along Sawbridgeworth Road, in addition to informal clusters of larger dwellings within expansive plots. It also includes development around Little Hallingbury Park and to the north east of the area, including the Wallbury Fort Scheduled Monument. The area is mainly residential with some agricultural uses, an MOT centre, and an equestrian centre at Hallingbury Hall.

Development pattern

The character area features multiple small settlements which predominately feature large plots which are generously spaced out and well-integrated into the countryside. This leads to a rural character in these parts of the parish.

Land use

There is a mix of residential and farm uses in the periphery areas of Little Hallingbury. As well as this there is the Equestrian centre, an MOT centre and the Marina which provides moorings for narrowboats and river cruisers.

Building lines, plots & setbacks

Buildings are generally well set back from the road with large front gardens and driveways. There is no uniformity to the direction that buildings are orientated which is perhaps a bi-product of how far they are set back from the street.

Building heights & roofline

Building heights in the character area are varied. Many properties range between one and two storeys with differing roof pitch and steepness.

Boundary treatments

Vegetation dominates the boundary in the village periphery area which amplifies the rural feel to these parts of the parish.

Vernacular

There is a wide variety of materials, façade treatments and architectural features. These include red brick, timber boarding, and render. There is a mix of slate and clay tile roofs, as well as a range of architectural styles ranging from traditional to contemporary. Additionally, the range of uses features a mix of building types including agricultural barns and outhouses.



Figure 77: Mott's Green, a key open green space within the character area.



Figure 78: Hallingbury Mill close to Little Hallingbury Marina by the River Stort.



Figure 81: Contemporary infill development along Grinstead Lane.



Figure 79: Row of terraced housing with jerkin head roofs and black weatherboard exterior finish.



Figure 80: Historic repurposed farmstead style development with associated contemporary agricultural building.



Figure 82: Small cluster of farmhouses along Sawbridgeworth Road.

Code	Rationale	Implementation
CA5.01: Settlement pattern	<i>Despite the informal and rural context, it is important that new development uphold the prevailing settlement pattern of each cluster within the character area.</i>	- Proposals must not deviate from the general settlement pattern within their immediate context and will be limited to only small-scale infill. - New developments must not be overbearing in scale and limited to 2 storeys in height for residential dwellings and 8m for agricultural buildings. - New constructions must not obscure any views of the prevailing roofline or key landmark buildings such as Hallingbury Hall.
CA5.02: Infill development	<i>Infill development must uphold the best possible design and architectural standards appropriate to the character area's rural setting.</i>	- The provisions set out in Section 3.3 must apply here. - The design and architecture of new dwellings must be complementary to immediately adjacent buildings. - Proposals must retain existing rooflines and feature contextually responsive materiality.
CA5.03: Settlement gaps	<i>Retaining settlement gaps within the area is crucial in order to preserve the character area's rural feel.</i>	- Existing settlement gaps between individual clusters within the character area must be preserved. Any material loss of existing settlement gaps may only be permitted where there is policy requirement to meet local housing need. - Any development within settlement gaps must minimise the loss of vegetation along key routes.

5.7 Rural Hinterland

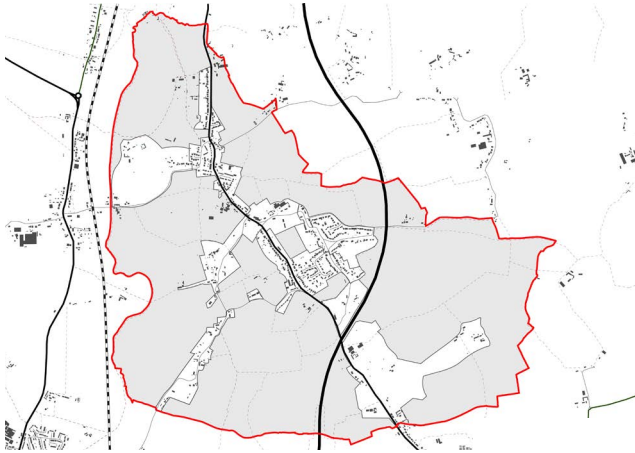


Figure 83: Character Area 1 - Conservation Area

The Rural Hinterland character area covers the vast expanse of fields and countryside within the Neighbourhood Area. The area is overwhelmingly made up of farmland with a few clusters of residential and farmstead style development. Much of the area is flat or gently undulating with organic field patterns. The area also features some rural lanes providing connectivity to other surrounding settlements.

