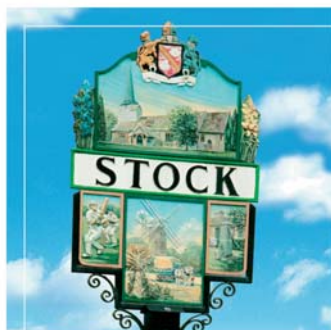
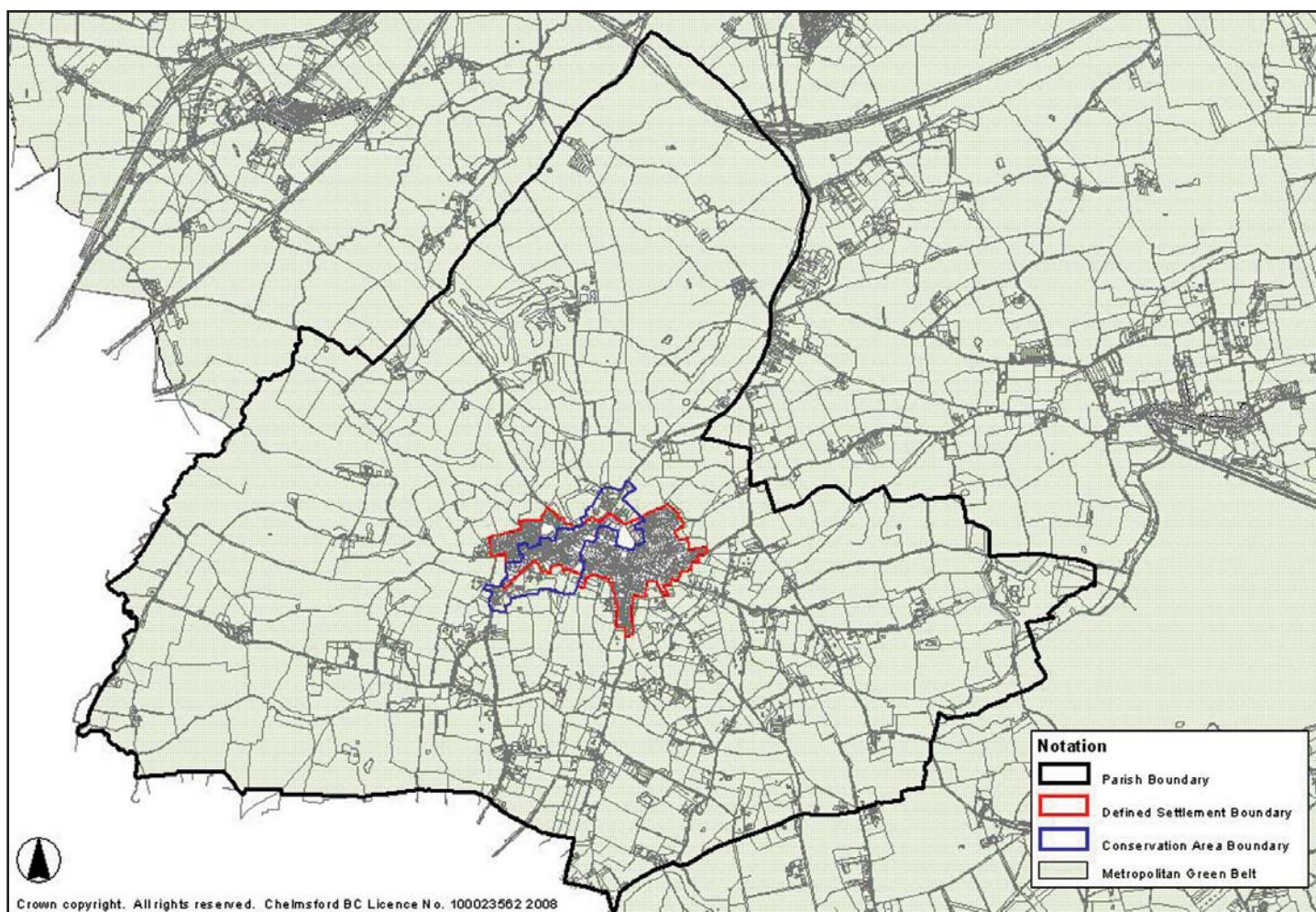
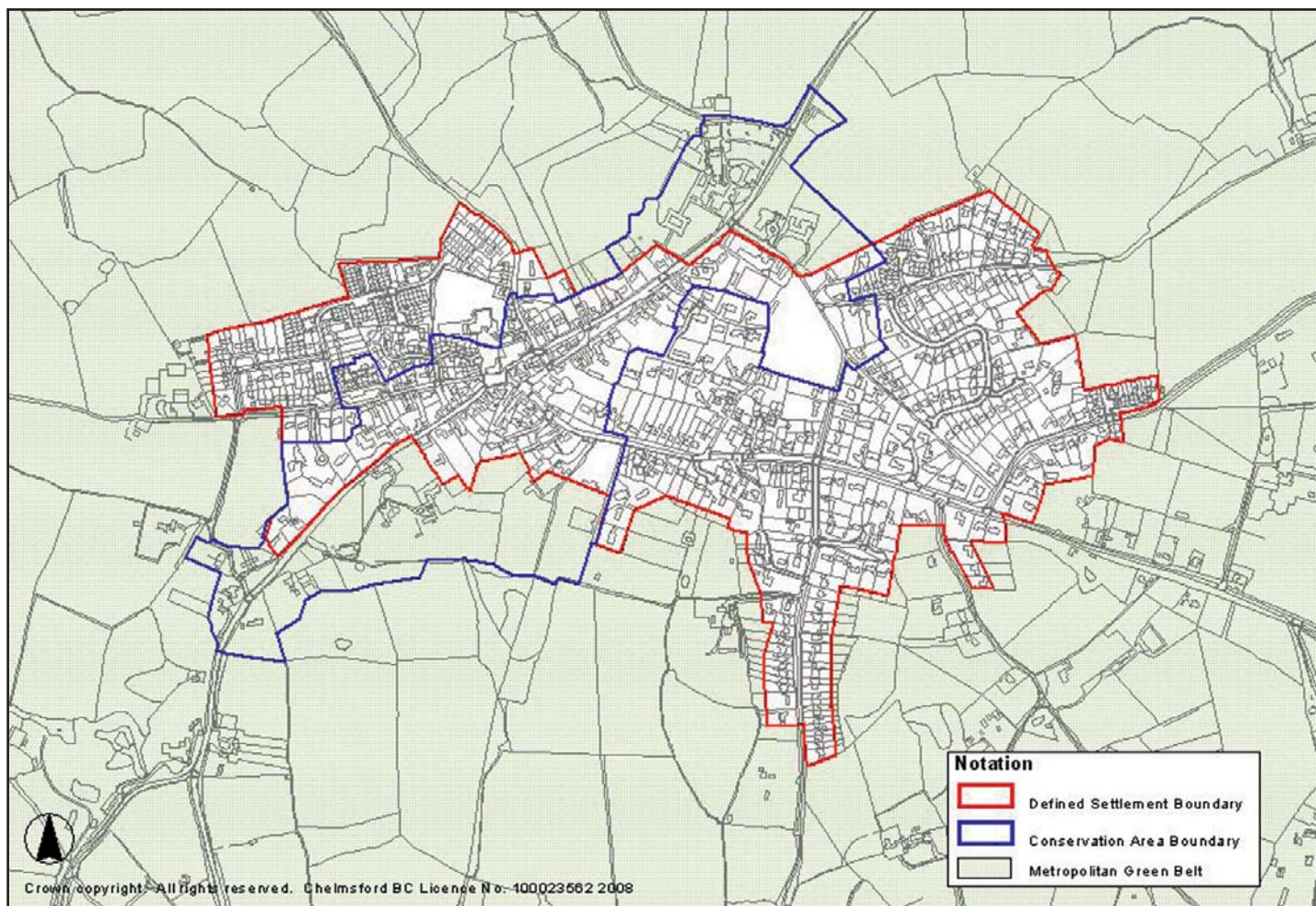




VILLAGE DESIGN STATEMENT

PLANNING GUIDANCE FOR THE PARISH OF STOCK
SUPPLEMENTARY PLANNING DOCUMENT

OCTOBER 2011



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STATUS OF THE VDS

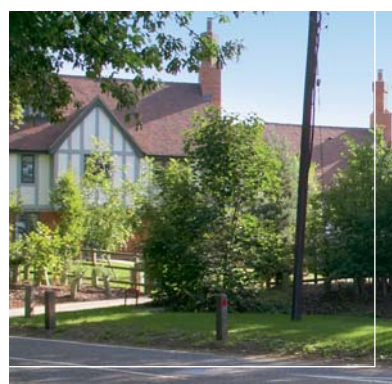
The VDS is adopted by Chelmsford Borough Council as a supplementary planning document within its local development framework suite of documents. It carries weight as a material consideration in the determination of planning applications.



