

**APPEAL APP/C1570/W/22/3296426**

**LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN.**

**CDF4 RULE 6 HERITAGE EVIDENCE - CORRIE NEWELL - LIST OF APPENDICES.**

CDF4 Heritage Appendix CN1 Maps

CDF4 Heritage Appendix CN2 LIDAR

CDF4 Heritage Appendix CN3 Photographs

CDF4 Heritage Appendix CN4 Saffron Walden Highways Impacts

CDF4 Heritage Appendix CN5 List Entries

CDF4 Heritage Appendix CN6 St Marys Saffron Walden Church Guide (extracts)

CDF4 Heritage Appendix CN7 C18 etching from Audley End

CDF4 Heritage Appendix CN8 Historic Towns Assessment report – Saffron Walden (extracts)

CDF4 Heritage Appendix CN9 Tetra Tech Draft Local Plan *Saffron Walden Baseline Review* of March 2022

CDF4 Heritage Appendix CN10 Appeal Land off Finchingfield Road, Steeple Bumpstead

CDF4 Heritage Appendix CN11 Local Plan 1983 (extracts)

**CORRIE NEWELL – CDF4 HERITAGE APPENDIX CN1 – HISTORIC MAPS SEQUENCE**



1758 John Eyre Walden Map.

Overview to locate the historic elements referred to:

Audley End including House and Park (green)

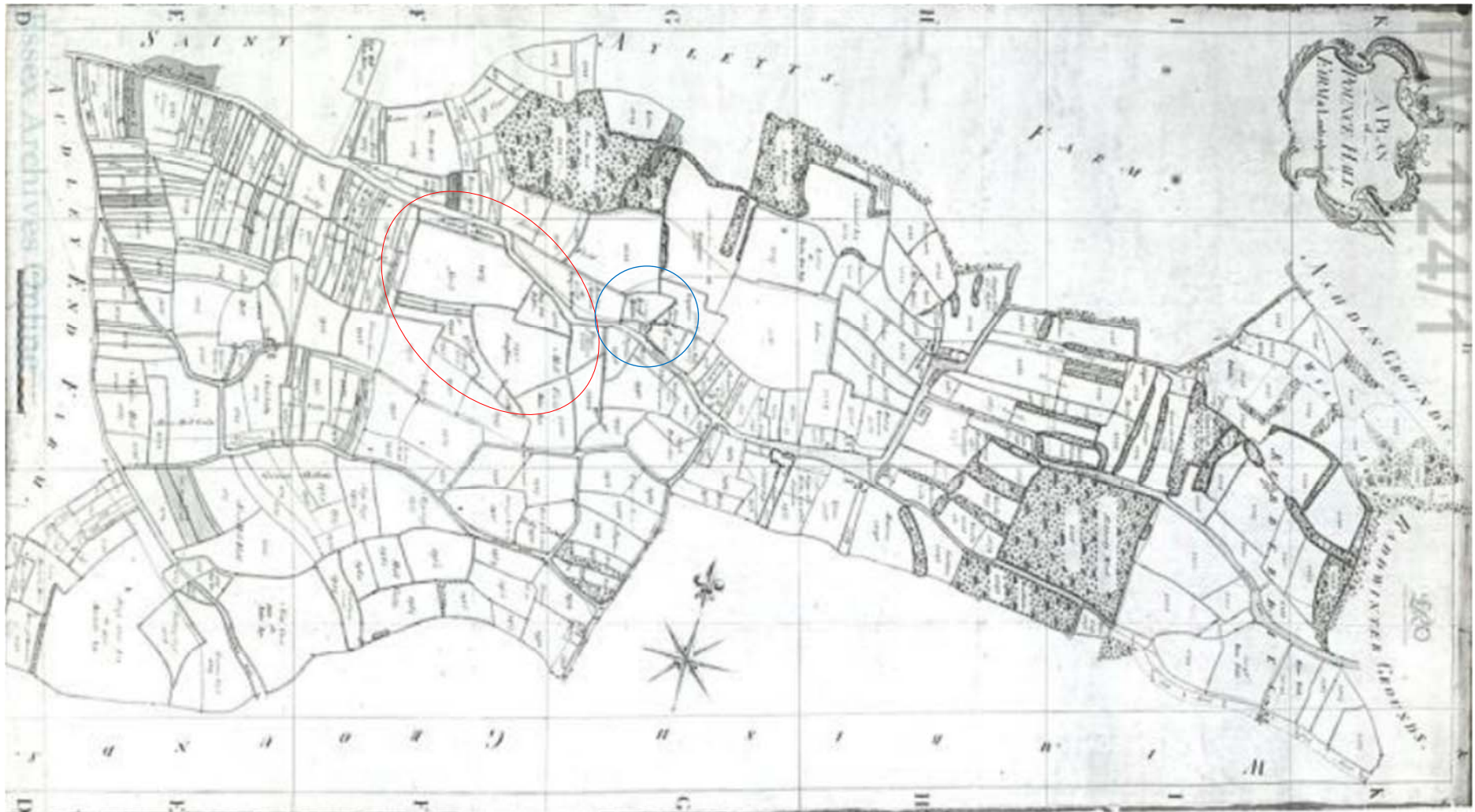
Saffron Walden Town and Common (purple)

Pounce ('Pouns') Hall (blue)

Site (red)







Extract from 1758 Map showing the extent of Pounce Hall Farm ERO/T/M 124/1









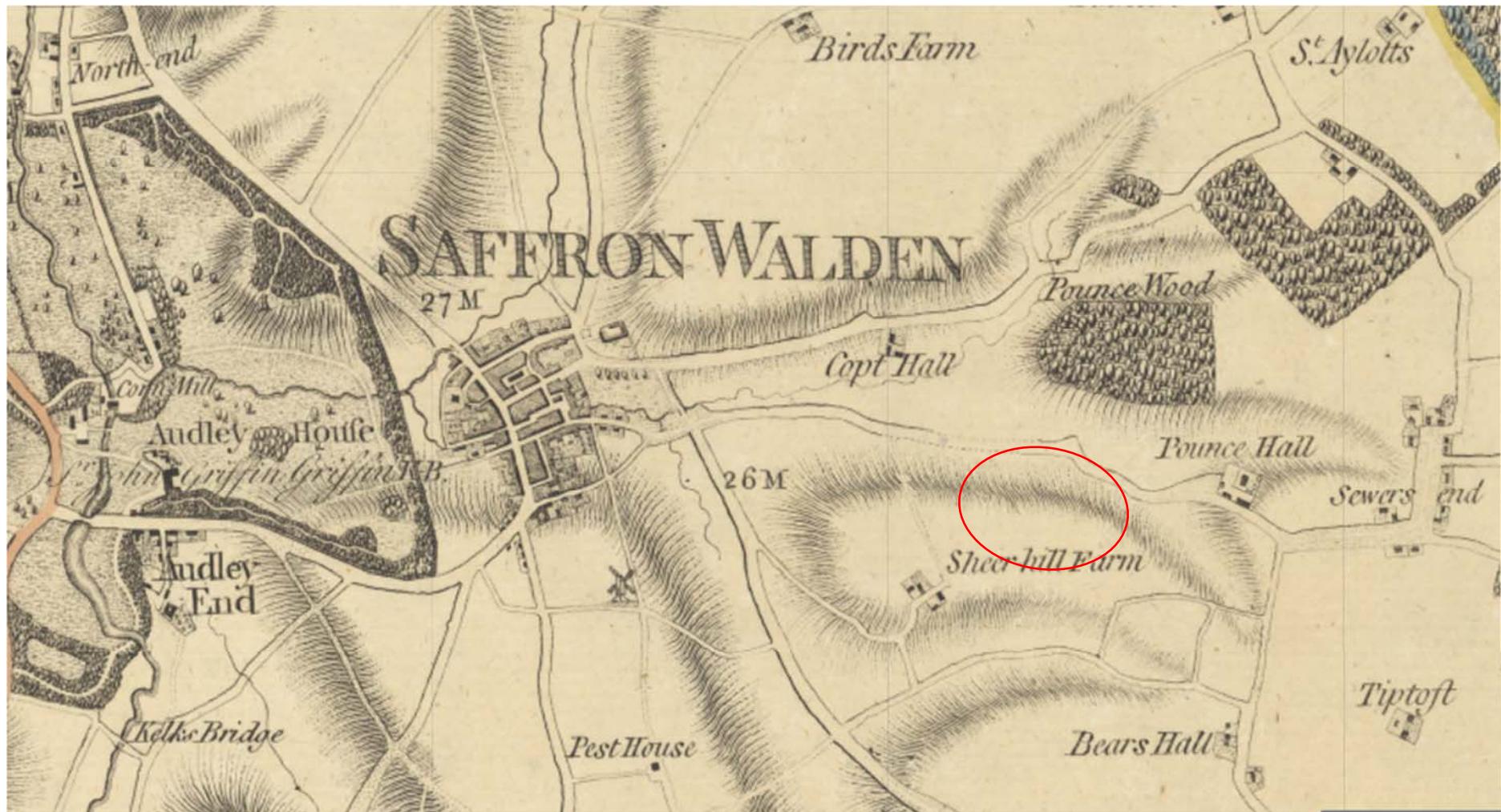
1758 John Eyre Walden Map extract showing Site, comprising Saintfoine Meadow, Sheep Coat Field, Sheep Coat Pightle and Sloughblons / Mill Field.





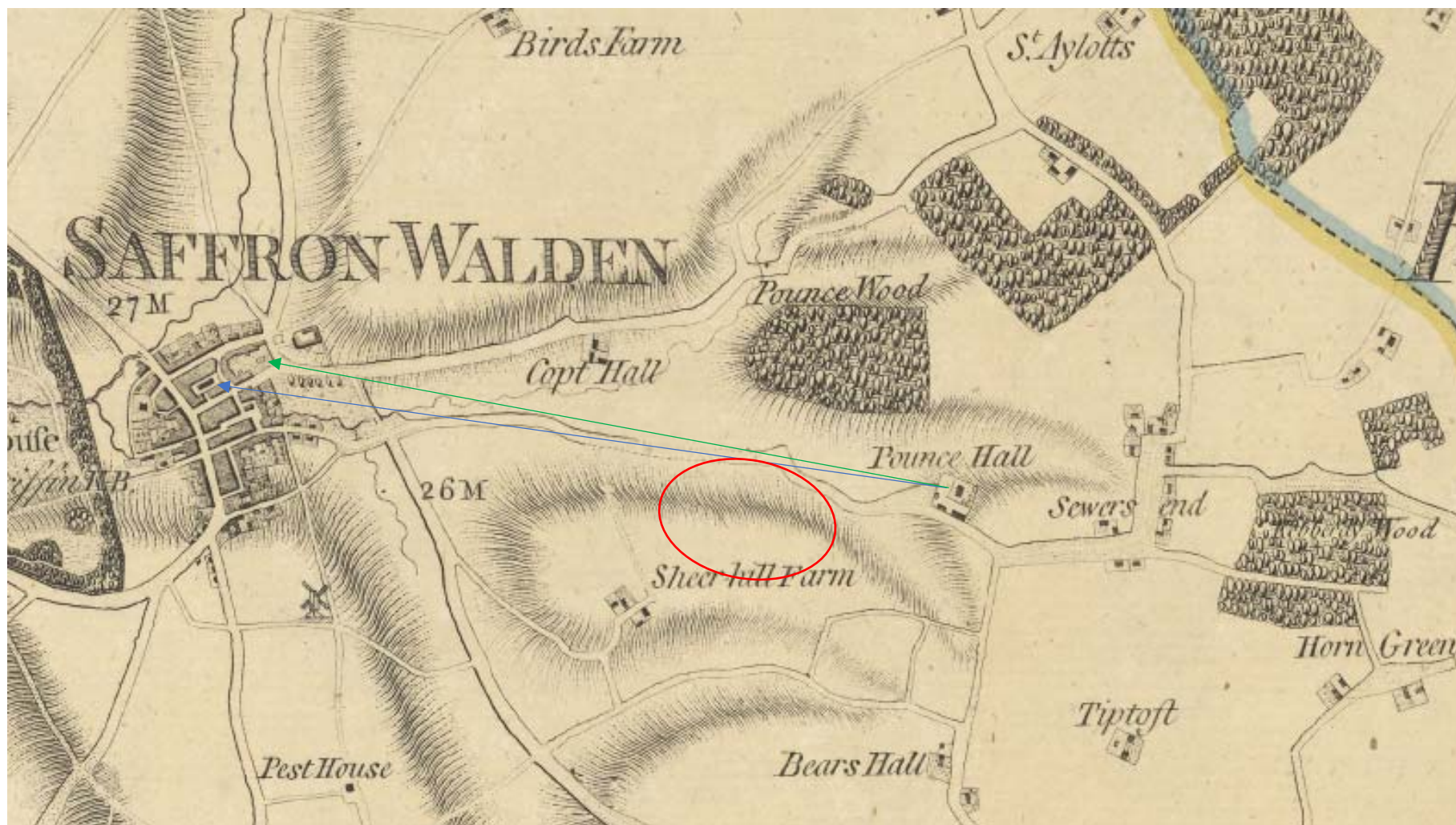
1758 John Eyre Walden Map. Pounce ('Pouns') Hall and hamlet. The garden front of the Hall is shown laid out with central path, facing onto Round and Long/Kitchen Meadows.



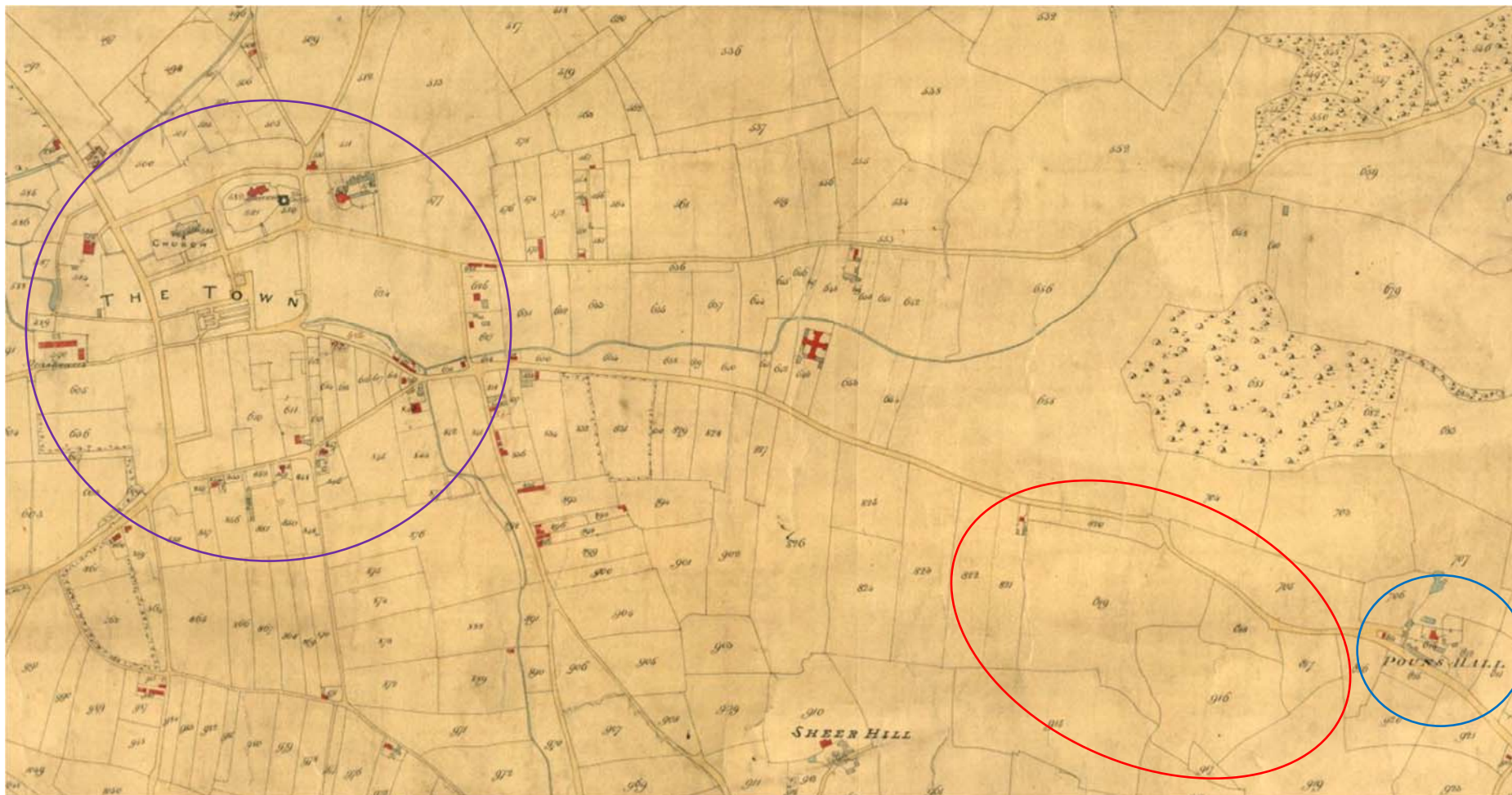


1777 Chapman and André Map. Note the location of Saffron Walden and Audley End/House/Park in the valley bowl, with Pounce Hall and Seward's End ('Sewers end') to the east (right). The woodlands of Pounce Wood, Martins Wood and Spring Wood are on the hilltops. Seward's End, Bears Hall, Tiptofts, Shire Hill ('Sheer hill') Farm and Byrds ('Birds') Farm are on the plateau. The site is circled red.





1777 Chapman and André Map. Blue arrow shows the relationship of Pounce Hall main elevation looking along the valley to Saffron Walden Church. Green arrow shows the relationship of Pounce Hall looking along the valley to the Castle, across the Green and Common. Site circled red.