Development pattern

Development within the character area is limited to a few properties set along rural routes and country lanes around the Neighbourhood Area. These are primarily made up of a few secluded farmstead style plots with a mix of barns and farmhouses.

Land use

The Rural Hinterland character area features a mix of residential and agricultural uses with much of the land use designated for arable farming and pasture.

Building lines, plots & setbacks

As many properties are set within screened and secluded plots, it is hard to identify a discernible building line within the character area. However, there is a short stretch of ribbon development along Port Lane to the north of the parish.

Building heights & roofline

Buildings are typically one to two storeys in height. Agricultural buildings often stand out among the landscape with a more pronounced building height of up to 8m in height. Pitched and hipped roofs are common.

Boundary treatments

Soft boundary treatments are common within the Rural Hinterland character area. Many plots are screened by dense vegetation or bounded by open countryside.

Vernacular

The materiality of the character area is varied. Many dwellings feature brick or render façades. Constructions typically feature render or red brick exterior finishes with clay tile roofs common throughout. There is also a strong presence of timber boarding and corrugated iron, particularly on larger agricultural buildings.



Figure 84: Modernist style detached home set along Port Lane.



Figure 85: Street character of Port Lane emblematic of rural country lanes within the character area.



Figure 88: Cottage and typical boundary treatments along New Barn Lane. Source: <https://www.geograph.org.uk/photo/241376>. Copyright: Robert Edwards under Creative Commons License.



Figure 86: Open countryside.



Figure 87: Rural lane within the character area bounded by dense vegetation with great landscape value.



Figure 89: Countryside within the character area.

Code	Rationale	Implementation
CA6.01 Green corridors	<i>Preserving natural features between developments is crucial in order to prevent a proliferation of limited development within the character area.</i>	• Settlement gaps and green corridors must be preserved. • Roadside verges, hedges, and trees must be protected to act as natural buffers between houses and the road. • Hard boundary treatments which create blank façades are not appropriate. Screening of properties should utilise soft features such as hedgerows or substantial tree lines to preserve green corridors and the overall rural feel.
CA6.02 Architectural features	<i>Despite the remote nature of development within the character area, designs must still reflect the best practice vernacular within Little Hallingbury.</i>	• Contemporary architectural designs may be appropriate, providing they infer from material palettes and architectural features contained within Section 2.5. • Conversions of agricultural buildings for other uses must not undermine the overall rural setting within the character area. Their design should infer from surrounding examples, as well as material palettes and features contained within Section 2.5.
CA6.03 Settlement patterns & built form	<i>Proposals within the Rural Hinterland must be appropriately sited and not be an overbearing feature on the surrounding landscape.</i>	• Proposals, particularly within clusters of ribbon development within the Rural Hinterland area must not deviate from the general settlement pattern within their immediate context. • New developments must not obstruct views of the surrounding landscape from within the village core, as well as from surrounding thoroughfares and Public Rights of Way. Any potential obstruction of landscape views must be mitigated by appropriate screening or concealment through appropriate soft features. • The provisions set out in Section 3.3 must apply here.



Delivery

5

5. Delivery

5.1 Delivery

This document has set out design guidance and codes to be embedded in or appended to the Little Hallingbury Neighbourhood Plan. This table provides a list of actors and how they will use the document.

Actors	How they will use the design guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local planning authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre-application discussions.
Parish council	As a guide when commenting on planning applications, ensuring that the Design Guidance and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

About AECOM

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