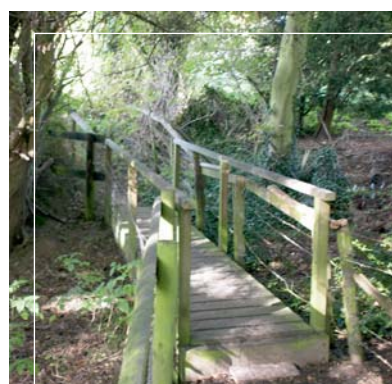
High Street



Stock Village Centre



The Grange



Footpath adjacent to All Saints Church

SUMMARY

Of all the villages in Chelmsford borough, Stock is one that has a specific and attractive character which is conveyed by the style and materials of its buildings. This character is enhanced by a sense of spaciousness created by the many open spaces both in and around the village.

However residents feel the character is being adversely changed by overdevelopment both inside and outside the settlement area. Evidence for this is to be seen in the small dwellings that are being demolished to be replaced by large executive houses and the overdevelopment of many plots. In addition to often inappropriate architectural styles, the materials used for new buildings are sometimes out of keeping with the pervading Stock vernacular.

It is in order to preserve and enhance the unique qualities of the village that this Village Design Statement has been created. The purpose of this document is to give guidance as to what architectural styles and materials fit best in a village that still retains its country community atmosphere.

The Stock Village Design Statement Association is to be congratulated on the thoroughness and imagination that they have brought to the preparation of this document. As the accompanying survey shows, they have successfully identified those features of the village that are valued by the overwhelming majority of the residents.

As Lord of the Manor of Imphy, in which Stock stands, I have long taken an interest in the village and I have always been impressed by the keen and constructive interest that the residents take in defending the special qualities of their village. This statement will be a most valuable asset in safeguarding those qualities.

Lord Petre





INTRODUCTION - HISTORY OF STOCK

1.1 HISTORY

The history of Stock can be traced back over 5,500 years, with evidence of habitation being found from Neolithic, Bronze Age, Iron Age, Roman occupation and Saxon Age. In medieval times, the village was a hamlet within Buttsbury. The earliest definite mention of Stock, which at various times was also known as Harvard Stock, or Stock Harvard, is in 1239. This appears in the Charter Rolls, which stated that Henry III had

granted a market to be held each Thursday in the village of Herewarstoc.

The village had a thriving pottery industry from the 16th century which lasted until the end of the 19th century and there is also evidence of brick and tile making industries. The present church in Stock has Norman origins and the oldest houses inhabited today were constructed in c1490.



Late 19th Century and today



Further towards Galleywood

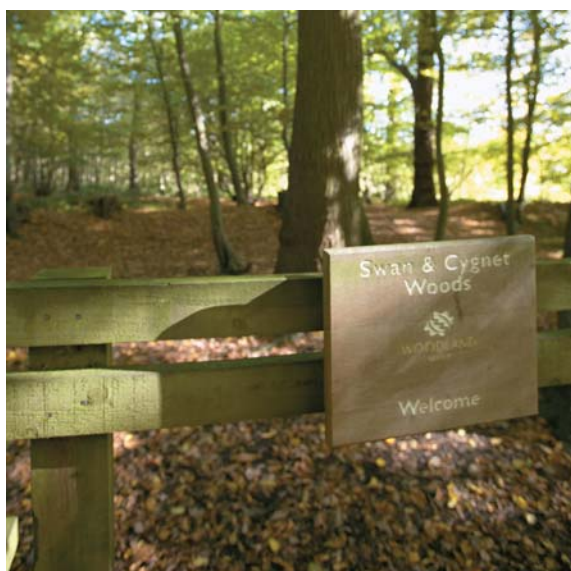
INTRODUCTION - GEOGRAPHY



All Saints Church and Bellmans Farmhouse

1.2 GEOGRAPHY

Stock is situated in an area of very attractive countryside of special landscape value, due to it being at the top of a ridge that is almost surrounded by undulating countryside. The countryside contains extensive areas of woodland



Swan Woods, Swan Lane

and parkland. Accordingly the village sits in an appealing setting that allows for extensive views both out of and towards the settlement. The less undulating countryside around Stock makes an important contribution to the Green Belt, the boundary of which is tightly defined around the existing continuous built-up area.

The village is relatively large and much built-up in character. However, much of its attractiveness comes from the spacious feeling created by the relatively low density development in areas such as Common Road and Mill Road. This open character is an important part of the village.

Considerable residential development has taken place in recent years including both affordable housing and private estate development e.g. Cambridge Close. This has had the result of creating a compact village with a generally well defined edge to the built up area. The parish contains 63 historic listed and a number of other traditional buildings and the village centre is a Conservation Area.



Various rural scenes



Swan Woods

SCOPE AND PURPOSE OF THE VILLAGE DESIGN STATEMENT

MAIN OBJECTIVES

- Ensure the continued retention and protection of the Green Belt surrounding the village.
- Assist with the design and development guidance to retain the special and attractive character of the village for the future.
- Provide guidance for the retention of building style and character; also the openness of surrounding areas.

2.1 SCOPE

The Village Design Statement (VDS) covers the village envelope and all the surrounding countryside within the parish boundary.

2.2 PURPOSE

The purpose of the VDS is to give a clear statement of the qualities and characteristics that residents value in their village and surrounding area. It sets out guidance on how to care for these qualities and how development can be designed to respect the village and its setting.