1842 Tithe Map.

Overview to locate the historic elements referred to:

Saffron Walden Town and Common (purple)

Pounce ('Pouns') Hall (blue)

Site (red)





1842 Tithe Map.

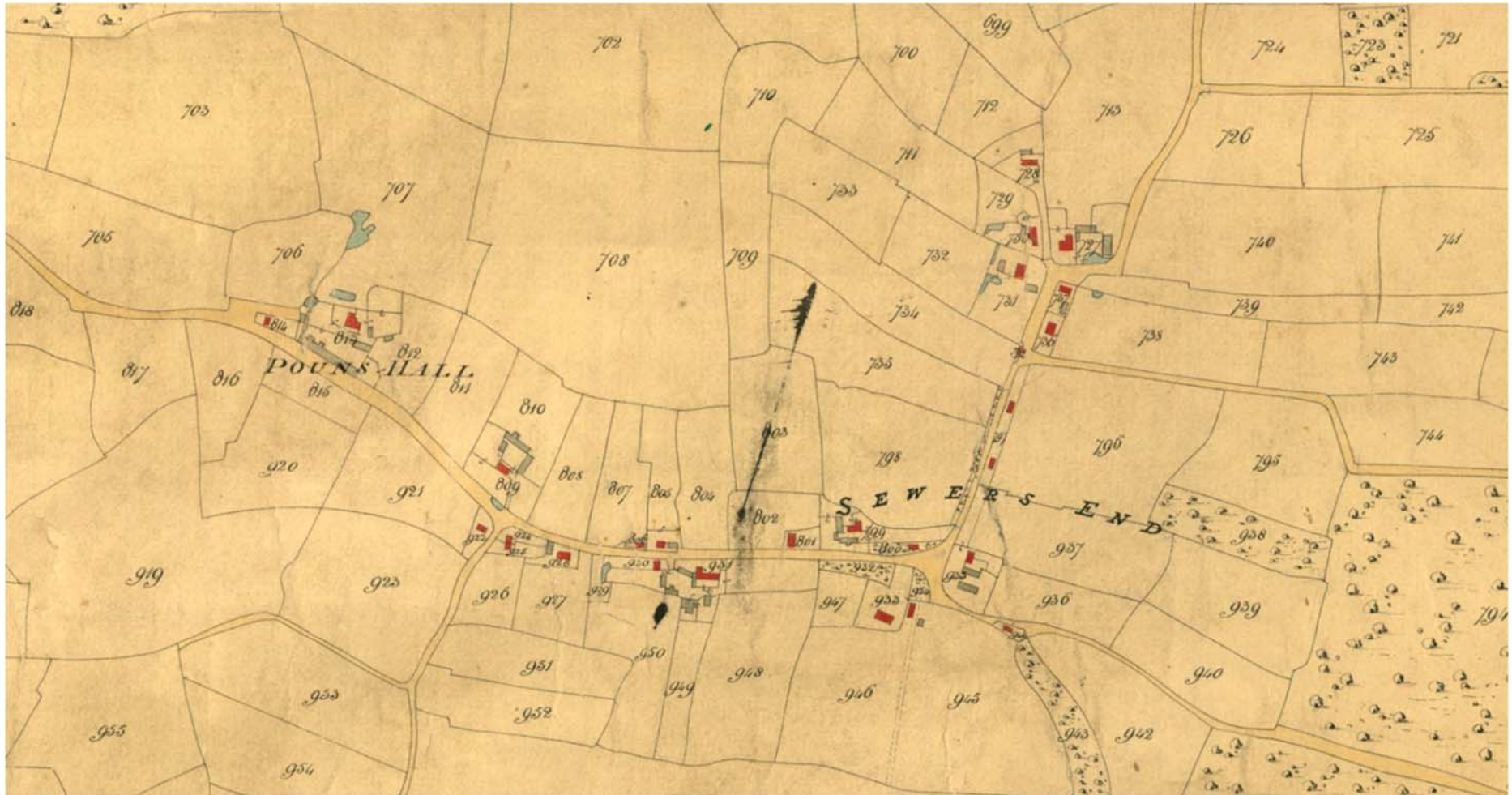
## Audley End and Saffron Walden Town



1842 Tithe Map.

Saffron Walden Town





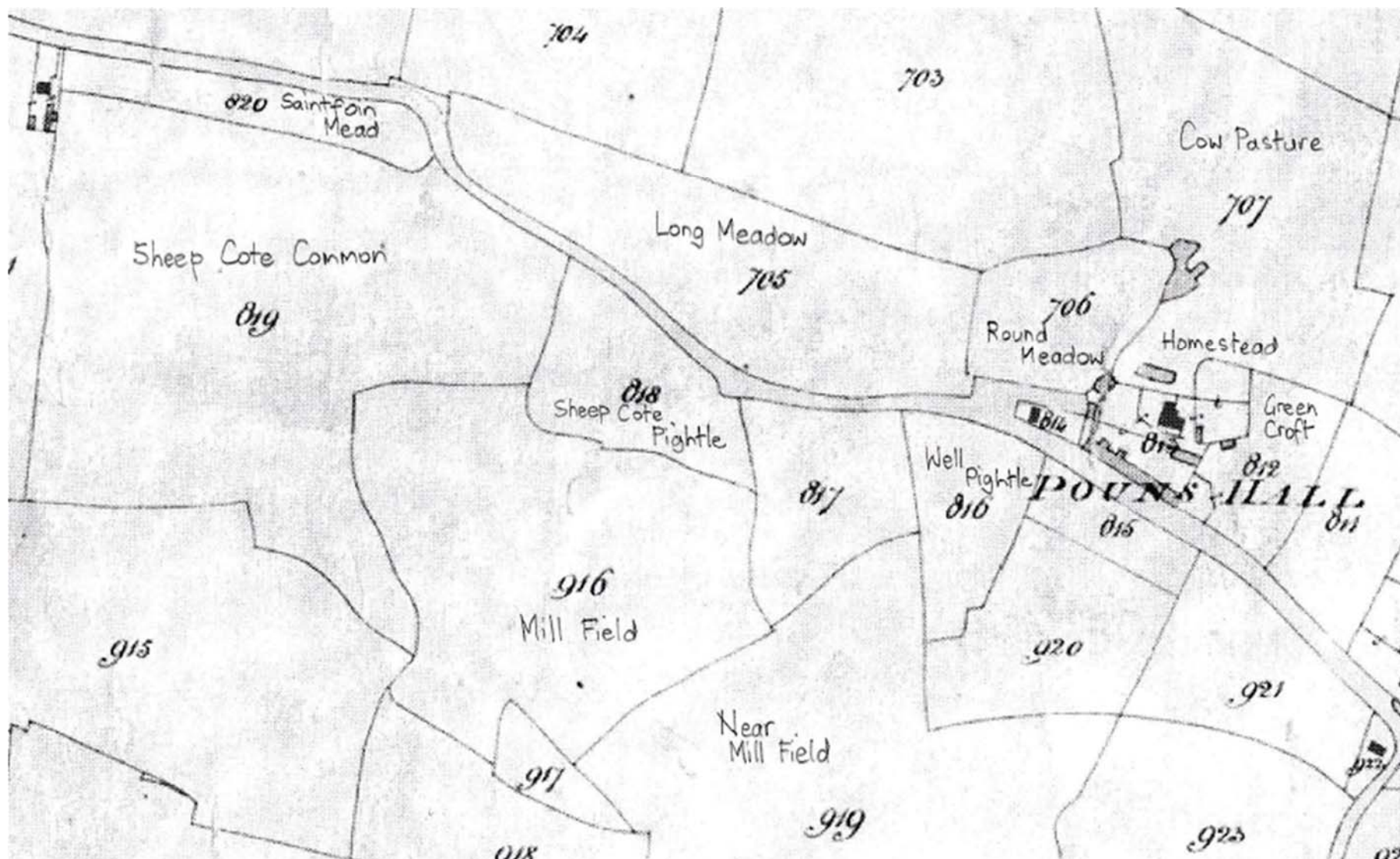
1842 Tithe Map. Seward's End and Pounce Hall.





1842 Tithe Map. The Schedule confirms Pouns Hall was part of the Audley End Estate (see below).

The owner of Pouns Hall and the Site (comprising 820, 819, 818 and 916) was Lord Braybrooke and the occupier was Isaac John Norris.

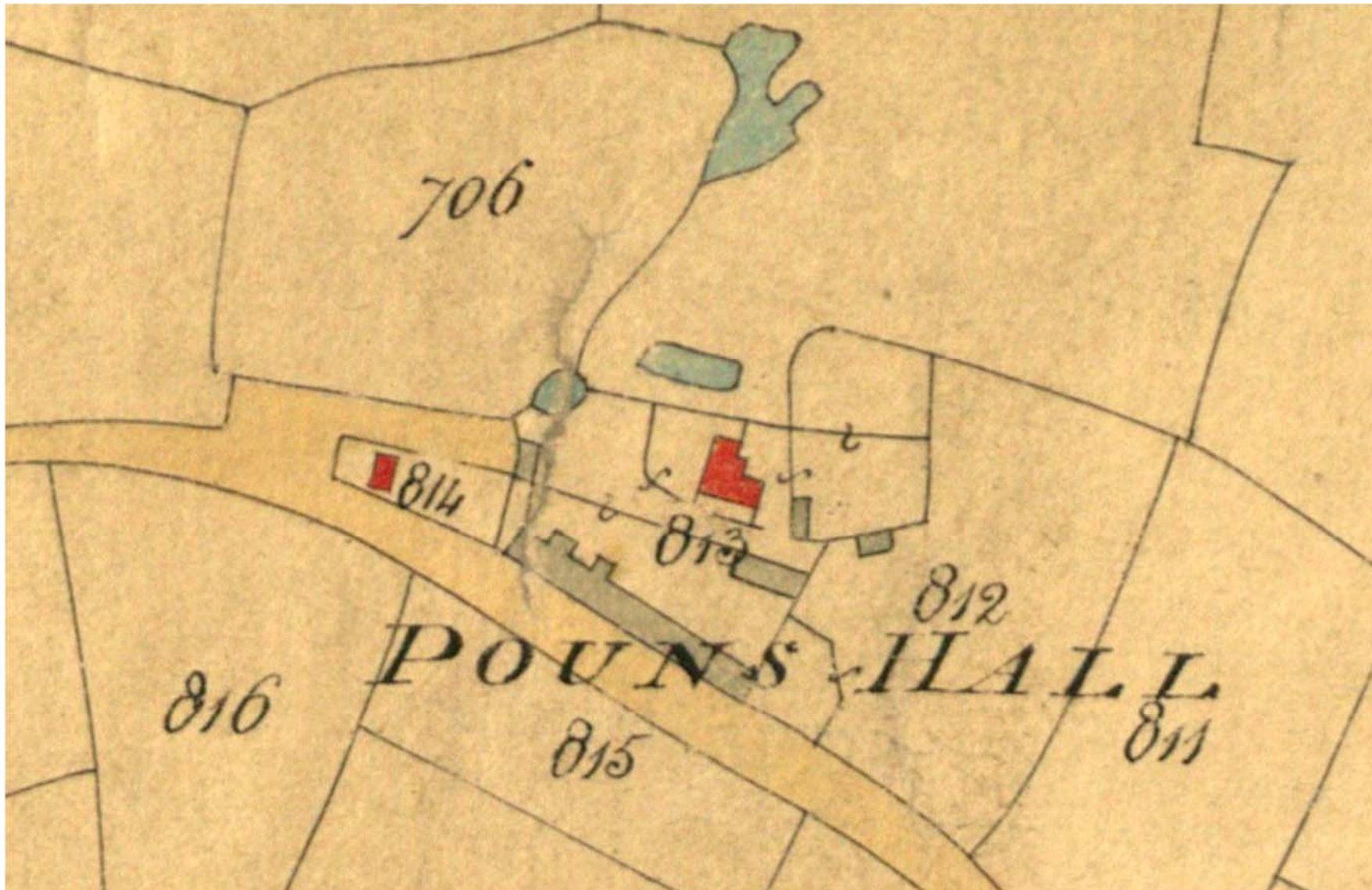


1842 Tithe Map with Pouns Hall field names overlaid.



LANDOWNERS.	OCCUPIERS.	referring to the Plan.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OF CULTIVATION.	QUANTITIES IN STATUTE MEASURE.			AYABLE TO						PAYABLE TO					
					A.	R.	P.												
<i>Braybrooke Lord (continued)</i>	<i>Nathaniel Collin (continued)</i>	<i>b47</i>	<i>Brought forward</i>		<i>67</i>	<i>2</i>	<i>17</i>												
		<i>b48</i>	<i>Copt Hall Close</i>	<i>Grass</i>	<i>2</i>	<i>17</i>													
		<i>b49</i>	<i>Copt Hall Close</i>	<i>Grass</i>	<i>2</i>	<i>17</i>													
		<i>b52</i>	<i>Andrews Close</i>	<i>Arable</i>	<i>2</i>	<i>3</i>	<i>16</i>												
					<i>71</i>	<i>10</i>	<i>1</i>												
	<i>Isaac John Ferris</i>	<i>b53</i>	<i>Small Bridge Field</i>	<i>Arable</i>	<i>6</i>	<i>3</i>	<i>5</i>												
		<i>b55</i>	<i>Jennings and Limchaden Field</i>	<i>Arable</i>	<i>13</i>	<i>2</i>	<i>34</i>												
		<i>b56</i>		<i>Arable</i>	<i>13</i>	<i>2</i>	<i>17</i>												
		<i>b53</i>	<i>Shapcote Field</i>	<i>Arable</i>	<i>13</i>	<i>34</i>													
		<i>b54</i>	<i>Grove</i>	<i>Wood</i>	<i>1</i>	<i>23</i>													
		<i>b57</i>		<i>Wood</i>	<i>1</i>	<i>1</i>	<i>2</i>												
		<i>b55</i>	<i>Breck Meadow</i>	<i>Grass</i>	<i>5</i>	<i>1</i>													
		<i>701</i>	<i>New Brock By</i>	<i>Arable</i>	<i>11</i>	<i>3</i>	<i>34</i>												
		<i>701a</i>	<i>Grove</i>	<i>Wood</i>	<i>1</i>	<i>31</i>													
		<i>702</i>	<i>Twelve Acre By</i>	<i>Arable</i>	<i>13</i>	<i>1</i>	<i>37</i>												
		<i>703</i>	<i>Kitchen Field</i>	<i>Arable</i>	<i>15</i>	<i>1</i>	<i>2</i>												
		<i>704</i>	<i>Kitchen Field</i>	<i>Arable</i>	<i>8</i>	<i>1</i>	<i>24</i>												
		<i>705</i>	<i>Long Meadow</i>	<i>Grass</i>	<i>9</i>	<i>0</i>													
		<i>706</i>	<i>Round Meadow</i>	<i>Grass</i>	<i>5</i>	<i>27</i>													
		<i>707</i>	<i>Cow Pasture</i>	<i>Grass</i>	<i>11</i>	<i>25</i>													
		<i>708</i>	<i>Littley</i>	<i>Arable</i>	<i>19</i>	<i>2</i>	<i>24</i>												
		<i>512</i>	<i>Green Croft</i>	<i>Grass</i>	<i>2</i>	<i>53</i>													
		<i>513</i>	<i>Homeshead</i>		<i>1</i>	<i>3</i>	<i>33</i>												
		<i>515</i>	<i>Well Pightle</i>	<i>Grass</i>	<i>1</i>	<i>1</i>	<i>17</i>												
		<i>516</i>	<i>Well Pightle</i>	<i>Arable</i>	<i>3</i>	<i>4</i>													
		<i>515</i>	<i>Sheep Ark pightle</i>	<i>Arable</i>	<i>3</i>	<i>2</i>	<i>18</i>												
		<i>519</i>	<i>Sheep Ark Common</i>	<i>Arable</i>	<i>22</i>	<i>2</i>	<i>34</i>												
		<i>520</i>	<i>Saintforn Head</i>	<i>Grass</i>	<i>2</i>	<i>2</i>	<i>34</i>												
		<i>916</i>	<i>Hill Field</i>	<i>Arable</i>	<i>13</i>	<i>3</i>	<i>14</i>												
		<i>919</i>	<i>Near Hill Field</i>	<i>Arable</i>	<i>16</i>	<i>1</i>	<i>50</i>												
					<i>243</i>	<i>2</i>	<i>71</i>												

1842 Tithe Map. Extract from Schedule for Pouns Hall and site field names.



1842 Tithe Map. Pouns Hall enlarged.







1881 Ordnance Survey Map. Surveyed 1877. Essex Sheet IX 6 inch. Saffron Walden.





1881 Ordnance Survey Map. Surveyed 1877. Essex Sheet IX 6 inch. Saffron Walden Town Centre Church Street / High Street detail.