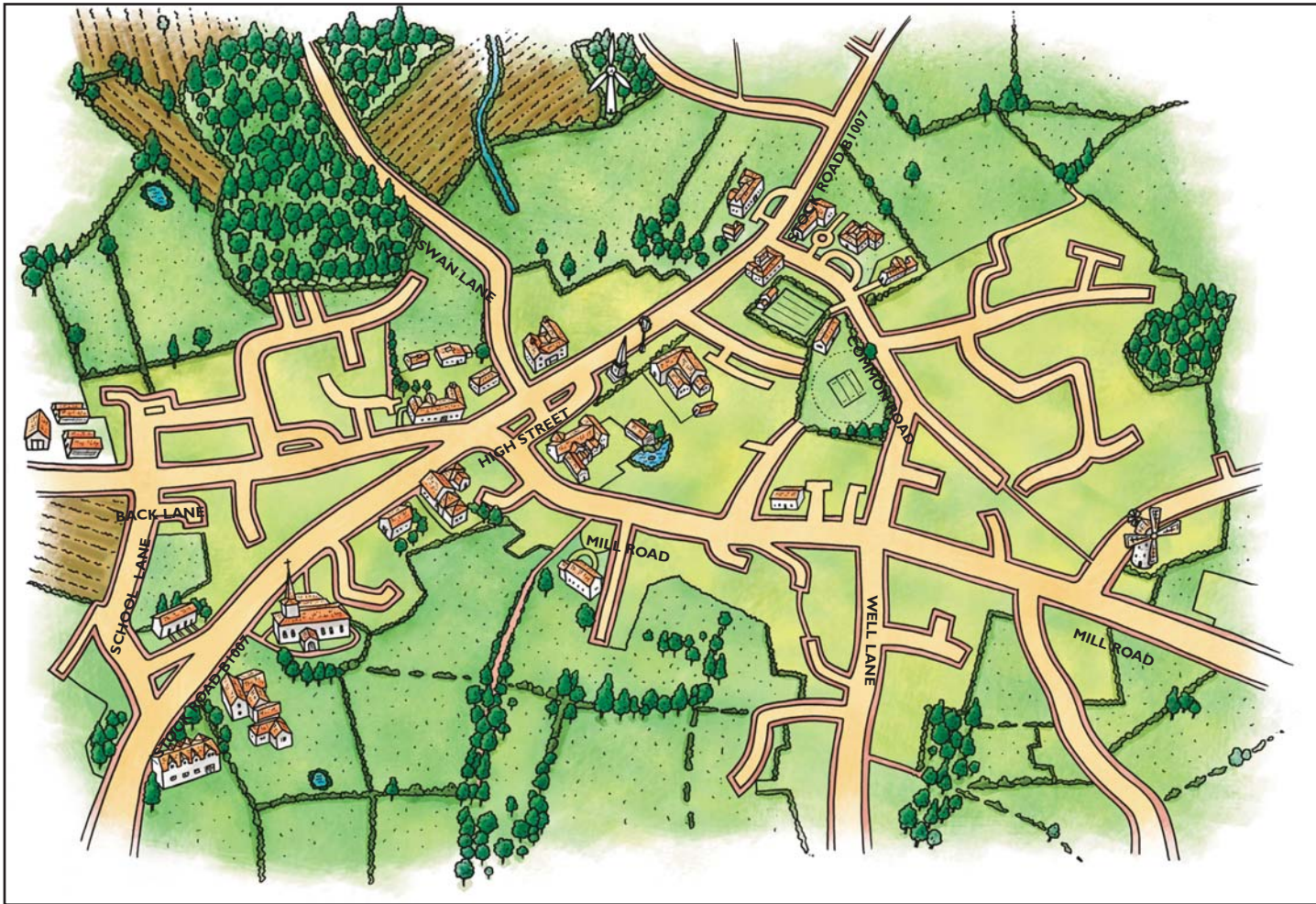
Aerial view of Stock



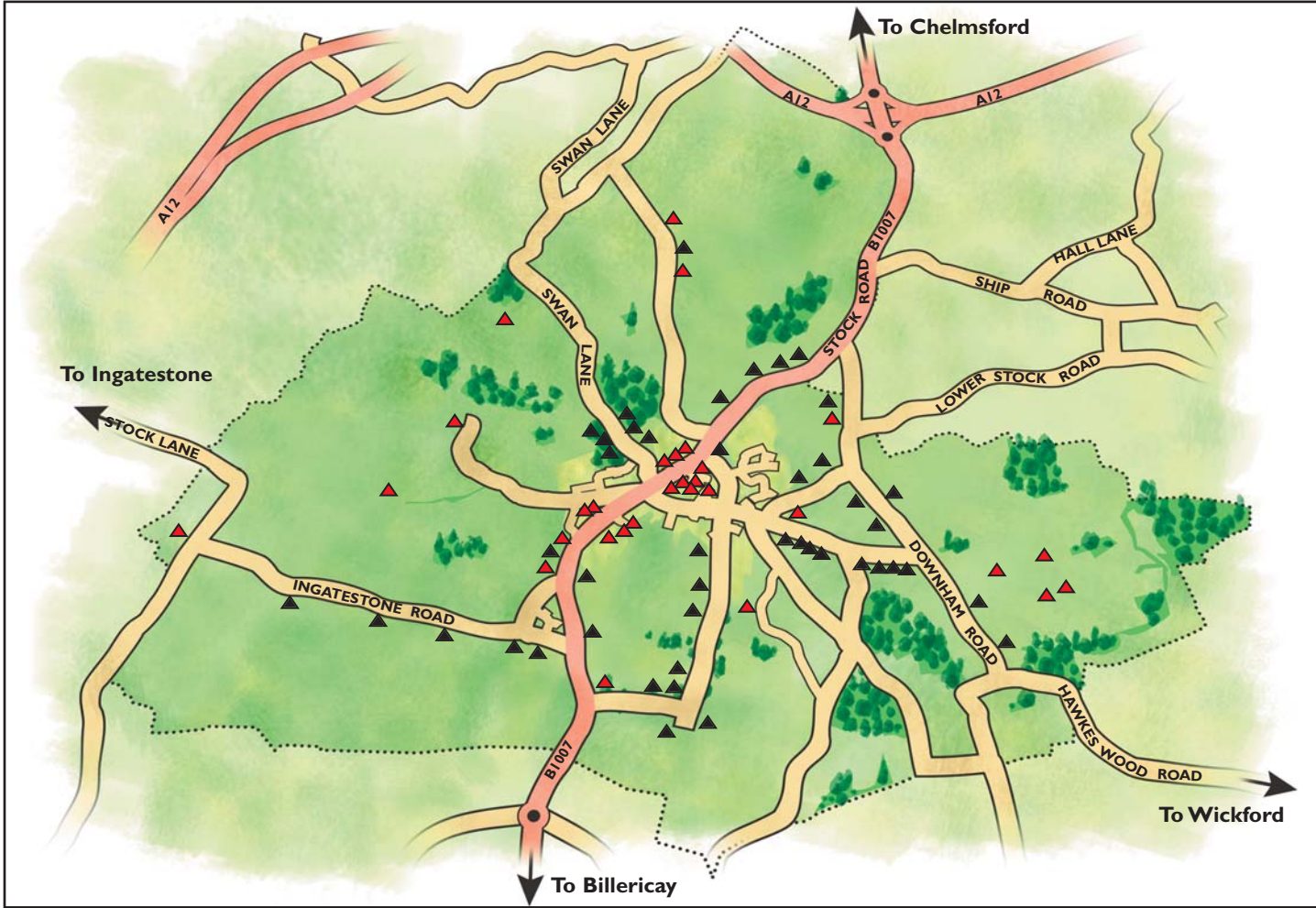
A12 from flyover on B1007



High Street, Stock, South



Village Layout - Access and Byways



▲ Location - A key listed building

SCOPE AND PURPOSE OF THE VILLAGE DESIGN STATEMENT

2.3 CONSULTATION PROCESS

This VDS has been created through a long process of consultation. It began with the Stock Village Appraisal, which was published as the Stock Village Millennium Report. This report gave an insight into the way people in the village live their lives, what they enjoy about the village and how they want to see the village cater for its residents in the new millennium.

As a response to the needs and concerns raised in the report, the Parish Council held an Action Plan Meeting in spring 2005. At this meeting, which was attended by a significant number of villagers, brainstorming sessions resulted in a number of projects being identified requiring action. These formed the basis of the Village Action Plan which was managed and completed by the Parish Council. It was then agreed to create a Village Design Statement. A

questionnaire was distributed to every residence in the village, followed up by a mini questionnaire in March 2008. The results and analysis of both questionnaires were made public at the Stock Flower Festival in June 2008 and the Gardening Show in September 2008. The children of Stock Primary School, as representatives of the future generation, were also invited to contribute. These consultations provided useful feedback and comments which were used to form the VDS.

The main findings of this process are that the people of Stock appreciate most the community spirit of the village, and the fact it is still very much a village and not a suburb of a town. The surrounding countryside is much valued. The residents like least over development and the loss of smaller properties in the village. There are people who wish to downsize and remain in the village, but there is a shortage of smaller buildings



Flower Festival 07



Gardening Show 08



Flower Festival 08

to do so. The other main area of concern is the amount and speed of traffic on the B1007 which passes through the village.

2.4 PLANNING POLICY CONTEXT

The Local Development Framework (LDF) sets out the development plan for the Chelmsford borough which includes Stock. The Core Strategy

and Development Control Policies (adopted February 2008) sets out the strategy to manage development and growth and the planning policies for determining planning applications.