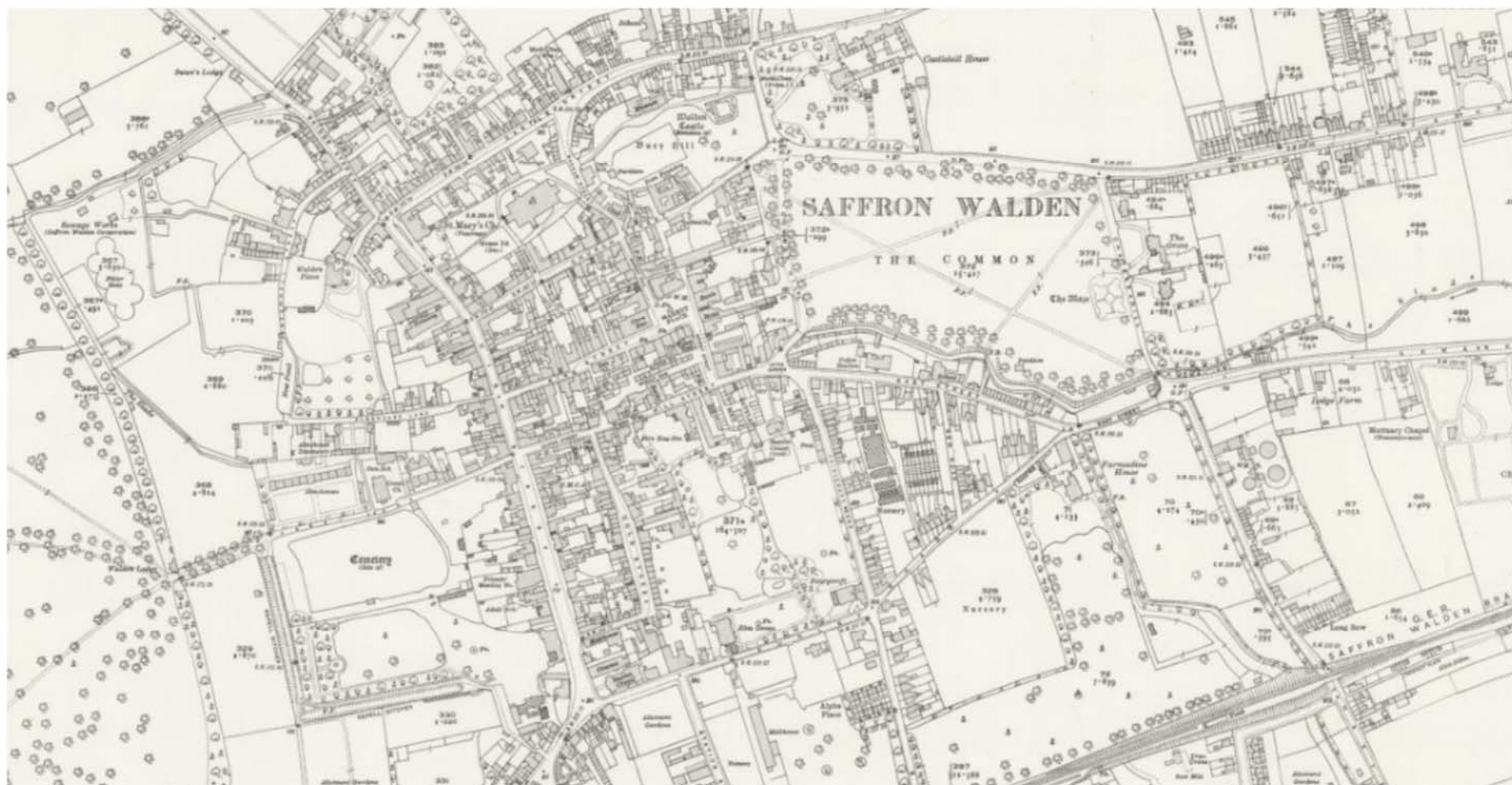


1897 Ordnance Survey Map. Surveyed 1896. Saffron Walden Town Centre Church Street / High Street detail.





1921 Ordnance Survey Map. Surveyed 1919. Town Centre Church Street / High Street detail.



1921 Ordnance Survey Map. Surveyed 1919. Saffron Walden.





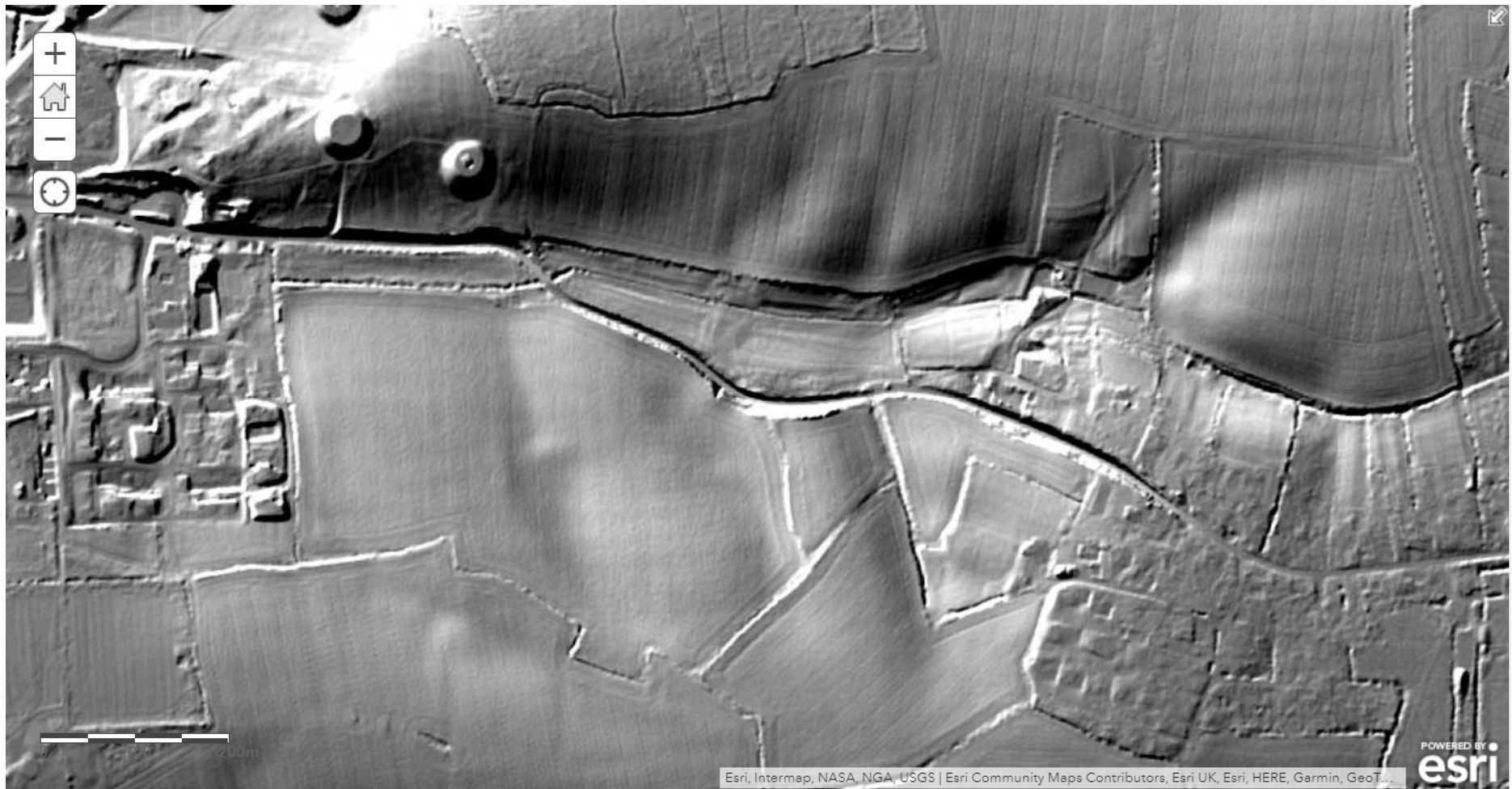
1951 Ordnance Survey. Surveyed 1946-7. Saffron Walden.

CORRIE NEWELL – CDF4 HERITAGE APPENDIX CN2 – LIDAR (2022)



Saffron Walden edge (left), Pounce Hall (blue) and Site (red).





Site



Pounce Hall





Radwinter Road

**CORRIE NEWELL – CDF4 HERITAGE APPENDIX CN3 – PHOTOGRAPHS**

**St MARYS CHURCH**



**4.4.5 View west along western end of H31, on falling ground, where it grows better.**

Photo CDF4 Figure 1 (Above) From the Site

Illustration 4.4.5 page 6 of the Tree Impacts and Tree Protection Method Statement



Photo CDF4 Figure 2 (Right) St Marys from churchyard

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.



### HIGH STREET / CHURCH STREET JUNCTION 13



Photo CDF4 Figure 3. Numbers 12, 14 and 16 High Street. Taken 04/07/2022 15.28Hrs. Nikon D7500. Focal length 16mm. 35mm focal length 24. Sunny.

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.

## St MARYS CHURCH FROM THE COMMON



Photo CDF4 Figure 4. Taken 14/07/2022 13.30Hrs. Nikon D7500. Focal length 35mm. 35mm focal length 52. Cloudy.

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.



## THE COMMON

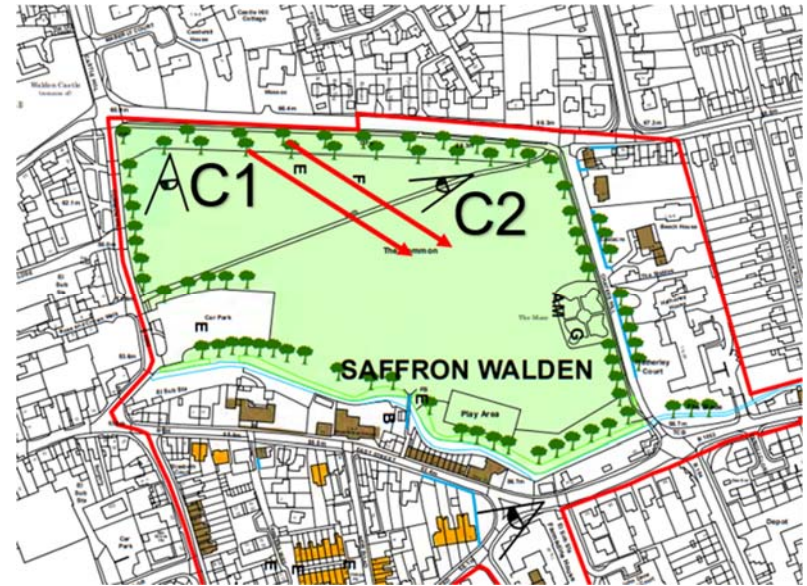
Google Streetview from NW corner – Tree cover comparison



October 2018



July 2017



KEY to the next pages

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.



Inset -  
Linden Homes



Photo CDF4 Figure 5. Common. View C1. Taken 30/06/2022 11:21Hrs. Nikon D7500. Focal length 38mm. 35mm focal length 57. Cloudy.





Inset –  
Linden Homes



Photo CDF4 Figure 6. Common. View C2. Taken 30/06/2022 11:38Hrs. Nikon D7500. Focal length 35mm. 38mm focal length 57. Cloudy.

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.



## POUNCE HALL



Photo CDF4 Figure 7. Pounce Hall from Long Meadow. Taken 27/04/2021 14:38Hrs. Nikon D7500. Focal length 34mm. 38mm focal length 51. Cloudy.

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.





Photo CDF4 Figure 8. St Marys Church and Linden Homes from Long Meadow. View P2.

Taken 27/04/2021 14:39Hrs. Nikon D7500. Focal length 35mm. 38mm focal length 52. Cloudy.

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.



Photo CDF4 Figure 9. Site from Long Meadow. View P2. Taken 27/04/2021 14:40Hrs. Nikon D7500. Focal length 35mm. 38mm focal length 52. Cloudy.

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.



Photo CDF4 Figure 10. Pounce Hall, Site and Linden Homes from between Rule 6 Landscape V5 and V6

Taken 27/04/2021 15:12Hrs. Nikon D7500. Focal length 16mm. 38mm focal length 24. Cloudy



CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.

## POUNCE HALL



Photo CDF4 Figure 11. From Pounce Hall looking towards St Mary's Church

Booking.Com

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.





Photo CDF4 Figure 12. Garden front of Pounce Hall

Booking.Com

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.





Photo CDF4 Figure 13. From Pounce Hall looking towards Saffron Walden

Booking.Com

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.





Photo CDF4 Figure 14. From Pounce Hall looking towards Site

Booking.Com

CDF4 HERITAGE APPENDIX CN3 PHOTOGRAPHS.



AT LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SEWARDS  
END, SAFFRON WALDEN, ESSEX, CB10 2NP

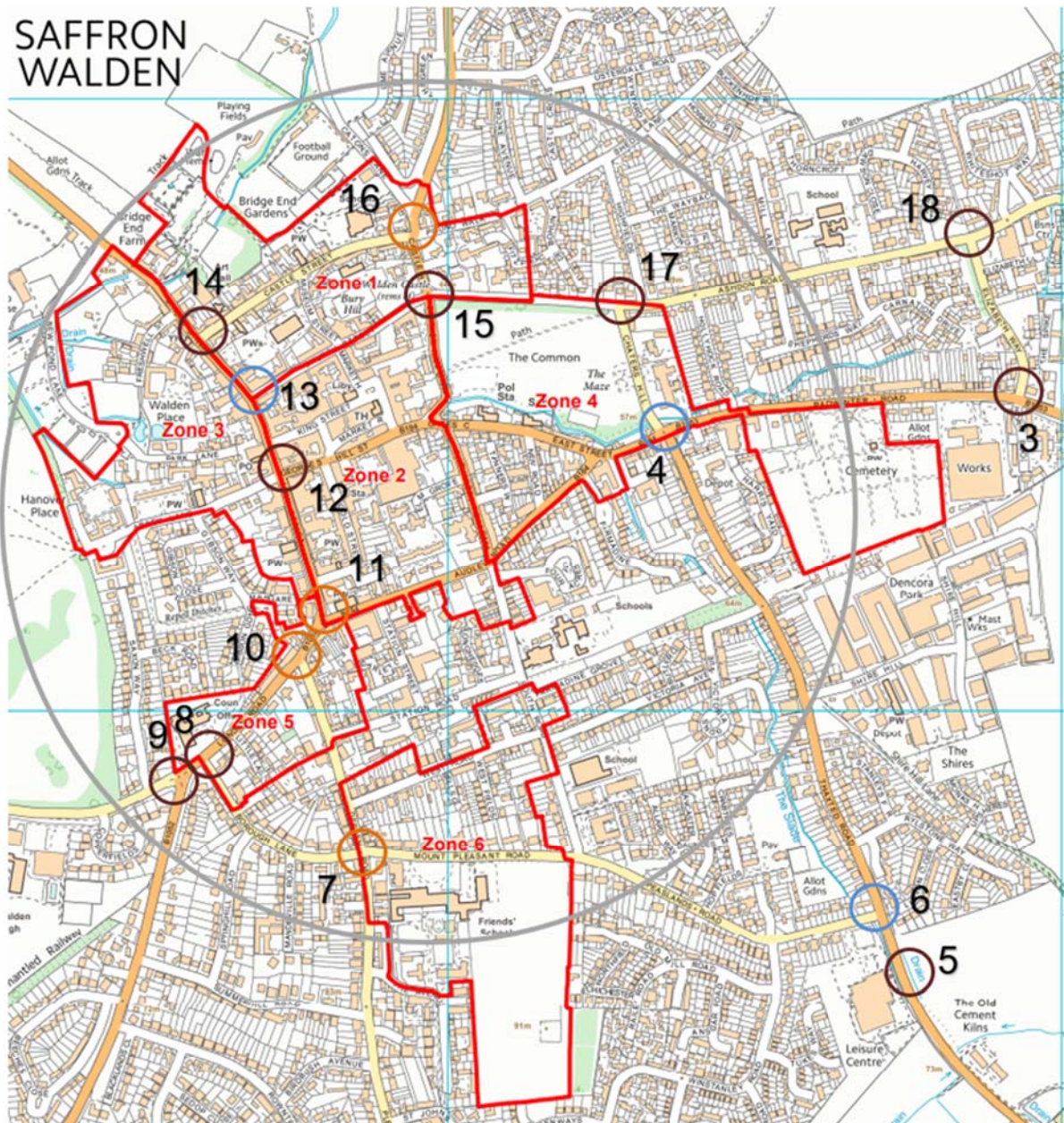


Figure H1.  
Overlay of Conservation Area Zones, AQMA (grey), Key Junctions (dark brown) and Key Junctions identified with junction improvements under para 9.14 page 85 of Rosconn Transport Assessment (blue). Key Junctions omitted from Figure 7.1 Junction Modelling of the Transport Assessment (orange).



Those junctions within the Conservation Area are:

**Junction 4 – Radwinter Road / Thaxted Road / East Street / Chaters Hill.**

Part within CAA Zone 4. Within AQMA. Traffic signal lights. To be altered to have a short right turn lane on Radwinter Road.

**Junction 7 – Debden Road / Mount Pleasant / Borough Lane.**

Partly within CAA Zone 6. Within AQMA.

**Junction 8 – London Road / Borough Lane.**

Within CAA Zones 2, 3 and 5. Within AQMA. Mini-roundabout.

**Junction 9 – London Road / Audley End Road / Newport Road.**

Within CAA Zone 5. Within AQMA. Mini-roundabout.

**Junction 10 – Audley End Road / Debden Road.**

Within CAA Zone 5. Within AQMA.

**Junction 11 – High Street / Audley Road / Debden Road.**

Within CAA Zones 2, 3 and 5. Within AQMA.

**Junction 12 – High Street / George Street / Abbey Lane.**

Within CAA Zones 2 and 3. Within AQMA. Traffic lights.

**Junction 13 – High Street / Church Street.**

Within CAA Zones 1, 2 and 3. Within AQMA. Priority junction.

To be altered to have Traffic signal lights.

**Junction 14 – High Street / Bridge Street / Castle Street / Myddylton Place.**

Within CAA Zones 1 and 3. Within AQMA.

**Junction 15 – Castle Hill / Common Hill / Church Street / Ashdon Road.**

Within CAA Zones 1,2 and 4. Within AQMA.

**Junction 16 – Castle Street / Castle Hill / Little Walden Road / Pound Walk.**

Within CAA Zone 1. Within AQMA.

**Junction 17 – Ashdon Road / Chaters Hill.**

Part within CAA Zone 4. Within AQMA.

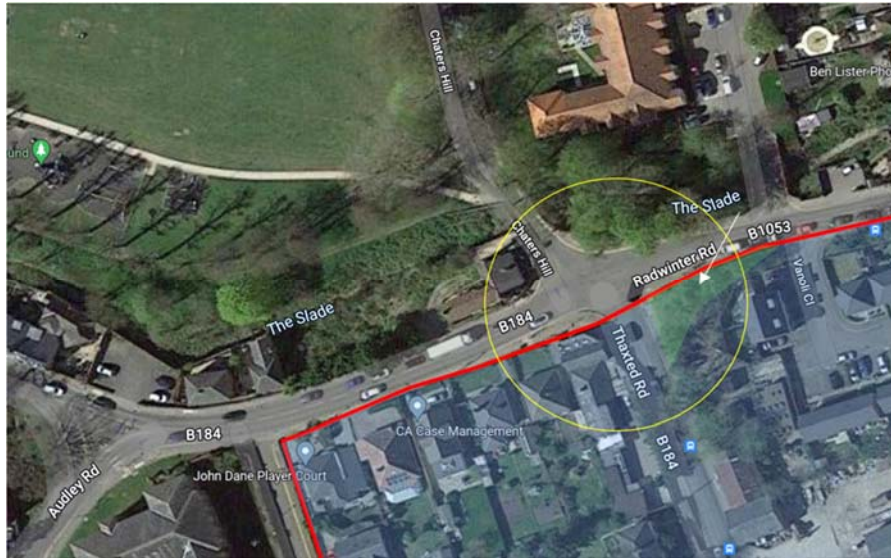
The introduction of 233 houses will result in substantial traffic movements, most of which will be through the AQMA and through or adjacent the Conservation Area.

This evidence supports Reason 2 for refusal in that it is not clear that the mitigation proposed can be achieved without compromise and harm to the fabric and setting of listed buildings within the Saffron Walden Conservation Area.

## PROPOSED WORKS TO JUNCTIONS

**Junction 4 – Radwinter Road / Thaxted Road / East Street / Chaters Hill.** Part within CAA Zone 4. Within AQMA. Traffic signal lights. To be altered to have a short filter turn lane on Radwinter Road.

It is likely that this will involve the removal of the green space and trees shaded green.



Google Aerial with Junction 4 circled.

Boundary of Conservation Area shown with red line and shaded where outside CA.



View towards the likely proposed filter lane position and mature trees. (Right) extract from CAAA.

The modest scale and character of the Radwinter Road corner is appropriate to the modest scale of the junction as a whole.

The walls and trees form the Conservation Area boundary along the southern edge of Radwinter Road and contribute positively to the setting of the Conservation Area and to the entrance to the Common, a space of high quality. Their loss and significant widening of the road would not preserve the setting of the CA.



### **Junction 13 – High Street / Church Street.**

This junction is within the AQMA and the CAA Zones 1, 2 and 3.  
Currently a Priority junction. To be altered to have Traffic signal lights.

Comment is based on Drg 2206-01 TS-01 Rev B, received on 26/7/2022 (Appellant's consultation).

The Draft Local Plan *Highway Impact Assessment to 2031* Table 5.1 confirms this junction (7) has the worst capacity status of all eleven junctions studied in the town. Both arms were at or exceeding capacity in both peak hours and in all committed and ULP development scenarios. Table 7a states:

***“Base Year:***

*This priority junction has restricted movements in that Church Street is one-way, approaching the High Street. It is also a narrow street and there is little or no opportunity for two lanes of traffic to form. While the northbound High Street traffic would be intermittent as a result of the George Street traffic signals, a greater proportion of traffic turns right from Church Street during both time periods (during the AM approx. 70% of traffic turns right, and during the PM approx. 60%). This traffic then requires sufficient gap in both directions of traffic on the High Street in order to exit from Church Street. The analysis clearly shows delays to traffic during both time periods at this junction.*

***Future Years:***

*The situation worsens in both time periods with the addition of committed and ULP development traffic.”*

The proposal to install traffic lights may assist traffic turning right from Church Street, but this is achieved by interrupting traffic on the busier High Street and by realigning Church Street due to the narrowness of the pavements and proximity to historic buildings and their cellars.

The proposed traffic light scheme is premature without a holistic study of the consequences:

The Tetra Tech Draft Local Plan *Saffron Walden Baseline Review* of March 2022 (CDF4 Heritage Appendix CN9) confirms that Church Street is currently one way with a single lane and is one of the 4 busiest locations in the town.

It confirms Church Street is also one of the worst locations for illegal parking and disruption because the roads are narrow and close to shops. 125 vehicles were illegally parked or waiting on the day of survey (a day typical of normal conditions in October 2021 Para 3.1.1). Because vehicles were able to pass in most circumstances this had little or no impact on the general movement of traffic along this road (Para 3.3.4).

The worst location for delay in the town was on the eastern side of the High Street at the same junction going southwards to King Street (Para 3.3.7).

The proposed High Street traffic light is approx 100 metres from the existing traffic lights at King Street.

The proposal involves narrowing the western end of Church Street to widen the pavements for the new traffic signals, which means traffic will no longer be able to pass waiting or parked vehicles.

The delays are therefore likely to become more significant and vehicles to back up because of the interruptions to traffic flow on both Church Street and the High Street.

The proposals also have significant and detrimental impact on the settings of the listed buildings and on the appearance and use of this part of the Conservation Area. This is within the earliest medieval core of the town with close-set designated assets as demonstrated in the following illustrations:



Historic England Map (2021) shows numbers 10, 12, 14, 16, 18 and 20 on the East side of the High Street and numbers 17, 19, 21, 23 on the West side of the High Street are all listed buildings. These buildings are all listed with additional Group Value.



Google Map 2021. Locates junction. Shows constriction of Church Street close to High Street.





Extracts from CAA Zone 1 (left) and Zone 2 (right) maps show both Church Street and High Street narrow towards the junction. All buildings at this junction are listed (shown brown, also HE Map).

The full list entries for these buildings are in CDF4 Heritage Appendix CN5.

### Numbers 10 and 12 High Street (Saffron Hotel)

These are grade II former houses from circa 1500 and early C19, converted to a hotel in C19 with significant cellars and an early C19 bay window projecting onto the pavement on the ground floor.



A proposed traffic light is located in front of the bay between number 12 and the neighbour number 14. It will obscure the frontage and the hotel's hanging sign.

It is likely to affect the fabric of the cellars of numbers 12 and 14, as it is to be excavated and located close to the face of the buildings.

The waiting area for the traffic lights is directly in front of these buildings, blocking the entrance to the hotel courtyard.

The proposal will therefore not preserve the appearance, fabric and amenity of the listed buildings.

## Number 14 High Street.



Number 14 is an early C19 shop and office building, listed grade II. The glazed shopfront and details are grand and original, with fluted columns, capitals and a projecting entablature.

The corner doorway, shopfront and upper balcony window are quadrant curved and therefore intended to be seen in the round.

The columns and steps project into the narrow pavement and the list entry confirms the building has a large cellar.

The proposals are to install 2 traffic lights and a pedestrian puffin crossing and light on the narrow pavement next to the frontage of the building. Whilst a no-entry sign has recently been installed next to the shopfront, it is relatively unobtrusive. As Church Street remains one-way, this is likely to still need to be retained at the entrance to the street as part of the scheme.



### Indicative After

An array of traffic lights and columns are located close to the elevations of the building due to the narrowness of the pavements at this corner. They detract from the appearance of the building and obstruct the appreciation of the shopfront and elevations from all directions. The signal poles are positioned close to the foundation footings and cellars and are likely to affect the building fabric below ground. The 4.3M signal pole on Church Street is located in the position of the projecting entablature where it is likely to collide as it is taller than the modest road sign.

The proposal will therefore not preserve the appearance, fabric and amenity of the listed building.



## Number 16 High Street



Number 16 (Cambridge House) is a former Registry Office dating from the early C19. It and Number 14 are contemporary and both are designed with quadrant curves as corner blocks at the entrance to Church Street from the High Street.

The building retains remnants of a late C14 house with C17 panelling, not evident on the exterior.

It is likely that the building also has a cellar, as a blind cellar opening is evident on the High Street elevation.



### Indicative After

The proposals comprise a traffic light, two pedestrian crossings and lights, and a service boxing. The service boxing is tight to the elevation and it appears overlaps a window. The posts and lights are approximately 2-3 metres away from the building and obstruct views of both main elevations.

The proposal will therefore not preserve the appearance and setting of the listed building.

### Numbers 17, 19 and 21 High Street.

Numbers 17 and 19 are listed grade II. Number 21 is listed grade II\*

Number 17 is an Early C19 shop and flats from the early C19 and earlier. It is a complex timber framed building with an almost-symmetrical grand gault brick and stucco façade and 4 giant Doric pilasters.

Number 19 is a former C15 hall house and shop, upgraded in the early C19. It is timber framed with a simple gault brick façade and a passageway to a rear courtyard. Its plan form is unusual, designed to maximise its urban location.

Number 21 is a late C16 and C17 timber framed building with shops and flat. Formerly C16 merchants house at the front, with high quality C17 plaster decoration at first floor “the best example of C17 work of its kind in Essex.” The list entry describes cellars.



Indicative After

The proposals comprise 3 traffic lights 4.3 and 4.5M high and a pedestrian crossing, and a service boxing. The offset 4.5M high offset post and lights adjacent Raynhams is immediately adjacent the corner pilaster of Number 17. Otherwise they are close to the pavement edge. When approaching from Church Street, the central axis concentrates on the traffic light rather than the listed buildings. The poles and lights all detract from views of the listed buildings and along the street.

The proposals will therefore not preserve the appearance and setting of the listed buildings.



## LISTED BUILDINGS – SAFFRON WALDEN

### CHURCH OF ST MARY THE VIRGIN, SAINT MARY'S CHURCHYARD

#### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: [CHURCH OF ST MARY THE VIRGIN](#)

List Entry Number: [1196237](#)

#### Location

CHURCH OF ST MARY THE VIRGIN, SAINT MARY'S CHURCHYARD

The building may lie within the boundary of more than one authority.

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: I

Date first listed: [28-Nov-1951](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

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#### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: [LBS](#)

UID: [370719](#)

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#### Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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#### List Entry Description

##### [Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

##### [Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

##### [History](#)

Legacy Record - This information may be included in the List Entry Details.

##### [Details](#)

SAFFRON WALDEN

TL5338 SAINT MARY'S CHURCHYARD 669-1/1/401 Church of St Mary the Virgin 28/11/51

GV I

Parish church. Aligned NE-SW. Chancel and crypt late C13, rebuilding of nave and tower 1485-early C16 by Simon Clerk and John Wastell. Upper stage of tower rebuilt and spire added in 1831 by Rickman and Hutchinson. Restoration and new E window by Butterfield in 1876. Major repairs in the mid 1970's. Walling variable, of ashlar, flint, field stones and ashlar offcuts, lead roofs. PLAN: 7 bay nave; 8 bay N and S aisles with 2 bay E chapels, N and S porches, 3 bay chancel and W tower. W end

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

elevation: central tower with low pitched gabled ends of aisles each side. Plinth with upper moulded string across elevation and continued round all sides of church. Tower 4 stages with set back buttresses. Stage 1 and 2, ashlar, W doorway, 2-centred arched head in moulded rectangular surround, spandrels have quatrefoiled roundels with central lozenge leaf motif and trefoiled daggers (this motif is repeated for doors and windows with slight variations throughout the building as a standard building style) C19 boarded door and ironwork. Above, 3-light, 2-centred arched foiled window with upper panelled tracery, head stopped label. Stage 3 has field stone walling, 2-light 2-centred arched window, head stopped label, clock above. Stage 4, 3-light, 2-centred arched louvred belfry aperture with upper panelled tracery, rectangular framing and head stopped label. Parapet, embattled, gridded with quatrefoiled roundels below crenels, corner buttresses surmounted by crocketed ogee topped turrets from which paired fliers support the stone octagonal spire. Spire has crocketed arris ribs and gabled louvred lucarnes alternating at 2 levels. Apex weather cock. Aisles - W ends - walls of flint and field stones, N aisle has plinth of panelled flint flushwork, angle buttresses with crocketed finials, embattled low pitch gabled parapets, each with a 2-centred arched 5-light window, upper panelled and foiled tracery, splayed sills. S side elevation: W to E, tower, similar to W elevation but putlog holes seen on lower 3 stages. Ground floor walling blank, of split flints. Stages 2 and 3 of field stones and off-cuts, stage 2 also blank. Clerestory and side aisle walling of field stones, both embattled, buttresses with crocketed finials at bay intervals. Windows all similar, in aisle, rectangular framed, 2-centred arched heads, 4 foiled lights with upper transom and panelled tracery with Y bars intersecting. Clerestory windows framed in pairs as one, depressed arched heads. Each of 3 lights, lower transom, foiled upper panelled tracery. 2-storeyed porch 2 bays deep, flat embattled parapet angle-buttresses, surmounted by octagonal embattled turrets. Outer and inner doorways in standard style, stone fan vault with 2 large foliate bosses, outer door inserted to create a vestry, inner door early C16, vertical boards with upper moulded rail, wicket door in W leaf, some original ironwork including half of the internal locking bar, now converted for padlock, also stud nails and internal lozenge shaped roves clamping horizontal boards. Muniment room in upper part of porch, S window of 4 lights, panelled tracery with 7 bars. Porch sides, ground floor, 2 2-light lancet windows, above, similar in square framing. Plinth, E side has fragment of Anglo-Saxon cross. Aisle bays to E split flint walling below windows and in buttresses. Nave clerestory E end, early C16 turret, octagonal, ogee crocketed, scale ornamented top. Below, at nave-chapel buttress, cusped, nodding, ogee headed niche with image of bishop within. S chapel, 3-centred arch headed door with rectangular label, C19 boarded door. Windows similar to aisles but less deep, flushwork spandrels in standard style. To E, C19/C20 ground floor extension in internal angle with chancel of flint walling, plain parapet with cornice ogee moulded, doorway with 4-centred arched head and label. Chancel set back with diagonal buttress, 2 clerestory windows and side window of 3 lights, upper panelled tracery. N side elevation W to E, similar to S side but nave aisle windows have gridded spandrels and 3 western bays of nave aisle are of chequered knapped flint, buttresses similar. N porch, single storeyed, single bay deep, diagonal buttresses with crocketed finials, doorway with 4-centred arched head in embattled rectangular frame, jamb-shafts with capitals and bases. 2-light window to each side, tierceron stone vault with central boss of angel with shield. Inner doorway in the standard style with early C16 door, similar to S porch door. Also outer C20 door to make a vestry as with S. porch. Vault arch cuts across corners of inner doorway spandrels suggesting that the porch was an afterthought. Nave clerestory E end has similar turret to one on S side. N chapel window as on S side with flushwork spandrels. Cornice under parapet has deep cavetto moulding with animals and human figures. Bay 9 (chapel) doorway with hollow moulded 2-centred arched head with label, C19 boarded door. Chancel similar to S side. E elevation: low-pitched gabled chancel. N and S chapels similar, set back, all with embattled parapets. Chancel, diagonal buttresses. C19 E window with 2-centred head, 5 foiled lights, lower transom and upper panelled tracery with quatrefoils. Plaque below recording sealing of Howard vault in 1860. Through plinth, 2 venting loops (one also on N side), with pierced iron plates and grilles. S chapel, angle buttresses and finial, 4-light window with



upper transom, panelled tracery below, Y tracery above. In front, C19 ground floor addition with 2 rectangular casement windows. N chapel similar to S chapel but with 7-light window in standard style, 2 principal mullions, lights 2,3,2, broken embattled transom lifted in centre, panelled tracery with upper quatrefoiled roundels, mullions continued down below window as blind panels. INTERIOR: tower high arch to nave with similar interior arches. Vault springers remain at each corner. Timber floor above. Nave, refined, tall, built of clunch. 2-centred arched arcade. Paired clerestory windows with mullions carried down as blind panelling to fleuron-decorated cornice. Arcades decorated in the standard style with piers of enriched lozenge section, attached shafts and intermediate great casement moulding that is carried round the arches, octagonal capitals to shafts, enriched with lozenge shaped fleurons. Inner (nave) shafts continued through the high capitals supporting timber roof trusses. Roof arch-braced cambered tie-beams with longitudinal central and single side joists, common joists span the pitches with board infill. All joists moulded and each bay has central decorative boss and angel each side on the cornice. Tie-beam brace spandrels have pierced roundels. Side aisles, rear of arcades decorated in standard style as nave. N aisle 3 western bays have 4 early C14, canopied, foiled, ogee niches in each bay, decorated with figure subjects. Also above, piers with spire form vaulted canopies. Similar vaulted canopies on piers of S aisle. Aisle roofs have braced cambered tie-beams with queen-posts to principal rafters, braced to apex. Pierced foiled panel tracery links tie-beams and rafters, purlins as nave roof, joists all moulded, boarded between. Chancel arch similar to nave arcade, spandrels enriched with all-over quatrefoiled roundels and central lozenge leaf patterns. Rood loft stairs each side. Choir. C13 arcade of 2 bays, 2-centred double hollow moulded arches, round undercut capitals, roll moulded bases. Roof similar to nave but of short single bays (clerestory window width). Supporting wall shafts have niches with figures. Crypt, now of 2 bays, considerably bricked in below S porch and aisle. 2 bays of quadripartite vaulting, chamfered ribs, semi-octagonal shafts and chamfered plinths, vault webs in thin bricks (suggesting date in C14, rather than late C13 as stated in RCHM). Muniment room over S porch has doorway, adjacent to S porch door with 4-centred arched head, leaf decorated spandrels. C16 door of triangular sectioned boards with central arrises. Muniment room has original C16 roof of 2 bays, cambered tie-beams and 3 longitudinal joists all decorated with rolls and hollow chamfers. FITTINGS: C19 altar retable of 5 gabled niches with paintings of Christ and Apostles, each side, 2 smaller arched recesses with angels and archangels. Font c1500, octagonal, sunk cusped panels with flowers and shields, shaft has sunk foiled panels. Brass indents in N and S chapels. Several brasses reset into C14 canopies recesses in N aisle. N chapel, altar tomb in Purbeck marble with moulded edge and brass marginal inscription to John Leche, vicar, 1521. S chapel, E end altar tomb of touch to Thomas, Lord Audley, 1544, Renaissance work with panelled sides and enriched pilasters, wreathed shields, at head a panel with achievement of Audley arms. Floor slabs at W end of nave and aisles range from late C17 to early C19 with achievements and shields of arms. Inscriptions show a wide range of fashionable calligraphy. Most of the church windows now have clear, diamond-paned glass. C19 stained glass occurs in N aisle, 3 western bays, S aisle, 4 western bays, N chapel E window, choir E window, tower lower W window. A fragment of early C16 glass, a head, probably of a female saint is in the S aisle W window. HISTORICAL NOTE: the rebuilding of the church by royal master masons is linked with the events of 1485, when work temporarily ceased at King's College, Cambridge and the masons were obliged to undertake lesser projects. The work was unfinished at Wastell's death in 1515. The arcade style, clerestory turrets, and S porch fan-vault are part of Wastell's repertory and can be compared with his work at King's College Chapel and Great St Mary's Church also in Cambridge. (The Buildings of England: Pevsner N & Ratcliffe E: Essex: London: 1965-: 331; Chelmsford Archaeological Trust Report: CBA Research Report 45: Bassett SR: Saffron Walden to 1300: London: 1982-: 20; Harvey J: English Medieval Architects: London: 1984-: 319).

Listing NGR: TL5373638626

## Selected Sources

### Books and journals

Harvey, J, English Medieval Architects, (1984), 319

Pevsner, N, The Buildings of England: Essex, (1965), 331

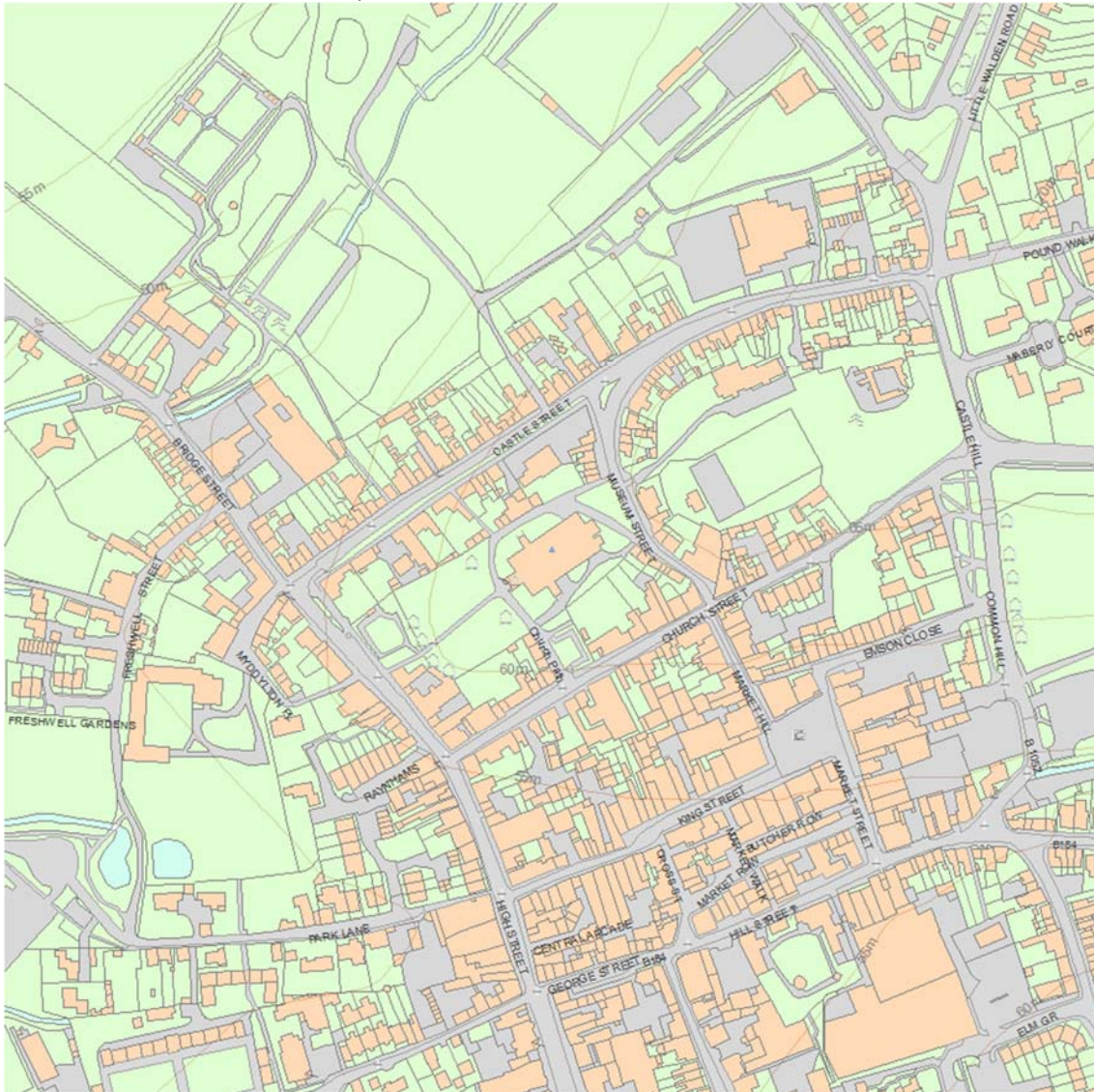
Bassett, S R, 'Council for British Archaeology Research Report Chelmsford Archaeological Trust' in Saffron Walden to 1300, (1982), 20

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## Map

National Grid Reference: TL 53736 38626

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1196237.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 4



## THE SAFFRON HOTEL (PART), 10, HIGH STREET

### Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1297755

Date first listed:

28-Nov-1951

Date of most recent amendment:

31-Oct-1994

Statutory Address 1:

THE SAFFRON HOTEL (PART), 10, HIGH STREET

### Location

Statutory Address:

THE SAFFRON HOTEL (PART), 10, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Saffron Walden

National Grid Reference:

TL 53667 38539

### Details

#### SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/183 (East side) 28/11/51 No.10 The Saffron Hotel (part) (Formerly Listed as: HIGH STREET No.10 The Saffron Hotel incl. buildings in Courtyard at rear)

#### GV II

Hotel. c1500 and early C19. Timber-framed and rendered with concrete plain tile roof rising to large hipped roof to rear. 2 storeys with attics and cellars. One C20 flat roofed dormer and 2 rendered stacks through front roof slope, slate on part of roof at rear. Front elevation: has plain parapet with applied C20 lettering and painted timber moulded cornice. The main part of facade had 2 canted bay windows rising full height with cornice carried round tops. Small paned double-hung sash windows and panelled corner pilasters. Central pedimented Doric doorcase with 6 panelled door and rectangular fanlight of 6 semicircles and curved triangles at intersections. One cellar grille. To the S is a recessed part of facade with, on the first floor, a 15 paned double-hung sash window and a square

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

double-hung sash with central vertical glazing bar. Ground floor has large carriage opening to yard with iron spandrel brackets. Pedestrian opening at side and floor joists exposed over. Rear range with red Flemish bond brickwork. INTERIOR: entrance hall has c1500 spine beam and clamps with moulding and leaf decoration. Cupboard in rear wall with decorative glass panes and Greek fret decoration. Some early C19 cornices and doors in upper rooms. Early C19 staircase with stick balusters.