Policies relevant to Stock include among others:

- CP9 – protecting areas of natural and built heritage and archaeological importance
- CP12 – protecting and enhancing recreational provision
- CP14 – environmental quality and landscape character
- CP21 – ensuring buildings are well designed
- DC1 – controlling development in the Metropolitan Green Belt
- DC7 – vehicle parking standards at developments
- DC11 – replacement dwellings in the countryside
- DC12 – infilling in the countryside
- DC14 – protected trees and hedges
- DC15 – protected lanes
- DC17 – conservation areas
- DC18 – listed buildings
- DC24 – energy efficient design and use of materials
- DC31 – provision of affordable housing
- DC32 – rural housing need
- DC37 – protecting existing local community services and facilities
- DC45 – achieving high quality development
- DC47 – extensions to dwellings
- DC53 – employment uses within rural areas
- DC57 – re-use of rural buildings
- DC58 – telecommunications

These policies apply to all developments that require planning permission. The purpose of this VDS is to describe the character of the area and add local guidelines to ensure the character is preserved or enhanced and supplement the statutory policies.

As guidance produced by Chelmsford Borough Council in September 2005 states, a

Village Design Statement cannot either generate or prevent future development by itself. Nor can it take away people's right to develop and improve their homes and gardens.

The parish council will be encouraged to use the guidelines in the VDS when considering planning applications, and the public will be encouraged to make use of it when considering carrying out any development, or commenting on applications themselves. The document has been adopted by Chelmsford Borough Council as a Supplementary Planning Document as part of the LDF. Its use will help to ensure that any future development integrates with what Stock residents have identified as the most attractive, distinctive and desirable features of the Parish. The VDS applies to the entire parish.



Copt Hall



Kings Head Cottage

SETTLEMENT PATTERN

3.1 LANDSCAPE SETTING

As previously mentioned, the village sits in an appealing setting that allows for extensive views both out of and towards the settlement. Any development that threatens them should be carefully considered to prevent their loss. Sensitive siting, the retention of existing trees and hedges and planting of native species so buildings can be screened will all protect these views. Analysis of the questionnaire responses show 99% of villagers agreed that the retention of verges, hedges and open spaces is an important part of the village appearance whilst 97% of villagers agreed with the statement in the questionnaire that existing mature trees that significantly contribute to the visual appearance of the street scene should be protected from development. Natural hedges and trees should be preserved wherever possible, with native species of Essex hedgerows being preserved and improved as wildlife habitats. Any new hedges or trees should preserve the existing blend of sustainable native trees and shrubs. Conifers, especially Leylandii, are considered inappropriate in a rural surrounding. Where new walls, fences or gates are necessary they should be of an appropriate rural style to complement the existing environment (an average 98% of villagers agreed with these recommendations).



View towards Margareting



Rural lane with natural hedges

GUIDANCE

- Retention and improvement of natural verges, hedges, woodland and open spaces should be encouraged
- Retention of surrounding agricultural land should be supported
- Retention of natural hedges and trees should be encouraged, where necessary with tree protection orders
- Where new walls, fences and gates are necessary they should complement the appropriate rural style
- Native species of Essex hedgerows such as hawthorn, blackthorn, holly, yew and beech should be preserved and any new hedges or trees should preserve the existing blend of sustainable native species
- Any encroachment into existing woodland areas should be avoided



South of All Saints Church



View towards Norsey Woods

SETTLEMENT PATTERN

3.2 CONSERVATION AREA

The Conservation Area covers the original core of the village and is shown on the map on the inside cover. The protection of the Conservation Area is considered very important by the vast majority of respondents to the questionnaire in order to preserve the nature and historic character of the village. Designation as a Conservation Area means that change such as



All Saints Church



Windmill

demolition and development, which can affect the historic character of the area, can be controlled. The Borough Council has a Conservation Officer to ensure preservation and enhancement of this important area.

3.3 CHARACTER AREAS

The questionnaire identified the most highly regarded character areas of the village the first three of which are in the Conservation Area:

- All Saints Church and its surrounding area.
- The High Street, including The Square.
- The Common, including Common Road.
- The windmill and its surrounding area.

3.4 DEFINED SETTLEMENT AREA

The Defined Settlement Area defines the edge of the built up area. Policy restricts development outside this boundary. A large percentage of people in the village agree that the existing pattern and density should be maintained within the Defined Settlement Area in order to retain the village's overall character:

GUIDANCE (3.2 TO 3.4)

- Rearward development that destroys the existing pattern and distribution of buildings should not be encouraged



Village square

- Building rooflines should be kept below prevailing tree heights and in keeping with adjacent properties
- Where possible buildings should be set back from the road
- Respect should be paid to shape and form of neighbouring plots and avoid overcrowding
- Any change in the Conservation Area should be sensitive to character; whether or not planning permission is needed

3.5 GREEN BELT

Stock lies within the Metropolitan Green Belt. There is a presumption against development in the Green Belt, as the fundamental aim of policy is to prevent urban sprawl by keeping the land permanently open. The most important attribute of Green Belts is their openness.

Almost 9 out of 10 respondents to the questionnaire agreed that the existing pattern of buildings within the Green Belt should be retained and any development adhere to Green Belt policy.

3.6 RESIDENTIAL BUILDINGS

The buildings in Stock range in age from the fifteenth century to the present day. The majority of the older properties are of red brick construction with red clay tile pitched roofs, no doubt taking advantage of the local brick and tile industries that used to exist in the village. Essex weatherboarding is also much in evidence. These elements have influenced later construction, which has given Stock its distinctive style of building throughout the village.

GUIDANCE

- Any development should be sympathetic in scale, design and materials to existing nearby properties
- Traditional materials and colours should be used for new builds, renovations and extensions



Broadmore



White House - good example of traditional wall and hedge

- Traditional windows and doors should be used in traditional properties
- Wherever redundant farm buildings are converted their existing character should be preserved
- Flat roofs should be used only as a last resort, and only when not overlooked
- Garages should be sited carefully to retain the style of the village
- External lighting of properties should not be excessive and so adding to light pollution, but sufficient to meet the needs of safety and security
- Any new development should be used as an opportunity to incorporate best practice sustainable building design, including energy conservation and the maximum re-use of water



High Street (south) towards Billericay

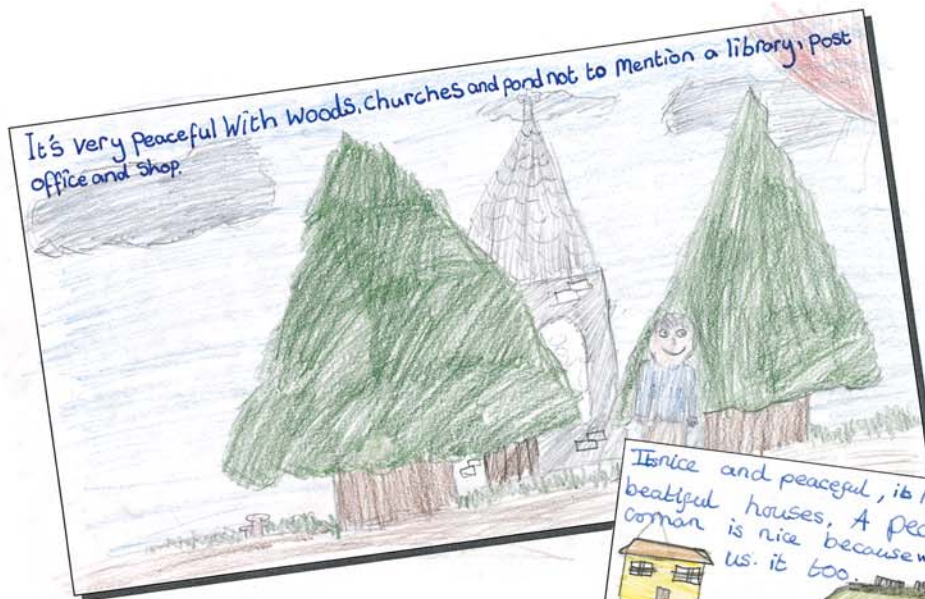


High Street (south) towards Chelmsford



Stock from Billericay

I LIKE STOCK BECAUSE...