Listing NGR: TL5366838546

#### Legacy

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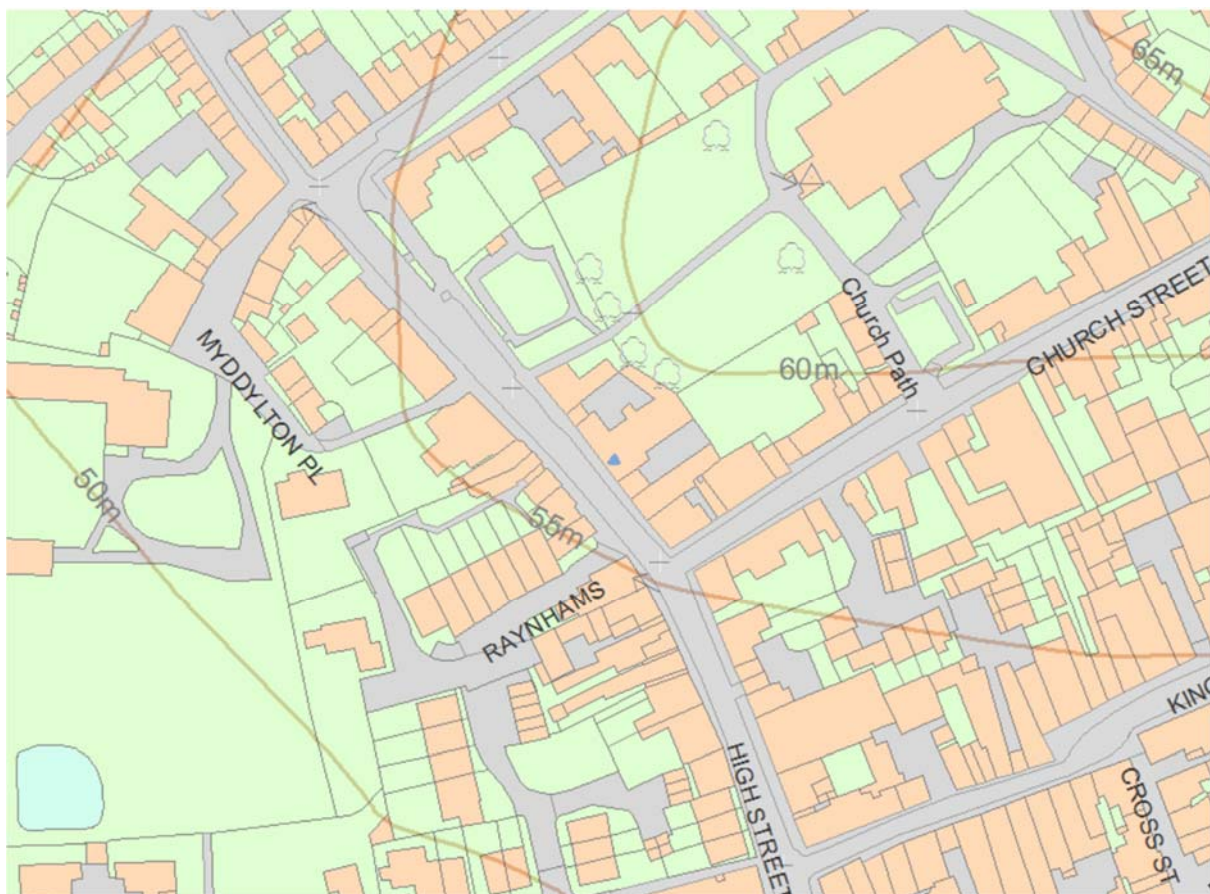
370568

Legacy System:

LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.



## **THE SAFFRON HOTEL (PART), 12, HIGH STREET**

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1205979

Date first listed:

28-Nov-1951

Statutory Address 1:

THE SAFFRON HOTEL (PART), 12, HIGH STREET

Location

Statutory Address:

THE SAFFRON HOTEL (PART), 12, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Saffron Walden

National Grid Reference:

TL 53677 38530

Details

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/184 (East side) 28/11/51 No.12 The Saffron Hotel (part)

GV II

Hotel, former house. Early C19 and earlier. Timber-framed and rendered. Roof of slate with rear range at right angles with clay plain tile half-hipped roof. 2 storeys with attics. Front has 2 C20 dormers with small panes. Painted timber moulded cornice and full height canted bay window of double-hung sash windows each with one central vertical glazing bar. Rendered string band at first floor height. One double-hung sash window on each floor with a central vertical glazing bar. Doric pedimented doorcase and 6 panelled door. High plinth, 2 steps and 2 cellar openings. The rear range has a red brick stack and one flat roofed dormer overlooking yard.

Listing NGR: TL5366838546

## Legacy

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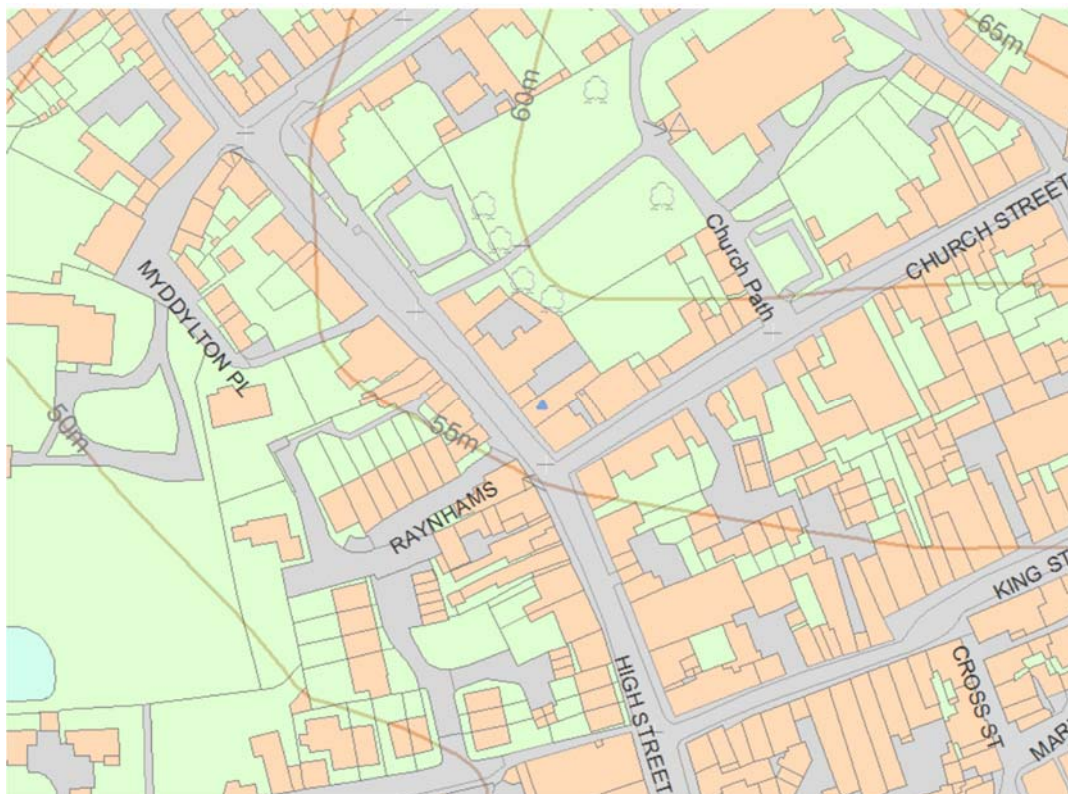
370569

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## 14 HIGH STREET SAFFRON WALDEN

### Official list entry

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1196185

Date first listed:  
01-Nov-1972

Statutory Address 1:  
14, HIGH STREET

### Location

Statutory Address:  
14, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Saffron Walden

National Grid Reference:

TL 53680 38521

### Details

#### SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/185 (East side) 01/11/72 No.14

#### GV II

Shop and offices. Early C19. Yellow gault brick with hipped slate roof. 2 storeys with attic and cellars. High Street frontage has projecting vertical panel of brickwork with a 12 paned double-hung sash window with stuccoed head on each floor. Beneath these is a cellar light with similar head and iron grille. Towards the S is a similar window on the first floor. The corner to Church Street is quadrant curved with a grand contemporary shopfront with 5 attached fluted columns with Corinthianesque capitals of vertical palm leaves and naturalistic flowers. The fascia over is in the form of an entablature with egg-and-dart moulding under cornice. The columns frame a 3-light display window to each frontage, a corner entrance door and a door from Church Street. The corner entrance has cement steps, panelled reveals and soffit and rectangular margin glazed fanlight over. The Church Street entrance is similar but narrower. Over the corner entrance is a pair of large paned French windows with cast-iron balcony framed by similar but smaller Corinthianesque columns, entablature

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

and panelled flanks and soffit. Church Street frontage is broader and similar to that of the High Street but with old metal street name plate on first floor. To the rear (E), is a lean-to extension of painted brick with 12 paned double-hung sash window on first floor over a simple entrance door with stuccoed head. The rear yard facing wall has a corner window of overlapping panes of glass. On the E part of the roof are 2 chimney stacks of gault brick, one with 2 and one with 3 octagonal shafts. INTERIOR: the well staircase has reeded newel post and wreathed handrail of softwood and skylight over to attic, which has replaced rooflight on ridge. The first floor retains several 4-panelled doors with moulded architraves. Large cellar lined with flint and brick dressings.

Listing NGR: TL5368238526

#### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

370570

Legacy System:

LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





**CAMBRIDGE HOUSE, 16, HIGH STREET**

Official list entry

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1205984

Date first listed:  
01-Nov-1972

Statutory Address 1:  
CAMBRIDGE HOUSE, 16, HIGH STREET

Location

Statutory Address:  
CAMBRIDGE HOUSE, 16, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:  
Essex

District:  
Uttlesford (District Authority)

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

Parish:

Saffron Walden

National Grid Reference:

TL 53694 38508

## Details

### SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/186 (East side) 01/11/72 No.16 Cambridge House

### GV II

Registry office. Early C19 with earlier origins. Painted Flemish bond brickwork with slate hipped roof. 2 storeys with multiple rubble lined cellars. Front to High Street has 5 full height pilaster strips and moulded frieze. First floor has four 12 paned double-hung sash windows with stone sills and rendered arches. Ground floor similar but with doorcase with reeded pilasters, flat moulded hood and frieze with recessed panel. 2 cement steps and door of 6 panels, top 2 glazed. Tarred plinth with 3 segmental arched cellar lights, one with grille. Corner to Church Street has quadrant curve. Church Street flank has 3 broad piers and two 12 pane double-hung sashes over one similar window and blind recess. S flank is rendered with C20 windows and one red brick stack. INTERIOR: remnants of late C14 house with one service door head of ogee profile with 2 quatrefoils in spandrels. Much C17 style panelling and Marriage Room has simple early C19 panelling, dado and cornice. Rear door (now enclosed) has moulded architrave with cornice and 'attic' with recessed panel over.

Listing NGR: TL5369438508

## Legacy

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370571

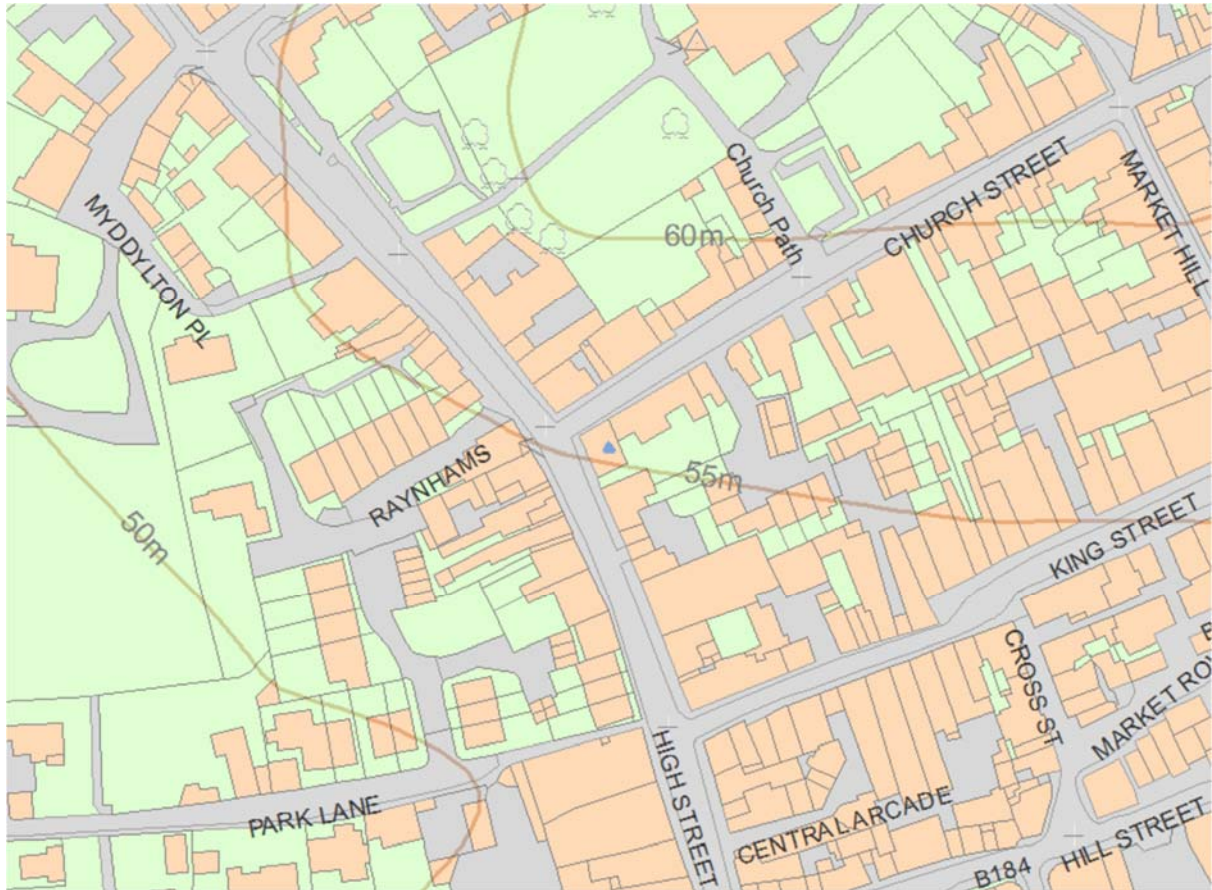
Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## 17, HIGH STREET

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1196186

Date first listed:

29-Aug-1969

Statutory Address 1:

17, HIGH STREET

Location

Statutory Address:

17, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Saffron Walden

National Grid Reference:

TL 53665 38508

Details

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/187 (West side) 29/08/69 No.17

GV II

Shop and flats. Early C19 and earlier. Timber-framed and rendered and painted Flemish bond brickwork front to High Street. Roof of front range is hipped and part slate, part plain machine made clay tiles. Parallel rear range and long range at right angles to rear with plain tile roofs. 2 storeys and complex plan form. Front has pulvinated frieze and 4 giant Doric pilasters, one returning on N flank. Centre bay is slightly recessed. First floor has three 12 paned double hung sash windows and ground floor has 2 tripartite double hung sash windows with small panes in upper halves. Central doorcase with moulded cornice, moulded architrave and panelled reveals. Rectangular fanlight over door now infilled. Exposed N flank to access way is of ashlar render with a double-hung sash window on each floor with moulded surrounds and 8 large square panes. Small hipped roofed parallel 2-storey range to rear. 2 flat roofed extensions, one single and one of 2 storeys to the W. Behind this is

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 14



a long rear range at right angles with gabled W end abutting a C19 rear extension with scalloped pargetting on its N flank. Large red brick cruciform plan stack over front range and smaller rectangular stack adjoining, also stack on long rear range. Interior not inspected.