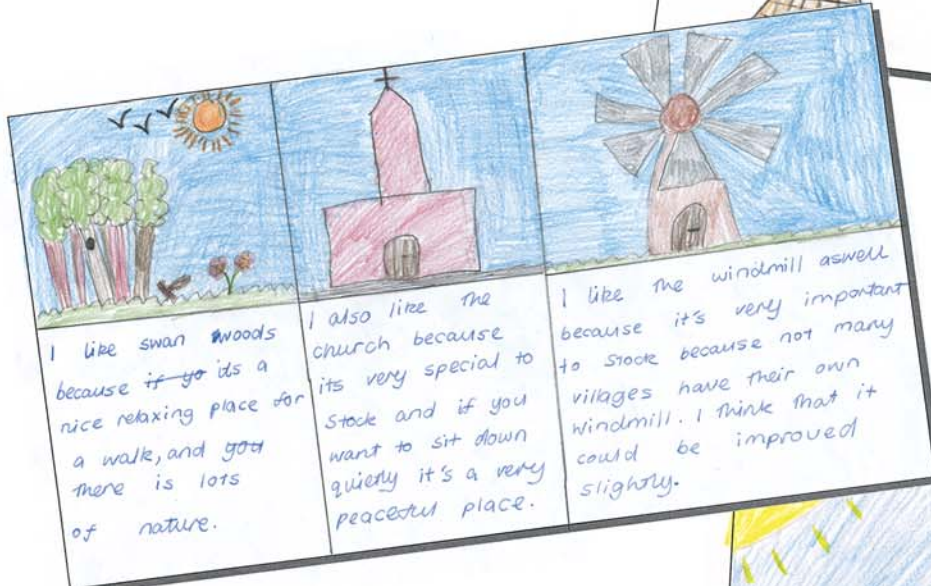


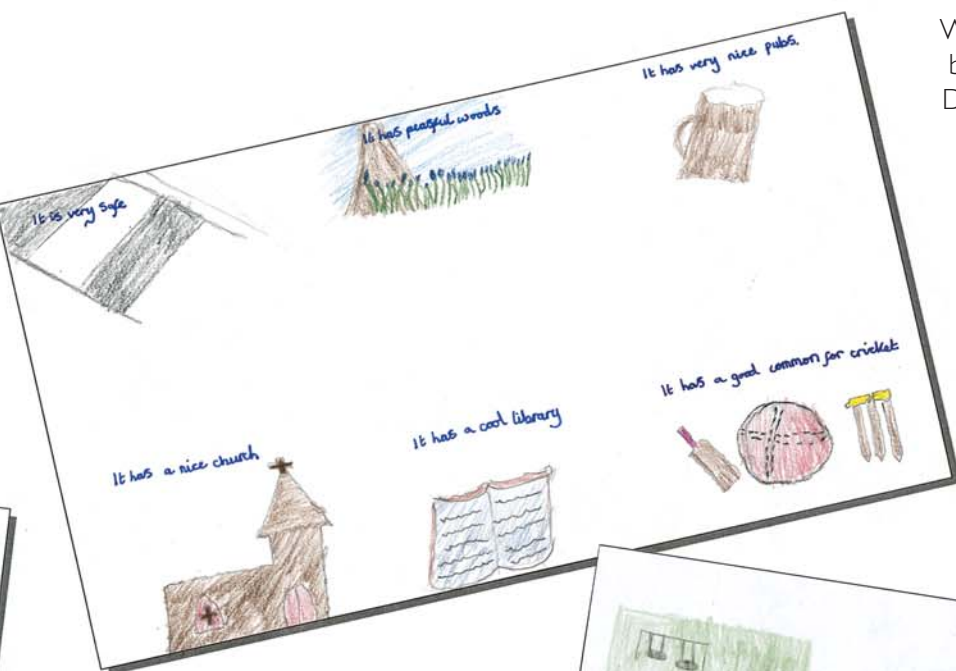
It's nice and peaceful, it has friendly places, nice people, lovely and beautiful houses. A peaceful and friendly village, the common is nice because we'll have fun and the Browns and cubes us. it too. the woods have lots of animals and Creachers to watch and to have fun in.

the wind mill is nice and it use to make bread:



The school because of the teachers are nice and you can met friends

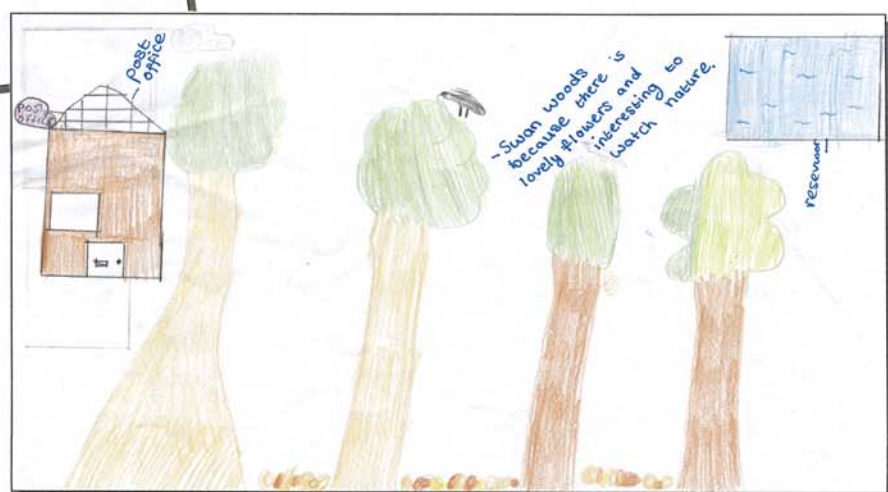
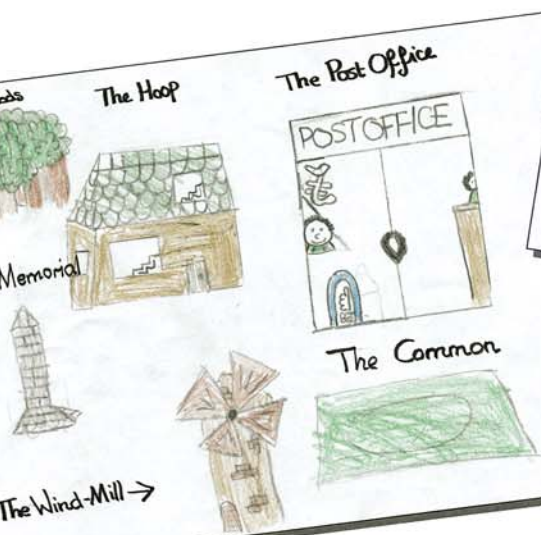




We at the school were very pleased to be able to get involved with the Village Design Statement consultation process.

The children of Year 6 took part in a workshop designed to get their views about Stock. As you can see from their work, they were very positive about the village and appreciated the many attributes it has. I would like to thank the committee for allowing us to have an input into this important document and to give our older pupils a taste of citizenship at work.

Geoff Slide – Headteacher



...WHAT THE CHILDREN OF STOCK
THINK ABOUT THEIR VILLAGE

SETTLEMENT PATTERN



Extended property

3.7 NEW BUILDINGS

Where new development is to take place, it should be spread about the village through infill and extension to existing developed areas, rather than building on remote locations. Traditional materials and colours should be used to maintain the character of the village. However, innovative designs of new builds can, in certain areas, complement the traditional style of buildings if sited and developed sensitively to the surrounding environment and buildings. Respect should be paid to the shape and form of buildings of neighbouring plots, so as to avoid overcrowding of infill plots. This is an extremely sensitive point to almost all respondents to the questionnaire. Building rooflines should be kept below prevailing tree heights, and should be in keeping with adjacent buildings.

GUIDANCE

- New developments should be used as an opportunity to incorporate best practice sustainable building design
- Innovative designs of new builds can complement traditional styles where developed and sited sensitively



New village hall



New development behind The Cock



Well Lane

- Rooflines should be kept below prevailing tree heights
- Garages should be sited carefully
- The design of front gardens, including driveways and their surfacing, should reflect the rural nature of the village and minimise surface water run-off
- Large 'urban style' powered gates should not be encouraged, and hard surfaces in front gardens kept to a minimum

3.8 REFURBISHMENTS AND CONVERSIONS

Any refurbishment, extension or conversion should be sympathetic in scale, design and use of materials to existing nearby properties so as to blend in seamlessly with the surroundings. Again the vast majority of questionnaire respondents support this view.

Extensions that significantly increase the size of the existing dwellings should be discouraged. Any extension should be consistent in scale to the existing building land and should not cause the new building to over dominate the plot size. Rearward extensions should be preferred to forward or sideways, but rearward development that destroys the existing pattern and distribution of properties should not be encouraged.

Roof and attic conversions should be sympathetic to the size and scale of the existing building and not over dominate. Dormer windows should complement design.

Flat roofs should only be used as a last resort,

and only in un-overlooked locations.

Period character windows and doors should be retained in traditional properties and their restoration considered prior to replacing with alternative materials such as UPVC etc.

GUIDANCE

- Rearward extensions are preferable to forward or sideways
- Extensions should be consistent in scale with the existing building and should not over dominate the plot
- Roof and attic conversions should be sympathetic to the scale, size and design of the existing building
- The combination of small houses to form large single dwellings should be discouraged
- Outbuildings of historical and architectural value should be retained, or converted to retain their rural character



Restoration in progress



Completed restoration



Bus shelter

SETTLEMENT PATTERN



Restoration before



Restoration after

3.9 DESIGN AND MATERIALS

Where a house is appropriately situated it can enhance the view significantly, especially if its design, materials and colours are dealt with in a manner that is sympathetic to its location. Any building layout should continue the proportions of openness between the house and its surroundings.



Example of exposed waste pipes

GUIDANCE

- **Roofs:** A 40 degree pitched roof with gabled ends is preferred. Roofs should be clad with traditional plain tiles of fired red clay, slate or thatch. Ridges oriented parallel to the road are in keeping with the general layout of the village. Ridge tiles, fascias and barge boards may be appropriate but should be conservative. Multi-coloured and interlocking tiles should be avoided. Half-hipped roofs should be discouraged
- **Walls:** The predominant traditional material is plain dark red stock brick used alone, in Flemish bond. Accordingly this is preferred
- **Windows and Doors:** Windows with a vertical axis, with either small panes or sliding sashes are encouraged. Entrance doors should be wooden and designed to be in keeping with the character of the house
- **Dormer Windows:** These should be small in scale in relation to the roof and set low down. They are a characteristic feature of the village and add interest to the roofscapes. Flat-roofed dormer windows and flush roof lights are to be discouraged



Poor example of additional dormers

- **Porches:** These should enhance the building but not dominate it. Many of the traditional village cottages have small porches, or a small mono pitched roof giving shelter to the entrance door



Conversion before



Conversion after

- Extensions: Care is required to ensure that extensions respect the space available, and scale of both the existing house and those which are adjacent. A generous proportion of the site must remain as open space. Extensions must not lead to over development, or the consequential effect of causing vehicles to have to be parked on the road
- Colour: For rendered or plastered walls, a pastel colour should be applied solidly, with the windows and door frames being picked out in an alternative, normally contrasting colour. Weatherboarding is traditionally painted black
- Boundaries: Hedges, timber fences of post and rail or brick walls are preferred. Wood picket fences, especially painted white, are useful for small gardens. Solid boarded fences are a poor substitute for a wall and should be discouraged

- New development: Any new development should make provision for a variety of skylines with trees and significant open spaces. The existing traditional housing styles, materials and rooflines already represented in the village, provide the basis for design
- Street furniture: The style of road name signs, notice boards, street lamps, bus shelters and road markings should respect the traditional setting and be unobtrusive. Where existing kerbs are repaired or new ones installed they should be granite rather than hydraulically pressed concrete
- Lighting: Flood lighting and up lighting should be deterred to ensure that light pollution is kept to an absolute minimum



Bellmans Farm - before renovation



Bellmans Farm - after renovation

SETTLEMENT PATTERN

3.10 SPACES

Open green spaces are as important to the character of the village as the buildings themselves. Stock is fortunate in having many common spaces, wide grass verges and wooded areas. Its lanes and roads have most houses positioned well back behind hedges and trees, in a country setting. Spaces have a major impact, and as such should be actively protected and improved to maintain the village's spacious and rural ambience. Too often this has been eroded by over development of plots, rebuilding not adhering to the original footprint, or executive style housing that inappropriately dominates its surroundings replacing former small dwellings.

If there were stricter adherence to planning guidelines, and these were consistently applied, much could be done to preserve the spaciousness of Stock.

Lanes, roads and streets are also common spaces, and thought should be given as to how these may be enhanced. On street parking is causing increasing problems to both pedestrians and

traffic. It is essential that all building development provides sufficient off street parking space, and, where they currently exist, residents are actively encouraged to use them, for the benefit of the wider community.

Protection of biodiversity - that is the variety and complexity of living species in the environment - is very important, particularly in a rural area like Stock.



Open farmland



Old Stock Road

GUIDANCE

- Open spaces should be actively preserved and enhanced
- Any building layout should continue the proportions of openness between the house and its surrounding to avoid having an overbearing effect on public space
- Where buildings are demolished and replaced, the original footprint should be adhered to whenever possible
- Existing bungalow and chalet style buildings in larger plots should be retained wherever possible. These add to the spaciousness of the village as well as providing ideal accommodation for the disabled and elderly
- Dominating executive style housing is strongly discouraged
- Sufficient off street parking should be provided for each property
- Habitat enhancement should be encouraged as part of any new development



Rural scene



Seamans Lane

SETTLEMENT PATTERN

3.11 FOOTPATHS

Stock has many footpaths, most of which date back hundreds of years. They are all used daily, as shortcuts across the village, by dog walkers and the many ramblers who come to appreciate the country views. It is important that these footpaths be retained, particularly with regard to their rural aspect.

GUIDANCE

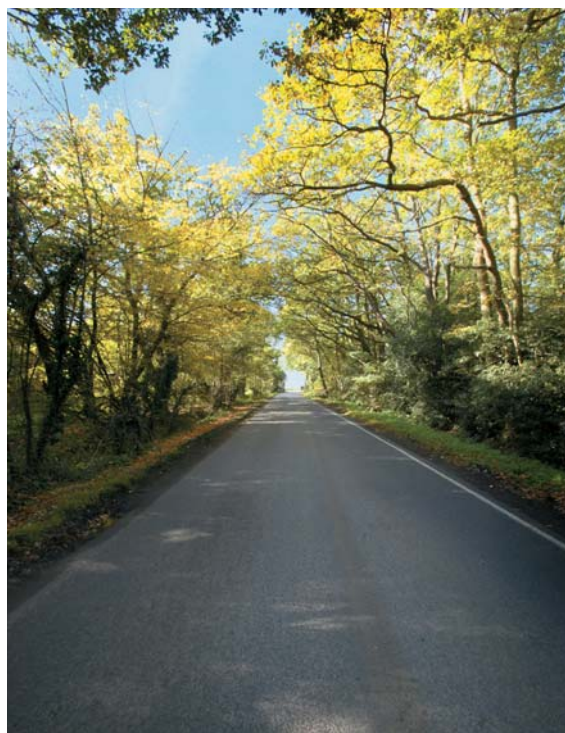
- Footpaths should not be enclosed by high close boarded fences. These are claustrophobic, block views of the countryside and the restricted nature makes walkers feel unsafe
- Buildings should not directly abut footpaths, as again they are claustrophobic, block views of the countryside and the restricted nature makes walkers feel unsafe
- People whose hedges border footpaths should ensure they are regularly trimmed

3.12 INDUSTRY AND COMMERCE

Like many other similar sized parishes in the area, the size and demographics of Stock are not sufficient to support industry and commerce to any significant degree other than agriculture and horticulture. There is significant reliance on neighbouring large towns, and therefore on private cars and buses. Further development in the village should take account of these factors.