Listing NGR: TL5366538508

#### Legacy

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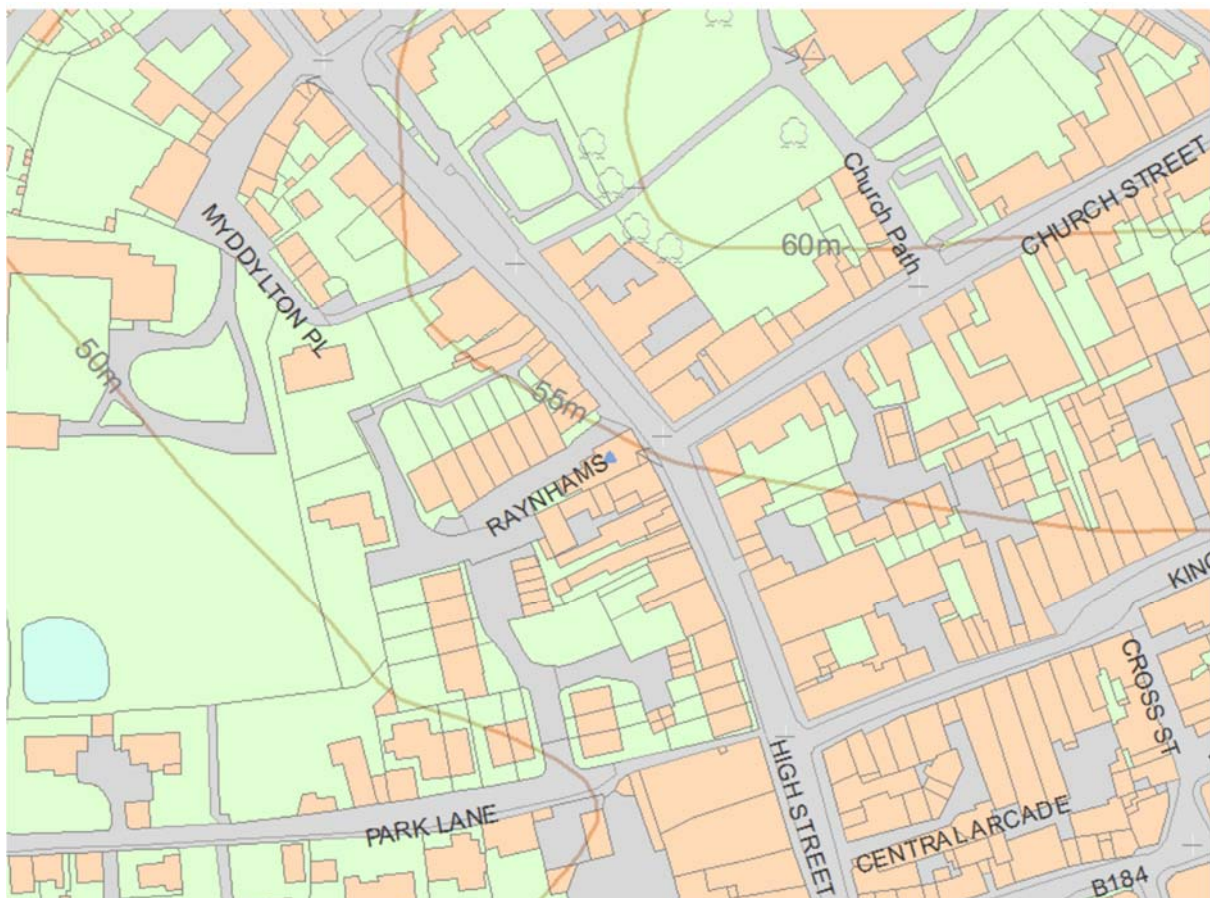
370572

Legacy System:

LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## 19, HIGH STREET

### Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1297756

Date first listed:

29-Aug-1969

Statutory Address 1:

19, HIGH STREET

### Location

Statutory Address:

19, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Saffron Walden

National Grid Reference:

TL 53669 38503

### Details

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/189 (West side) 29/08/69 No.19

GV II

House and shop, now offices. C15 and early C19. Timber-framed with yellow gault brick front. Roof of plain tiles, hipped at N end behind parapet. 2 storeys. First floor of front has 2 double hung sash windows, each with gault flat arches and a double-hung sash window with one vertical glazing bar and red brick rubbed brick arch. The ground floor has central rebuilt doorcase with pilasters and flat hood and C20 shop fronts. Access to rear yard at S end of facade with rendered flat arch over. C20 extensions to rear, in yard and remnants of timber-framed buildings incorporated in yard walls to SW. Rear of C15 rear wing encased in red brickwork. Former C15 hall-house with single formerly gabled and jettied cross-wing at N end. This is of 4 bays with integral service cross passage which extended to the rear as open sided arcade to courtyard (similar to Swan Public House, Maldon, Essex). The front room was constructed as a shop and the room behind (with fragmentary wall

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.



paintings) was formerly the parlour. Evidence survives for former spered wall to hall which has inserted C16 floor and was raised in height in C17. Cross-wing has simple crown-post roof. Interesting example of an 'urban' plan form, designed to maximise a restricted site.

Listing NGR: TL5366938503

#### Legacy

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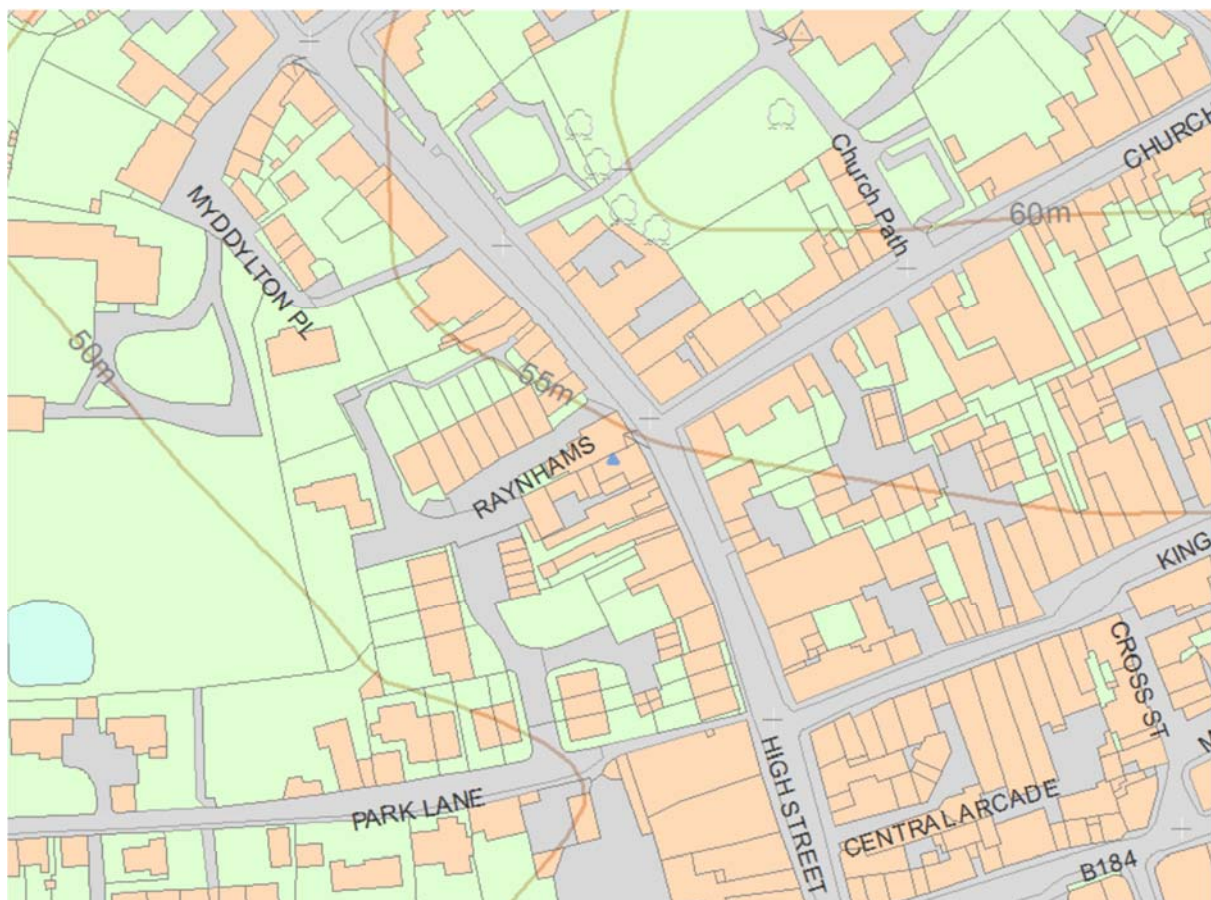
370574

Legacy System:

LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## 21, HIGH STREET

### Official list entry

Heritage Category:

Listed Building

Grade:

II\*

List Entry Number:

1196187

Date first listed:

29-Aug-1969

Statutory Address 1:

21, HIGH STREET

### Location

Statutory Address:

21, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Saffron Walden

National Grid Reference:

TL 53677 38497

### Details

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/191 (West side) 29/08/69 No.21

GV II\*

Shops and flat. Late C16 and C17. Timber-framed and rendered with gabled plain tile roofs. 2 storeys with attics and cellars. Front has 2 C20 gabled dormers with small panes. Painted timber moulded parapet cornice. 2 small paned tripartite double-hung sash windows on first floor with heavy moulded horizontal plaster panels, the best example of C17 work of its kind in Essex. Full width C19 shopfront with fascia, consoles and reeded end-pilasters. Door to flat via passage has 2 large moulded panels and horizontal fanlight over. 3 separate shop windows, one part of a former canted bay window with double-hung sashes each with one vertical glazing bar. Recessed entrance serves 2 shop units. Rear elevation has 2 gables, one to S a wide stair tower. Very large and complex stack to rear of N gable. Long 2-storey rear wing with gabled plain tile roof, large stack through roof and some old leaded light casements and horizontally sliding windows. Various lean-to roofs over stairs.

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.



Long C19 and C20 single storey rear wing of painted brick to W. Front range is a late C16 merchant's house of high quality framing with 2 unequal bays, formerly jettied. The larger (solar parlour) N bay has a roll moulded spine beam and rear wall stack with canted sides and mantel beam with leaf stops. Each bay formerly had a front wall with oriel and flanking frieze window with moulded mullions with rebate for glazing. Bracing is internal and markedly cranked. Cross partition has evidence for door head against rear wall. Roof of 4 equal bays with side purlins and arched windbracing (removed). Numerous old doors and fragments of panelling. To the rear is a 2-storey C16 wing with stack back-to-back with rear wall stack and panel of herringbone brickwork within inglenook. Floor joists have soffit tenons and diminished haunches and traces of stair opening. To the rear of this is a further bay of framing, possibly earlier. Flint and rubble lined cellar, now part of restaurant with base of main stack and storage niches. Part of front wall is in old red brick. Margin glazed and coloured glass of early C19 in borrowed-light window in rear.

Listing NGR: TL5367738497

#### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

370576

Legacy System:

LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

## **POUNCE HALL, 3, WALDEN ROAD**

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1297745

Date first listed:

01-Nov-1972

Statutory Address 1:

POUNCE HALL, 3, WALDEN ROAD

Location

Statutory Address:

POUNCE HALL, 3, WALDEN ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Sewards End

National Grid Reference:

TL 56318 38295

Details

SAFFRON WALDEN

TL53NE WALDEN ROAD, Sewards End 669-1/4/385 (North side) 01/11/72 No.3 Pounce Hall

II

House. Early C17 with later C17 wing and early C18 extension. Timber frame and plaster, peg-tiled roofs, red brick stacks. Plan, L shaped. 2 storey and attics. Front S elevation (1) Tall gabled 2-storey and attic unit to W. (2) central 2 window range, 2 storeys with door and tall C19 rebuilt stack in middle, (3) lower extension block to E. (1) Ground floor, C19 shallow 3-cant bay window, sashes 2x4, 3x2, 2x4 panes, doorway with overlight, door C20 with upper glazing. First floor pair of conjoined sash windows in all, 6x4 panes. Attic sash window 3x3 panes. Weathering board above first floor and attic windows. Large rectangular stack seen behind apex. (2) All 4 windows have early C19 moulded architraves, sashes, 4x4 panes. Simple central doorway, C20 door of 6 panels. Tall rectangular ridge stack above. (3) single 2x2 paned casement window. Rear N elevation: central unit (2) has rear out-

Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

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shut with catslide roof, 2 sky-lights and broad ramped lead roofed dormer window with 2-light casement. Rear wall of brick, central C20 boarded door, C20 3-light casement window to W. Wing to W (1) has large central stack (C19 rebuild) with adjacent stair tower rising to attic. Tower integrated into lower roofs with first floor and attic windows 2x2 paned casement and 4x2 paned sliding sash respectively. Wing has single attic sash window 3x2 panes. E end unit (3) has flat roofed rear extension, blank with corrugated plastic roof. N end elevation: wing has 3 ground floor and 2 first floor C20 3-light casement windows 6x5 panes. E end elevation: addition (3) has protruding purlins and wall plates and attic sliding sash window 2x2 panes. INTERIOR: central early C17 unit (2) of 2 cells with central chimney bay, back-to-back timber lintelled fireplaces, bread oven to rear. Jowled posts, primary bracing, bladed scarf joints in wall plates, lamb's tongue chamfer stops on joists. Wing (1) has butt side purlin roof. Newel stair in tower of plain robust form. Addition (3) of slender C18 framing. Rear lean-to has good brick floor. Remains of basket pargetting remain at E end of central block now obscured by C18 additions.

Listing NGR: TL5631838295

#### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

370732

Legacy System:

LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Rule 6 Section F CDF4 - CORRIE NEWELL - Appendix CN5 List Entries.

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**ST. MARY'S, SAFFRON WALDEN**

**A history and guide  
by Dr. Kenneth Dixon**

**compiled and edited by  
Hamish Walker**

**ST. MARY'S, SAFFRON WALDEN**

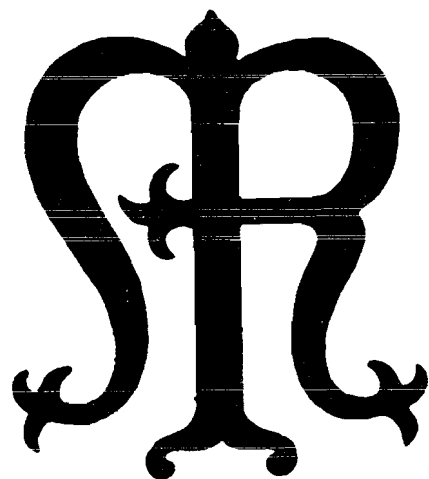
**A history and guide  
by Dr. Kenneth Dixon**

**compiled and edited by  
Hamish Walker**

**original illustrations by  
Peter Naylor**

*All profits on the sale of this book will be given to the  
2000 Restoration Appeal Fund.*





### The Monogram of the Blessed Virgin

The letters of the name 'Maria' are evident in this ancient symbol. A crown was sometimes placed over the monogram by mediaeval artists.

*How lovely is thy dwelling place  
O Lord of Hosts!  
My soul longs, yea, faints,  
For the courts of the Lord;  
My heart and flesh sing for joy  
To the living God.*

*Even the sparrow finds a home  
And the swallow a nest for herself  
Where she may lay her young;  
At thy altars, O Lord of hosts,  
My King and my God.  
Blessed are those who dwell in thy house,  
Ever singing thy praise!*

It is a great privilege to be able to serve and worship God in such wonderful surroundings. For centuries St. Mary's Church has stood overlooking the town of Saffron Walden, witnessing to God's presence and, through the magnificence of its structure, giving glory to His holy name.

As well as being a witness and a place of worship, St. Mary's serves the community in many other ways. It is open every day for prayer and quiet for all those who need it, it is used for civic occasions and concerts, and it also attracts thousands of visitors to our town. Throughout its history, church members and the people of the town have endeavoured to care for the building to ensure that its beauty and glory will be enjoyed by future generations. It is, therefore, fitting that this History and Guide is being sold in aid of the 2000 Restoration Appeal.

I hope you will enjoy reading it as much as I have and that, like me, you will be inspired to look afresh at the splendour that surrounds us in the church. My sincere thanks to Ken Dixon and Hamish Walker and all who have contributed to this book.

Duncan Green  
Rector of Saffron Walden  
January 2000

## EDITOR'S FOREWORD

First, a disclaimer: this booklet is meant for the congregation of St. Mary's and for the interested visitor. It is not intended for the serious student of church architecture or history and, as a consequence, we have not cluttered up the text with references to our sources - some of which anyway are the useful 'hearsay', anathema to the true historian! The 'acknowledgements' at the end list the principal sources used in preparing the work but special tribute must be paid, and grateful thanks given, to the Rev. Joy Russell-Smith both for original research and for careful checking of facts in the book, particularly those relating to the early years. Ken Dixon and I take full responsibility for any errors still remaining.

During my spell as Editor of the Parish Magazine from 1992 to 1997, I published many articles by Ken about aspects of the architecture of the church or its history. I spoke to him, therefore, to get his permission to republish those articles in book form to satisfy many requests which I had had, when acting as a guide to the church, for a book bringing together all the different facts, theories and stories about the history of St. Mary's - to find that he had already collected most of them together, plus other information, in a dissertation he had produced as an entry for the Mary Whiteman prize offered every other year by the Town Library Society.

In the end what we now have is mostly based on Ken's paper, with additional material culled from other sources, linked in what we hope is a helpful format for the non-specialist reader.

HAMISH WALKER  
January 2000

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## Acknowledgments

Tailpiece    The Saffron Walden Cockatrice



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## PART 1

## The history of the church building



## EARLIER CHURCHES

### The Saxon period

We know nothing of any churches in Walden before the Norman Conquest but an earlier historian suggested that *'by AD 700 a church - probably a small wooden structure - stood on the ridge'*. This is now thought unlikely however. A considerable Saxon settlement was sited in the Slade valley to the south-west of the town and the discovery in 1876 of a large Saxon cemetery on the Gibson Estate with skeletons dating back to at least the 9th century argues that there would probably have been a church, almost certainly of wooden construction, in that area rather than some distance away on the other side of the valley which was not developed until the castle was built in the 12th century.

### The Norman period

Domesday Book (begun in 1085) does not record a church here but this is true of many places in Domesday which probably did have a church at that time. It is highly likely that there would have been a church of some sort on such an important manor as this.

The earliest written reference to a church in Walden appears in the foundation Charter of Walden Abbey (see below), dated between 1139 and 1143. By this charter Geoffrey de Mandeville (grandson of the Geoffrey who had come over with William the Conqueror) gave to his foundation *'the church of Walden'* (and about eighteen others), 220 acres of land at Walden, and a mill. Where *'the church of Walden'* was sited is not recorded but the castle on Bury Hill was probably built between 1125 and 1141 and would almost certainly have included a chapel within the bailey, which at that time extended from the common to the other side of the High Street. Whether this was *'the church of Walden'* or whether a Saxon church was referred to is not known but what is certain is that when the Howard vault at the east end of the present church was closed up in 1860, evidence of Norman remains were discovered inside. It is worth remembering that the castle itself fell into disrepair in about 1160.



## Walden Abbey

It may be of interest here to record briefly the history of the Abbey. In 1136 (or thereabouts) Geoffrey de Mandeville assembled the Bishops of London, Ely and Norwich down by the Cam where the Slade flows into it and a cemetery there was consecrated by them. 'William of Luffield' was recruited as the first Prior and a handful of monks built a small dwelling and formed a community dedicated to 'God, St. Mary and the blessed Apostle James'. They observed the Rule of St. Benedict.

'Reginald', the second Prior, was appointed in 1164 and was a man of both ability and influence - he had previously served in the royal government. By 1190, when Richard I agreed to raise the status of the monastery to that of Abbey, the revenues of the monastery had been greatly increased and there were 26 monks.

As with many monasteries, however, life and wealth had declined by the sixteenth century. In 1534 the community accepted the supremacy of Henry VIII and it was closed in 1537. The administration of the Abbey at the time of its surrender was in the hands of William More, a steward of Lord Audley. (The last monastic Abbot had disgraced himself by being secretly married and, as a consequence, had been exiled!) William More became Vicar of Walden, and later Bishop of Colchester, and the remaining eight monks were pensioned off.