Mill Road



Ship Road - good example of soft edges and minimal road markings



Public foot path - good use of rustic materials



All Saints Church

APPENDIX I - TRANSPORT AND LEISURE

4.1 TRANSPORT

The village has fairly regular buses to the nearest towns, Billericay and Chelmsford, where in each case there are mainline train links to London and East Anglia.

4.2 LEISURE

Cricket is flourishing in Stock with five teams currently being fielded, including a Colts team which is an important focal point for the young residents. Cricket has been played on the Common for over 250 years and the summer months provide a typical village scene of cricket being played on the green most days of the week.

The village has a number of well maintained and attractive footpaths which are much used by residents and members of rambling clubs from nearby towns and villages. Recently a new booklet of suggested walks around the village using these footpaths has been produced, and has proved very popular. In response to the questionnaire, some 97% of the people who responded considered these routes in and around the parish as an essential part of the village, and that landowners should be encouraged to enhance and care for footpaths and bridleways wherever possible.

There are a number of leisure facilities with a spa, horse riding, golf, football, tennis and rugby clubs. The Village Hall and 2 other halls in the village host a large number of very active societies.

BIBLIOGRAPHY/EVIDENCE BASE

VILLAGE HISTORY

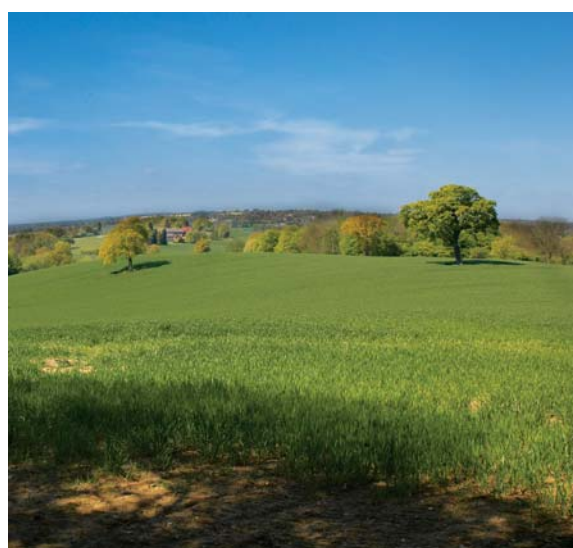
With Respect...! The Story of the Residents of Stock 1245-1995 – L. Donald Jarvis (published 1995 by Don Fraser Print, Sudbury, Suffolk)



Greenwoods



View towards Hanningfield



View towards West Hanningfield

APPENDIX 2 - SURVEY RESULTS

Guidance within the text is based, inter alia, on the questionnaire responses. Where the specific importance of guidance points is required, please refer to the questionnaire responses on the following pages

The answers to the following questions have been converted into percentages in each case.

WHAT DO YOU THINK ABOUT THE NUMBER OF HOUSES THAT HAVE BEEN BUILT IN STOCK OVER THE LAST 10 YEARS:

About right	37.6 %
Too much new housing	29.4 %
Too little new housing	5.9 %
Too expensive housing	27.1 %

DO YOU SUPPORT ANY OF THE FOLLOWING MEANS OF MEETING THE DEMANDS FOR NEW HOUSING:

Edge of village expansion	24.4 %
Development in Green Belt	7.8 %
Development of Brownfield Sites	56.6 %
Increased density of housing within the village	11.2 %

WHAT KIND OF ADDITIONAL ACCOMMODATION DO YOU THINK STOCK NEEDS:

Large family homes	4.4 %
Small family homes	35.4 %
Homes for the elderly	17.7 %
Homes for single people	9.2 %
No further homes	33.3 %

IT IS VERY IMPORTANT THAT THE VILLAGE SHOULD RETAIN A GREEN AREA AROUND IT TO KEEP IT A SEPARATE ENTITY.

Strongly agree	89.6 %
Agree	7.5 %
Disagree	2.5 %
Strongly disagree	0.4 %

AT PRESENT CHELMSFORD BOROUGH COUNCIL ALLOWS DEVELOPMENT OF MOST TYPES ONLY INSIDE THE DEFINED SETTLEMENT AREA. THIS POLICY SHOULD BE MAINTAINED.

Strongly agree	70.6 %
Agree	16.2 %
Disagree	6.8 %
Strongly disagree	6.4 %



Well Lane

THE PRESERVATION OF THE CONSERVATION AREA IS IMPORTANT TO PRESERVE THE NATURAL AND HISTORIC CHARACTER OF THE VILLAGE.

Strongly agree	84.7 %
Agree	9.9 %
Disagree	4.5 %
Strongly disagree	0.8 %

QUESTIONS & ANSWERS



Stock Road



TO CREATE A FEELING OF OPENNESS, BUILDINGS SHOULD BE SET BACK FROM THE ROAD.

Strongly agree	58.4 %
Agree	35.7 %
Disagree	5.0 %
Strongly disagree	0.8 %

THE EXISTING PATTERN AND DENSITY OF PROPERTIES SHOULD BE MAINTAINED WITHIN THE DEFINED SETTLEMENT AREA OF THE VILLAGE.

Strongly agree	63.0 %
Agree	29.4 %
Disagree	6.7 %
Strongly disagree	0 %

THE EXISTING PATTERN OF BUILDINGS WITHIN THE GREEN BELT AREA OF THE VILLAGE SHOULD BE RETAINED.

Strongly agree	67.6 %
Agree	21.4 %
Disagree	9.2 %
Strongly disagree	1.7 %

WHERE NEW DEVELOPMENT IS TO TAKE PLACE, IT SHOULD BE SPREAD ABOUT THE VILLAGE, THROUGH INFILL, AND EXTENSION TO EXISTING DEVELOPED AREAS RATHER THAN BUILDING ON REMOTE LOCATIONS.

Strongly agree	70.5 %
Agree	23.6 %
Disagree	5.5 %
Strongly disagree	0.4 %

GARAGES SHOULD BE SITED CAREFULLY TO RETAIN THE STYLE OF THE VILLAGE.

Strongly agree	67.5 %
Agree	30.8 %
Disagree	1.3 %
Strongly disagree	0.4 %

EXTERNAL LIGHTING OF PROPERTIES SHOULD NOT BE EXCESSIVE, BUT SUFFICIENT TO MEET THE NEEDS OF SAFETY AND SECURITY.

Strongly agree	68.3 %
Agree	29.2 %
Disagree	1.7 %
Strongly disagree	0.8 %

THE RETENTION OF VERGES, HEDGES AND OPEN SPACES IS AN IMPORTANT PART OF THE VILLAGE APPEARANCE.

Strongly agree	87.2 %
Agree	11.6 %
Disagree	1.2 %
Strongly disagree	0 %

ALL APPROACH ROADS TO STOCK SHOULD HAVE APPROPRIATE SIGNAGE WHICH WELCOMES PEOPLE TO THE VILLAGE.

Strongly agree	48.8 %
Agree	37.9 %
Disagree	9.2 %
Strongly disagree	4.2 %

ARTIFICIAL GATES, POSITIONED AT AN ANGLE ON BOTH SIDES OF ENTRANCE ROADS TO THE VILLAGE WOULD HELP TO SLOW TRAFFIC.

Strongly agree	37.9 %
Agree	27.2 %
Disagree	22.1 %
Strongly disagree	12.8 %



Public foot path

THE SURROUNDING AGRICULTURAL LAND PROVIDES IMPORTANT LOCAL CHARACTER AND VIEWS AS CURRENTLY FARMED AND SHOULD BE SUPPORTED.

Strongly agree	74.2 %
Agree	22.9 %
Disagree	2.1 %
Strongly disagree	0.8 %

NATURAL HEDGES AND TREES SHOULD BE PRESERVED WHEREVER POSSIBLE, BUT WHERE NEW WALLS, FENCES OR GATES ARE NECESSARY, THEY SHOULD BE OF AN APPROPRIATE RURAL STYLE TO COMPLIMENT THE EXISTING ENVIRONMENT.