In 1538 the Abbey, all its property and its right to appoint a Vicar at Walden were granted by Henry VIII to his Lord Chancellor, Thomas Audley, as a reward for his work in pushing through the necessary legislation for the dissolution of the monasteries and other services for the King.

### The early mediaeval church

Earlier histories, including the 1882 Saffron Walden Almanac, held that the church was rebuilt between 1237 and 1258. This appears to have been based on a misunderstanding. In 1237 an 'indulgence' (forerunner of today's 'faculty') was granted for the

fabric of the ~~Abbey~~ church and it was this church which was consecrated on St. Mark's day in 1258, as recorded in the Chronicles of Walden Abbey. At some point in the early 13th century, when the outer defences of the castle had been demolished, a new parish church was erected on Bury Hill. The arcades of the present chancel and the arches to the north and south chapels are 'Early English Gothic', the dominant style of the 1250s. The carvings at the east end of the north aisle are 'Decorated Gothic', the style usually dated to the first half of the 14th century, although these carvings are later than this - possibly even as late as the early 15th century. The chancel arches and these carvings are the only parts of the earlier mediaeval church still to be seen.

## THE PRESENT CHURCH - the early years

During the 15th century many parish churches were being rebuilt and Walden was no exception. By 1437 work on enlarging the church had already begun and further stages, such as the building of the south porch and the beginning of a south aisle, are recorded in detail in the 15th century churchwardens' accounts. In 1442, for example, the accounts show a payment of 3s 4d (approximately 17p) "*... for pargettynge of ... south end*" as well as "*payments for cartloads of lime and for digging sand*" and "*payments to Richard Croye, labourer, for the new work*". In 1443 there is a payment for "*ironwork for the window of glass at the west end*".

It is recorded in the Annals of John Stowe that on Candlemas Eve in 1445 there was '*a great wethering of wind, hale, snow, rayne and thunder with lightening whereby the churches of Baldock in Hertfordshire, Walden in Essex and others were sorely shaken, and in the same storm St. Paul's Cathedral was set on fire*'.

The churchwardens' accounts show many payments for the building works. For example, Richard Glasewryzte is paid for helping the stonemason with scaffolding. For raising heavy stones

to the top of the high walls a crane was used. In 1459 *'timber for the crane'* cost 3s 4d (approximately 17p) and *'cords for tying the crane'* cost 3s. There is also a payment of 4d (just under 2p) for *'the carriage of the crane from the windmill to the church'*. The crane would have been worked by a treadmill.

In 1485 big architectural ideas were being planned and on June 24th the churchwardens went to Cambridge for a meeting with Simon Clerk, master mason at Eton and King's College, Cambridge. Also present was a young man named John Wastell. Although Wastell's name is never found again in the (scanty) documentation concerning the rebuilding of Saffron Walden church, his presence at that meeting and the unlikely possibility that the churchwardens would have entered into an agreement with a master mason in his seventies without some assurance that the work would be completed in the event of Clerk's death, strongly suggest that Wastell was there to provide that assurance. Clerk did in fact die in c. 1489 and Wastell, therefore, is always credited with being the master mason responsible for the present church.

The great stone nave is generally regarded as one of the finest achievements of John Wastell, who also worked on the fan vaulting of King's College Chapel, Cambridge, Great St. Mary's church in that city and the Bell Harry Tower of Canterbury Cathedral. He was also responsible for the retrochoirs of Peterborough Cathedral and Ely Cathedral for which, it is said, he practised his techniques on Saffron Walden church.

Between 1485 and 1490/91 the present south aisle was completed and roofed but the nave arcade walls were not commenced until 1497 when Wastell returned from his work at Canterbury.

Unfortunately no record now exists of when the tower was built but usually a tower was built first to allow for settlement before the nave was attached to it. It seems likely that this was the case at Saffron Walden for, as can be seen, the most westerly of Wastell's nave arches are truncated to fit the space available. The

magnificent nave columns with their decorated spandrels were cleverly designed by Wastell to attract the maximum amount of light. The nave was completed by about 1510. John Wastell himself died in c. 1515 and no record has been found indicating who was responsible for completing the work but by about 1530 the church was finished, although Lord Audley carried out further alterations to the south chapel before his death in 1544.

#### The interior

The first difference which the parishioner of today would have noticed about the church in 1530 was a 'tabernacle' in the chancel containing a very large image of the Virgin Mary. Not only was the image itself very costly but it had to be repainted at least three times - also at vast expense - before those who had commissioned it were satisfied.

Another major difference in the building concerned the altars. There were at least six, dedicated respectively to St. Nicholas, Our Lady (St. Mary), St. Catherine, the Trinity, the Rood and the Holy Cross, in addition, of course, to the High Altar itself. Some sources also indicate altars dedicated to St. George and St. Mary Magdalen. It may well have been that these altars were also in the previous church; mediaeval churches usually had many altars. Certainly the Trinity altar was mentioned in the churchwardens' accounts for 1457. Two of these altars would have been in the north and south chapels and the others probably at the eastern end of the two aisles where bays are clearly to be seen today.

In addition to the chapels and altars today's visitor would have marvelled at the stained glass and the general sumptuousness of the furnishings and fittings. The citizens were proud of their church and provided pictures, carpets, candlesticks in silver and gold, vestments, gold and silver plate etc. The Saffron Walden Year Book for 1909 evokes something of the glory of the new church: *'It is altogether beyond us to conceive the appearance of this noble interior when, with its windows, those walls of glass glowing in glorious colour with the pictured legends of the saints, and adorned with statues and paintings, it looked down upon the elaborate ceremonial of gorgeously vested priests, on the*

*prostrated congregation on the rush strewn floor, and on the rich altar vessels gleaming through the censer smoke.'*

(It is unlikely, incidentally, that the congregation actually 'prostrated' themselves. Frequent genuflections, yes; prostrations, no.)

As we shall see, however, these adornments did not, alas, survive for very long.

Why was it built on such a scale?

In the first place, as already mentioned, it was a time of church building. Many of the most splendid parish churches of the Middle Ages date from the later part of the fifteenth century: Stoke by Clare and Long Melford, to name but two relatively local churches, date from this period, and Thaxted church, although begun in the mid fourteenth century, was not finished until around 1510. Could there, perhaps, have been some local rivalry here? There certainly was three centuries later when Saffron Walden added a spire to the church and made certain that it was some twelve feet higher than that of Thaxted! It has always been Saffron Walden people's proud boast that theirs is the largest parish church in Essex.

There was also an intense and united religious feeling, probably coupled with a feeling of emulation, stimulated by the growth of richly endowed guilds. Religious and secular life in those days were closely intertwined and the church was the centre of everyday life. Church ales (sometimes brewed by the churchwardens) were on sale there and scales were available for other transactions.

Where did the money come from?

In the early 16th century Walden was a Wool Staple town whose output, taken together with the not inconsiderable profits from the saffron trade - used not only in cooking as today but also as a medicament and, most importantly, as a dye for the wool - meant that the town and its citizens were very prosperous. The churchwardens' accounts as early as 1439 show collections from

many different people in the town. In 1442 there were further collections and, some forty years later, Henry VII is recorded as having given oak trees from Chesterford Park for the church.

A number of wealthy individuals lived locally and contributed generously to the building but a large part of the money was raised by the efforts of John Leche, who was Vicar of Walden from 1489 to 1521, and his sister Jane (Johane) who married Thomas Bradbury, the Master of the Mercers Company in the City of London and Lord Mayor of London from 1509 until his death early the following year. Her name lives on in Saffron Walden, of course, in the title of Dame Bradbury's School in Ashdon Road. These two, together with four other notable citizens of the town, created the Guild of the Holy Trinity whose history and purposes are set out in Appendix 7. It was chiefly through the work of this Guild that the building of the church was carried through to its successful conclusion.

## 1530 to 1600

Following Henry VIII's break with Rome in 1534, and his death in 1547, the character of the church changed steadily. In 1536/37 the number of Saints Days was drastically reduced; in 1547 the clergy were ordered to destroy images, and the 'burning of lights' anywhere, except for two candles on the altar, was forbidden.

As we have already seen, Walden Abbey was closed in 1537 following the dissolution of the monasteries and, in 1553, special Commissions were appointed to schedule the possessions of all Parish Churches. St. Mary's did not escape and everything in the church was confiscated except for one cope, one chalice and patten and a cover for the 'communion table' which were handed back to the churchwardens '*for the ministration of devyne service*'. In addition the Commissioners returned to the churchwardens '*a little rounde box to carry the Sacrament in with a purse to putt it in*'. This is believed to be the only instance known where the Commissioners allowed any provision for reserving the



sacrament for the sick. One other item was allowed to remain: 'a egle or lectorn of latten' (an early form of brass).

In the early days of the reign of Elizabeth I (1558-1603) therefore, the church looked very different from how it had appeared in 1530. Gone were all the side altars, gone were the statues from their niches, the paintings of the saints on the side walls had been whitewashed over and even the High Altar had been replaced by a plain wooden communion table. The rood beam had been sawn off flush with the walls (the evidence remains to this day) and some kind of pews or seats were provided.

## 1600 to 1750

We now have a fully 'Reformed Catholic' church. The churchwardens' accounts no longer contain references to purchases of candles, or to the Easter ceremonies. Lists were drawn up of 'recusants' - parishioners (ie. Catholics) who refused to attend church. There was considerable controversy about the administration of communion at the altar rail. One woman refused because she was a weak woman and the communion table was situated on 'lofty and bleak stairs'!

Walden was firmly in 'roundhead' country during the Civil War (1642-51) and in the years leading up to it. There is an entry in the churchwardens' accounts in August 1640: 'to George Hull for work to make the dores fast when the soldiers that laye in the towne did attempt to break into the church'. But these were pressed men of the King's army raised to fight the Scots. In 1643 we read: 'to Achell Shelford for takeing downe the Crosses and ye Images in the church'. In that year the church had a narrow escape: the Puritan General Dowsing was appointed 'Parliamentary Visitor for Cambs. and Suffolk'. He visited churches in those areas, including Ickleton, Duxford, Linton and Haverhill and destroyed 'angels, altars, communion tables,

chancel steps and superstitious pictures' but presumably his writ did not run in Essex and St. Mary's was left alone.

In 1647 General Fairfax marched from Nottingham for London and halted at Saffron Walden where he made his headquarters, probably in the Sun Inn on Market Hill. The church was used for meetings of the troops including those with Oliver Cromwell. It is possible that whatever remained of the fine stained glass in the church, following the activities of the Elizabethan zealots, was destroyed at that time. Certainly there is only one small piece of original stained glass still remaining and that, it is said, because it was away being restored at the time!

But we are moving away from our history of the church building. One subject, then as now, dominated the churchwardens' accounts: the fabric. In 1628 'three tonnes of stone' were purchased from Cambridge and there were payments to masons. In 1633 there was payment for 'worke done about the roof of the south side of the church' (shades of the 1999/2000 restoration appeal!). The roof was in such a bad way, indeed, that birds were entering the church. In 1646 or thereabouts John Gamage was paid 2s (10p) 'for shouting the birds in the church'. In 1699 John Wyat was paid 10s (50p) 'for killing the dovelings in the church'. And foxes in the church had to be destroyed in 1699 and 1707.

The accounts also show sums received from time to time when a 'church rate' was levied on the townsfolk - partly for repairs needed to the fabric:

1628	Received of a rate towards the repair of the church	£55 12s 10d
1634	Money gathered by a rate	£33 5s 4d
1655	Received by the church rate	£56 7s 10d

and so on.

But difficulties arose, even in those days, over the collection of these rates: 'At a Parish Meeting severall disputes arose in relation to ye repairs of ye Parish Church of Walden aforesaid ... and the obstanticy (sic) of several parishioners in not paying

*them by means one third of those rates were never gathered so that ye persons that did pay were oppressed'.*

The problem was solved by *'what money should be expended ... towards the repairs of the church shall be paid by the Overseers out of the Poor Rate of the Parish'.*

A church court also imposed fines on offenders:

1629/30      *Taken of Michael Nott .... being taken at play in Divine Service*

1631              *Received of Widow Archer for her sonne being taken at cards in Devyne Servyce*

## 1750 to 1850

Just as in 1445, so in July 1769 there was 'a great wethering of wind ...' and St. Mary's was struck by lightning and seriously damaged. Initially it was believed that repairs would cost about £200 - even that being a substantial sum to find - but it soon became obvious that in fact the damage was much more severe. It proved impossible at that time to raise the sort of money required and in 1779 the Patron, Sir John Griffin Griffin, drawing attention to the condition of the church, suggested that a subscription list be started. Nothing came of this, however. (Sir John was granted the barony of Walden [4th Lord Howard de Walden] in 1784 and was created 1st Lord Braybrooke in 1788.)

In May 1790 the Bishop of London came down for a confirmation and expressed astonishment at the courage of the people of Walden in assembling in so dilapidated a building and it was temporarily closed, the services being held at Littlebury. The churchwardens called a meeting of the town's inhabitants to consider a report from a London architect, Mr. Brettingham, who suggested re-roofing with Westmoreland slate rather than repairing the existing roof with lead *'by which a considerable saving would be made'.*

This was agreed, Mr. Brettingham was appointed as the architect, and the estimated cost was £3,855. (The final cost, however, was nearer £8,000!) Although Lord Howard expressed willingness to help financially he was not prepared to meet the whole cost and other methods had to be found. An Act of Parliament (the Saffron Walden Church Act, 6th June 1791) authorised loans in the form of bonds, bearing interest of 4%, to be issued up to a total of £4,000 to be repaid out of the rates, and two Briefs were issued which raised, respectively, £250 and £160.

These ecclesiastical Briefs involved the circulation of an appeal, authorised by the Lord Chancellor, to all places of worship in other parishes. St. Mary's had in the past contributed to such Briefs from other parishes, for instance:

1689	collected for ye sufferers by fire at Bungay	£2 14s 8d
1690	collected for ye sufferers by fire at Bishop Lavington, Wilts	14s 8d

The remainder of the money was raised by gifts, notably from Lord Howard and his wife.

The rebuilding was dogged by disputes between the architect and the builder, Mr. Richard Dyché of Stretford, who proved to be a very inferior worker and in the end he was dismissed and another builder appointed.

In January 1791 a Church Rate of 1s 6d (7.5p) in the pound was made to enable the work to be started and early in 1792 the north aisle was shut off and fitted up for the continuance of services at a cost of £60 for which a 3d (1.5p) rate was levied. (Much later the partition was taken down and used for making new pews.)

The building was saved but the restoration as a whole was not a success - indeed it was said that it destroyed more than it preserved. Such stained glass as Cromwell's troops and the 1769 storm had left intact was removed together with all the remaining mediaeval carvings and monuments. A large number of brasses were sold for scrap - the small number that survive on the north

wall were taken to Audley End House as souvenirs and were restored to the church in 1901 - and many of the ledger stones which paved the church were removed to the west end of the nave.

One or two additions to the church at this time are worthy of note. The first, a pew loft for the Howard family where the organ loft is today, has long since gone although a model of it can be seen outside the chapel at Audley End House. It is alleged that there was a fireplace in the loft and when Lady Howard had had enough of the sermon, she would poke the fire vigorously as a sign that the vicar should wind up his address!

A second addition to the church is still very much with us however: the painting now acting as reredos in the north chapel which was given to the church by Lord Braybrooke in 1793. At that time it formed the reredos to the High Altar in the main sanctuary where there was no east window. Lord Howard also presented some valuable plate to the church. His major contributions to the restoration are acknowledged in the tablet above the door to the south porch (see page 33).

It is reported that 'a cumbrous gallery' was also erected in the north aisle. This was removed in 1860.

Although the '1790 restoration' was complete by the end of the century, inevitably fabric repairs continued to be necessary in the following years - in 1822 and 1824, for instance, numerous repairs were required. In 1820 railings were installed around the churchyard, along with 29 oak posts. In 1823 entrance gates were added to the south side and about this time a house located on the east side of the church was purchased and pulled down to provide more churchyard space for burials.

In 1822/3 also the gallery at the west end was enlarged to accommodate a new organ built by John Vincent. Some parts of this original instrument are still to be found in today's organ. At the same time a clock, by Thwaites and Reed, was installed in the tower. New pews were erected in the south aisle and, probably in 1823, the north porch was converted into a vestry

for the clergy. In 1824, behind and on either side of the High Altar, the Ten Commandments, the Lord's Prayer and the Apostles' Creed were indited.

But the big event of the 1830s was the building of the spire. In 1530 the tower was just that - a tower. Some years before 1700 the wooden-framed lead-covered 'lantern', which appears in the 1780 print and which was used by Henry Winstanley for his experiments for the Eddystone lighthouse (built between 1696 and 1699 and destroyed, together with its designer, in a storm in 1703), was erected.

In 1831 it was decided to build a spire, the funds for which were raised by a charge on the rates and by local subscription. There is a well-known story of the vicar soliciting a contribution from Wyatt George Gibson, a prominent Walden personality and benefactor, who was also a Quaker. 'What!' he replied, 'Ask a good Quaker to subscribe to a church house spire? I'll do no such thing'. Then, after a pause, 'But I'll tell thee what a good Quaker can do - he can give thee £300 towards pulling the old one down!'

The architect for the spire was another Quaker - Thomas Rickman, best known for his work on the New Court of St. John's College, Cambridge. Throughout his early years as a grocer's apprentice in Saffron Walden, in an insurance office and as a doctor, Rickman developed a taste for drawing and a passionate interest in mediaeval archaeology. It was he who popularised the now accepted terminology for mediaeval architectural styles - Early English, Perpendicular, Gothic etc.

## 1850 to 2000

The church in 1850 has been described as follows:

*'... a cold uncomfortable place of worship - no warming apparatus, high pews, slanting pew galleries ... and a small gallery at the west end. Lord Braybrooke's pew was in the middle of the chancel arch and was popularly known as 'the Opera Box'. The pulpit, a three-decker, with a sounding board on it [this top*



now forms the table outside the choir vestry in the south porch], stood halfway down the nave on the left. Half the congregation faced east, the other half west. In front of the pulpit stood a large square pew for the Corporation, the Mayor's chair being raised a little and facing the pulpit'.

All this was to change in 1860, however, when a further major restoration took place during which the church services were held in what is now the museum. The high 'box' pews were removed and replaced by chairs, (the present low pews were gradually introduced around 1885), the tower arch, which had been blocked up for many years, was opened up and, in the chancel, a new reredos was built and the present east window installed (see page 39).

As part of the 1860 restoration the Howard Vault beneath the High Altar was blocked in. This vault contains the coffins of the ten Earls of Suffolk who owned the Audley End Estate and those of Lord Howard de Walden and his two wives. Partly under the south porch and partly under the south aisle is a vaulted crypt used as a chancel house until the 1860 restoration works. It is now used as a boiler house and general storage area. The font was removed from the north chapel to the west end of the nave. (It was moved to its present position in the 1930s.)

During the Victorian period much of the present stained glass was installed. Opinions differ as to its quality. One writer describes the period as 'a time when the art of glass painting was at a very low ebb'! Others enthuse over the quality of, particularly, the east window (1862) and that at the west end under the tower (1868). Truly beauty is in the eye of the beholder!