Strongly agree	79.4 %
Agree	19.8 %
Disagree	0.8 %
Strongly disagree	0 %

NATIVE SPECIES OF ESSEX HEDGEROWS SHOULD BE PRESERVED AND ENCOURAGED TO IMPROVE THEM AS WILDLIFE HABITATS.

Strongly agree	81.5 %
Agree	18.1 %
Disagree	0.4 %
Strongly disagree	0 %

ANY NEW HEDGES OR TREES SHOULD PRESERVE THE EXISTING BLEND OF SUSTAINABLE NATIVE TREES AND SHRUBS.

Strongly agree	76.4 %
Agree	21.1 %
Disagree	1.7 %
Strongly disagree	0.8 %

THE FOLLOWING SPECIES ARE SUITABLE AS BOUNDARY HEDGING TO PROPERTIES.

Evergreens: Holly; Laurel; Yew and Privet	57.3 %
Deciduous: Beech and Quick Thorn ..	42.7 %

QUESTIONS & ANSWERS

CONIFERS, ESPECIALLY LEYLANDII ARE INAPPROPRIATE IN A RURAL SURROUNDING.

Strongly agree	57.4 %
Agree	21.5 %
Disagree	17.3 %
Strongly disagree	3.8 %

EXISTING MATURE TREES THAT SIGNIFICANTLY CONTRIBUTE TO THE VISUAL APPEARANCE OF THE STREET SCENE SHOULD BE PROTECTED FROM DEVELOPMENT.

Strongly agree	77.7 %
Agree	19.8 %
Disagree	2.5 %
Strongly disagree	0 %



Well Lane

VERGES AND DITCHES SHOULD BE KEPT FREE OF UNNATURAL OBSTRUCTIONS AND MANAGED TO ENCOURAGE WILDLIFE AND WILD FLOWERS, WHILST MAINTAINING SAFETY.

Strongly agree	77.3 %
Agree	22.3 %
Disagree	0.4 %
Strongly disagree	0 %

ANY ENCROACHMENT INTO EXISTING WOODLAND AREAS SHOULD BE AVOIDED.

Strongly agree	81.3 %
Agree	17.1 %
Disagree	1.3 %
Strongly disagree	0.4 %

ANY HOUSING DEVELOPMENT, EXTENSION OR CONVERSION SHOULD BE SYMPATHETIC IN SCALE, DESIGN AND USE OF MATERIALS TO EXISTING NEARBY PROPERTIES SO AS TO BLEND IN SEAMLESSLY WITH THE SURROUNDINGS.

Strongly agree	75.6 %
Agree	21.5 %
Disagree	2.9 %
Strongly disagree	0 %

TRADITIONAL MATERIALS AND COLOURS SHOULD BE USED FOR NEW BUILDINGS AND RENOVATIONS TO MAINTAIN CHARACTER.

Strongly agree	68.5 %
Agree	25.7 %
Disagree	5.0 %
Strongly disagree	0.8 %



Old School House

TRADITIONAL WINDOWS AND DOORS SHOULD BE RETAINED IN TRADITIONAL PROPERTIES AND THEIR RESTORATION SOUGHT PRIOR TO CONSIDERING UPVC AND ATTEMPTING TO REPLICATE THE ORIGINAL STYLE AND CHARACTER.

Strongly agree	57.7 %
Agree	29.0 %
Disagree	12.4 %
Strongly disagree	0.8 %

RESPECT SHOULD BE PAID TO THE SHAPE AND FORM OF BUILDINGS OF NEIGHBOURING PLOTS, SO AS TO AVOID OVERCROWDING OF INFILL PLOTS..

Strongly agree	74.9 %
Agree	22.2 %
Disagree	2.9 %
Strongly disagree	0 %



Stock Road

BUILDING ROOFLINES SHOULD BE KEPT BELOW PREVAILING TREE HEIGHTS, AND SHOULD BE IN KEEPING WITH ADJACENT BUILDINGS.

Strongly agree	70.4 %
Agree	25.8 %
Disagree	3.3 %
Strongly disagree	0.4 %

THE COMBINATION OF SMALL HOUSES TO FORM LARGE SINGLE DWELLINGS SHOULD BE DISCOURAGED.

Strongly agree	47.1 %
Agree	29.0 %
Disagree	19.3 %
Strongly disagree	4.6 %

EXTENSIONS THAT SIGNIFICANTLY INCREASE THE SIZE OF THE EXISTING DWELLINGS SHOULD BE DISCOURAGED.

Strongly agree	39.1 %
Agree	28.6 %
Disagree	25.6 %
Strongly disagree	6.7 %

THE DESIGN OF FRONT GARDENS, INCLUDING DRIVEWAYS, AND THEIR SURFACING SHOULD REFLECT THE RURAL NATURE OF THE VILLAGE. LARGE 'URBAN STYLE' POWERED GATES SHOULD NOT BE ENCOURAGED AND HARD SURFACES IN FRONT GARDENS SHOULD BE KEPT TO A MINIMUM.

Strongly agree	64.0 %
Agree	24.3 %
Disagree	8.8 %
Strongly disagree	2.9 %



QUESTIONS & ANSWERS



Church Green Cottage

OUTBUILDINGS OF HISTORICAL AND ARCHITECTURAL VALUE SHOULD BE RETAINED, OR CONVERTED TO RETAIN THEIR RURAL CHARACTER.

Strongly agree	66.1 %
Agree	31.8 %
Disagree	2.1 %
Strongly disagree	0 %

INNOVATIVE DESIGNS OF NEW BUILDS CAN COMPLEMENT THE TRADITIONAL STYLE OF BUILDINGS IF DEVELOPED SENSITIVELY TO THE ENVIRONMENT..

Strongly agree	34.3 %
Agree	40.3 %
Disagree	13.1 %
Strongly disagree	12.3 %

ANY NEW DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO INCORPORATE BEST PRACTICE SUSTAINABLE BUILDING DESIGN INCLUDING TO CONSERVE ENERGY AND MAXIMISE THE RE-USE OF WATER.

Strongly agree	55.1 %
Agree	38.1 %
Disagree	5.9 %
Strongly disagree	0.8 %

WHEN REDUNDANT FARM BUILDINGS ARE CONVERTED THEIR EXISTING CHARACTER AND SCALE SHOULD BE RETAINED.

Strongly agree	56.4 %
Agree	36.5 %
Disagree	6.2 %
Strongly disagree	0.8 %

REARWARD EXTENSIONS SHOULD BE PREFERRED TO FORWARD OR SIDWAYS, BUT REARWARD DEVELOPMENT THAT DESTROYS THE EXISTING PATTERN AND DISTRIBUTION OF PROPERTIES SHOULD NOT BE ENCOURAGED.

Strongly agree	49.8 %
Agree	35.6 %
Disagree	11.7 %
Strongly disagree	2.9 %

ANY EXTENSION SHOULD BE CONSISTENT IN SCALE TO THE EXISTING BUILDING AND SHOULD NOT CAUSE THE NEW DWELLING TO OVER DOMINATE THE PLOT SIZE.

Strongly agree	63.6 %
Agree	31.4 %
Disagree	3.7 %
Strongly disagree	1.2 %



View from Downham Road



ROOF AND ATTIC CONVERSIONS SHOULD BE SYMPATHETIC TO THE SIZE AND SCALE OF THE EXISTING AND NOT OVER DOMINATE. DORMER WINDOWS SHOULD COMPLEMENT DESIGN.

Strongly agree	62.2 %
Agree	34.4 %
Disagree	3.3 %
Strongly disagree	0 %



FLAT ROOFS SHOULD ONLY BE USED AS A LAST RESORT, AND ONLY IN UN-OVERLOOKED LOCATIONS.

Strongly agree	60.0 %
Agree	33.8 %
Disagree	4.2 %
Strongly disagree	2.1 %



High Street, Stock



The High Street today



...and in the 19th century





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THE SVDS COMMITTEE MEMBERS

Jenny Berkley
John Dixon
Sally Easton
Paul Fenwick
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Chris Otter
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Paul Trower

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