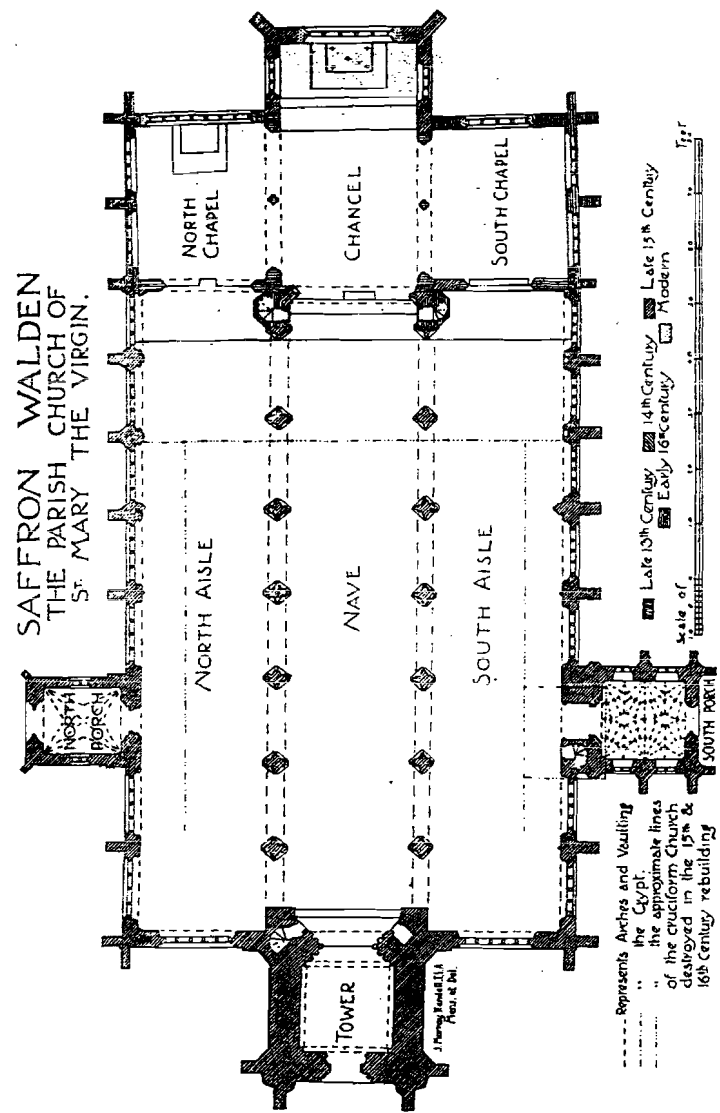
For many years the south chapel had been reserved for private prayer for members of the Braybrooke family but in 1916 Lord Braybrooke allowed the choir to use it as their vestry and the south chapel thereafter became public property. In 1924 the lower half of the present rood screen was erected, the figures above being added in 1951.

In 1932 a severe infestation of wood beetle was discovered in all parts of the roof and was the subject of one of the periodic public appeals which the church has to make from time to time. In contrast, the cost of further re-roofing works in 1959 was met from accumulated church funds. The lead covering was removed and copper sheeting fixed instead (which, in its turn, on the south side of the church, is the subject of the 2000 restoration). More seriously, one ridge beam, some fifteen inches square, was discovered to have been eaten away for thirteen and a half inches! If another eighteen months delay to repairs had occurred, it was reckoned that the roof of the nave would have collapsed.

Over the following ten years other essential repairs of the stonework generally and of the pinnacles and parapets of the north and south aisles in particular were carried out but, in 1970, it was realised that major restoration of the stonework was necessary. The square iron bands around the clerestory (thought to have been put in in the 1790 restoration) had become loose and rusty. The walls of the nave clerestory were bulging outwards and to contain this, concrete tie beams were installed along the tops of the walls, suitably anchored to other tie beams in the roof. Reinforcement of the stonework was carried out in stainless steel.

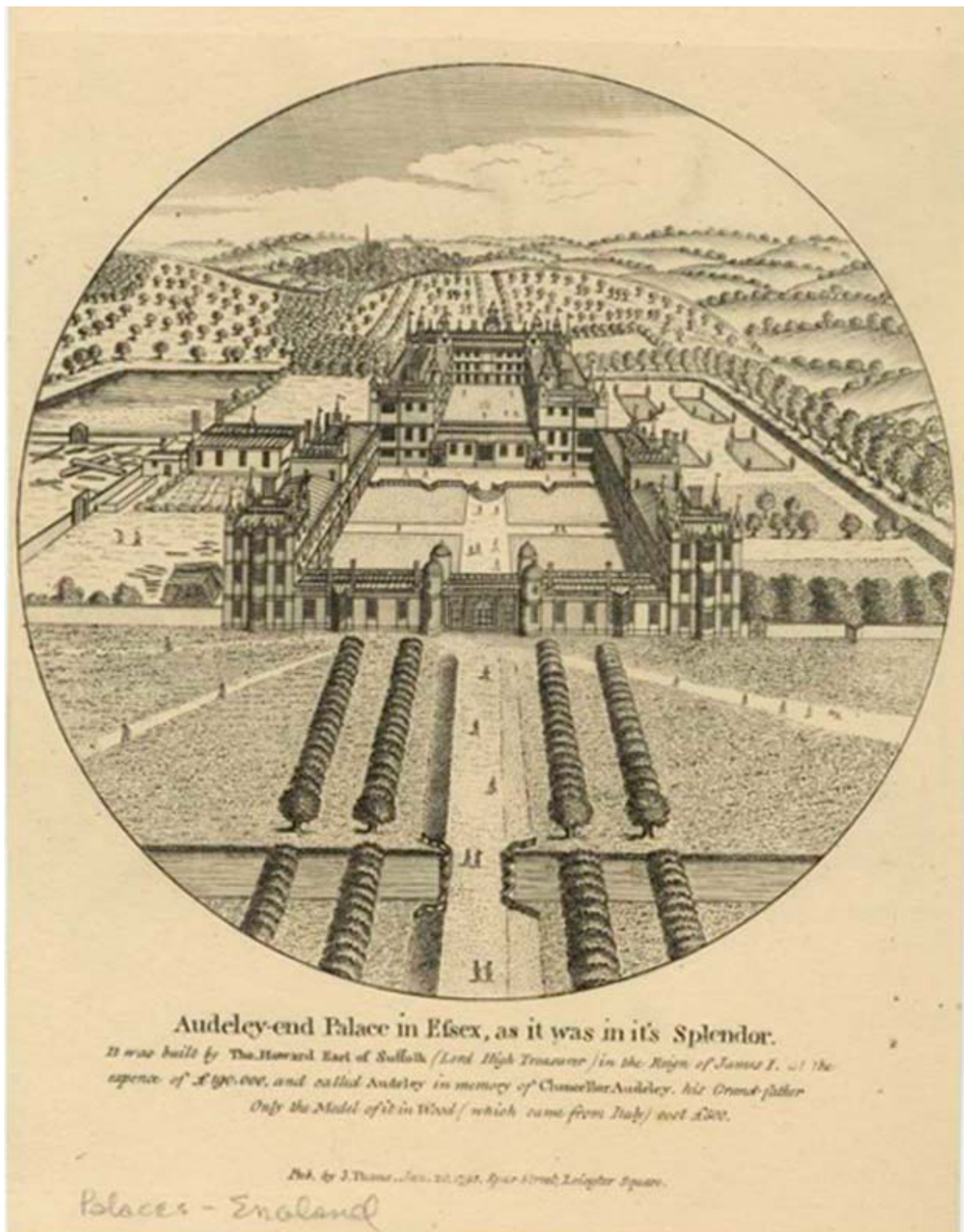
Work on the spire began in November 1973. The upper part was stabilised with the construction of two concrete cruciforms to replace the previous wooden ones and a very great amount of decayed stonework was cut out and replaced. The cost of this work was in the region of £300,000 of which £100,000 was received from the Department of the Environment. The remainder was raised by a very hard-working Appeal Committee headed by Lord Braybrooke's son Robin - the present Lord Braybrooke.

In 2000 the covering of the roofs of the south aisle and south chapel is to be renewed (in lead) and various restoration works to some of the windows - notably those at the west end of the north aisle and at the east end of the south chapel - are to be undertaken. A public appeal for £200,000 has been launched.



## PART 2

A guide to the church



1793 Print of Audley End Palace by J Thorpe



# HISTORIC TOWNS IN ESSEX

## ~SAFFRON WALDEN~

HISTORIC TOWNS ASSESSMENT REPORT  
1999



ENGLISH HERITAGE



Essex County Council

# **SAFFRON WALDEN TOWN ASSESSMENT REPORT**

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# **SAFFRON WALDEN TOWN ASSESSMENT REPORT**

## **INTRODUCTION**

This report is an archaeological and historical assessment of Saffron Walden and forms part of the Essex Historic Towns Survey. This is an extensive urban survey as defined by English Heritage (1992) of 32 historic settlements in Essex. This project, funded by English Heritage, forms part of a nationwide reassessment of the management of the urban archaeological resource. The project is being carried out by Essex County Council's Planning Department and takes as its basis a survey carried out by the County Council in the early 1980's. This was published as Historic Towns in Essex (Eddy and Petchey 1983) and adopted as Supplementary Planning Guidance by the County and District Councils.

This report has been compiled using a number of sources, including the Essex Sites and Monuments Record (ESMR), the List of Buildings of Architectural and Historical Interest, an RCHME Level 1 survey of the industrial archaeology, the records held by the County Planning Department's Historic Buildings Section, and various cartographic and documentary records (following an assessment of such records by Dr Chris Thornton of the Victoria County History, Essex). The preparation of this report has involved the addition of information to the ESMR database and the digitising of spatial data onto a Geographic Information System (GIS).

For the purposes of this study the Roman period is the time-span between 43-410, the Saxon period is 410-1066, the medieval period is 1066-1500, the post-medieval period is 1500-1900 and the modern period is 1900 to the present day. This corresponds to the period divisions used by the ESMR.

## **LOCATION AND TOPOGRAPHY**

Saffron Walden is sited in the north of Uttlesford district. It lies about 2km to the east of the River Cam at the point where the important Lea/Stort/Cam river route cuts a gap through the East Anglian Heights (a chalk ridge). The castle is located at the highest point, 68m OD, on the top of the chalk promontory known as Bury Hill. This promontory is flanked on either side by the streams known as The Kings Ditch and the Madgate Slade; these converge to the west of the town to form the Slade.

## **BRIEF HISTORY OF THE TOWN**

There is evidence for prehistoric and Roman activity in and around the town, but nothing to suggest that it was urban in nature. There is then a gap in the evidence until the Middle to Late Saxon period when there was a small Saxon settlement in the south-west quadrant of the present town around Abbey Lane. A Saxon cemetery was excavated in 1876. The latest burials in it were thought to be Christian on the basis of their east-west orientation and lack of grave-goods, except for one woman in a Viking style pendant and necklace. The pottery found on this site dated from the ninth to the thirteenth centuries. In 1976 part of the settlement was excavated, including at least one cob building.

After the Norman Conquest Saffron Walden was granted to the de Mandevilles, becoming the centre of their Essex and Suffolk estates. They built a castle on the chalk peninsula between the two streams of the Slade (King's Ditch and Madgate Slade). The castle was built to dominate the area and its plan determined the subsequent street layout. The inner



bailey was oval in plan and contained the domestic and defensive buildings of the de Mandevilles, of which only the flint rubble keep survives. The outer bailey was also ovoid in plan, fully enclosing the inner bailey and the original town. The church was built and two streets, Church Street and Castle Street, laid out within the outer bailey. In 1141 the de Mandevilles acquired the right to move the market which had been held at Newport to Saffron Walden. At that date a Benedictine priory, which became an Abbey in 1190, was built on the site of the later Audley End House.

By the 13th century the town had passed from the de Mandevilles to the de Bohuns. In the early to mid 13th century a large town enclosure was laid out to the south and west of the outer bailey and the outer bailey ditch back-filled. The date of this work may correspond to the granting of a new charter in 1236. The town enclosure ditches, known as the Battle or Repell Ditches enclosed a total area of 20 hectares. Within this were laid out new streets, principally High Street and its back lane Gold Street, and a new market-place. Only the market area and the High Street were actually built-up by the end of the 14th century, the remainder being under agricultural use.

In the late medieval period Saffron Walden became the major English centre for the production of the saffron crocus which was used to produce dye (hence the town's name). It also played an important role in the East Anglian wool industry, with the keeping of sheep and manufacture of cloth. The magnificent parish church reflects the prosperity in the town in this period.

In the post-medieval period the economic emphasis of Saffron Walden changed, as the saffron crocus was replaced by other dye-stuffs and the woollen industry shifted elsewhere. The town became a major centre of the Essex malt industry in the late 18th and early 19th centuries. However, an 18th century map shows that Saffron Walden had still not expanded beyond its medieval limits. During the late 19th century the railway station to the south of the medieval town emerged as the centre of an important manufacturing area with the erection of goods sheds, maltings, a cement works, iron foundry and steam-driven corn mill.

## **EVIDENCE**

### **DOCUMENTARY**

Summary assessment of the documentary and cartographic evidence  
by Chris Thornton (Victoria County History)

Saffron Walden is one of the best documented towns in Essex. It has very extensive series of all the main types of manorial records for the main manors in the parish, such as Walden, Chipping Walden, Brook Walden as well as Walden Abbey, between the late 13th and the 19th centuries. The material from Walden Abbey includes a medieval cartulary and there are also good collections of deeds in the ERO and a miscellaneous collection of deeds and grants in the BL. Among the more important post-medieval sources may be a detailed survey of 1603. The Borough archives begin in the 17th century and continue through to the late 20th century. Although not listed in Appendix 2, the ERO has a considerable amount of 18th to 20th century business records. A reasonable number of maps have survived for the town, though they are not very early. The layout of the town is probably first adequately described in three detailed maps available for the period 1750-8. There are many publications about the town for which see the *VCH Bibliography*. Among them: Rowntree, C.N., (1951) *Saffron Walden Then and Now*; White, M., (1991) *Saffron Walden's History*.

## **Assessment of the place-name and documentary evidence**

Saffron Walden is first named in the Domesday Book as *Waldena*, which is the Old English for 'valley of the Britons or Serfs'. By 1328 it was referred to as Chipping Walden because of its market (Chipping). The name Saffron Walden is first mentioned in 1582, although there is a reference in 1545 to the town giving a pound of saffron to the wife of one of the Secretaries of State (Reaney, 1935).

The Domesday reference (Rumble, 1983) for Saffron Walden reads:-

*Land of Geoffrey de Mandeville,*

*Hundred of Uttlesford*

*Geoffrey holds Walden in lordship, which Asgar held before 1066, for 19½ hides. Then and later 8 ploughs in lordship, now 10. Always 22 men's ploughs.*

*Then and later 66 villagers, now 46; then and later 17 smallholders, now 40; then and later 16 slaves, now 20.*

*Woodland, then and later 1000 pigs, now 800; meadow, 80 acres; always 1 mill.*

*Attached to this manor before 1066 were 13 Freemen, now 14, who hold 6½ hides. Then and later 8½ ploughs, now 8.*

*Then and later 10 smallholders, now 14.*

*Woodland, then and later 50 pigs, now 30; meadow, 20 acres; the third part of a mill.*

*Then 6 cobs, 11 cattle, 200 sheep, 110 pigs, 40 goats, 4 beehives; now 9 cobs, 10 cattle, 243 sheep, 100 pigs, 20 goats, 30 beehives.*

*Value then and later £36; value now £50.*

*Of this manor, Odo holds 1 hide and 1 virgate and Reginald 1 hide less 12 acres. 2 ploughs.*

*13 smallholders.*

*Value 50s in the same assessment.*

It was the second most valuable of de Mandeville's holdings in Essex, the most wealthy being Great Waltham.

## ARCHAEOLOGICAL

### **Above ground remains**

The above ground remains in Saffron Walden comprise of the Castle keep, albeit in a ruinous state, part of the town enclosure (the Repell Ditches), the parish church, the medieval street-pattern and an outstanding built environment dating from the late medieval period onwards.

### **Excavations**

There have been 54 excavations, evaluations and watching-briefs in Saffron Walden. Ravetz and Spencer excavated a trench across the town enclosure ditch in 1959. The excavations and research undertaken in Saffron Walden between 1972 and 1980 have been published by Bassett (1982). This volume also incorporates the information gained from the antiquarian excavation of the Anglo-Saxon cemetery in 1876 and the observations by Maynard in the late 19th and early 20th centuries as well as a re-interpretation of Ravetz and Spencer's excavation. The work since that date has not been published in any meaningful form, although some summaries have been published in *Essex Archaeology and History* and there are some reports in the ESMR. This work needs collating and publication.

ESMR	SITE	ARCHIVE LOCATION	PUBLICATION
13399	19-21 High St (SW19)	Finds: none, Archive: ESMR	Brooks, H., 1991, "Work of the ECC Arch. Sec." <i>Essex Archaeol. and Hist.</i> 22, p.142-3
13824	Swan Meadow Car-park (SW22)	Finds: Montrose Rd. Archive: Bocking Place	Lavender, N., 1993 "Swan Meadow Car Park, Saffron Walden" ECC Int. Rep., ESMR
13945	Myddlyton House W/B	Archive: ESMR	Havis, R., 1994, "Work of the ECC Arch. Sec." <i>Essex Archaeol. and Hist.</i> 25, p.232
13946	Rear of 53 High St (SW23)	Finds: None; Archive: ESMR	Havis, R. 1994, "Work of the ECC Arch. Sec." <i>Essex Archaeol. and Hist.</i> 25, p.232
14905	11, Museum St.	Archive: ESMR	Germany, M. 1992 "11, Museum St., Saffron Walden W/B" ECC Int. Rep., ESMR
14906	Maltings Site, Gold Street	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.74
14907	47-9, Gold St.	Archive and finds: ESMR	Havis, R. 1982, "47-9, Gold St., Saffron Walden, W/B" ECC Int. Rep., ESMR
14908-9	Museum Grounds, Time Capsule (SW7)	Finds: Montrose Rd	Andrews, D.D., 1986, "Saffron Walden, W/B and excavations in the museum grounds 1986 (SW7)" ECC Int. Rep., ESMR
14910	67 High St (SW14)	Finds: none, Archive: ESMR	Andrews, D.D., 1990 "Work of the ECC Arch. Sec." <i>Essex Archaeol. and Hist.</i> 21, p.123
14911	Market Hill, former men's outfitters (SW15)	Finds: none, Archive: ESMR	Andrews, D.D., 1990, "Work of the ECC Arch. Sec. 1989" <i>Essex Archaeol. and Hist.</i> 21, p.123
14912	9, Museum St, adj. former schoolroom (SW16)	Finds: none, Archive: ESMR	Andrews, D.D. 1989" "Excavs. in Essex" <i>Essex Archaeol. and Hist.</i> 21, p.123
14913	Station Rd/Station St (SW17)	Finds: none, Archive: ESMR	Brooks, H., 1990 "Station Rd/ Station St. W/B" ESMR note
14914	Fairycroft House (SW18)	Archive: County Hall; Finds: Montrose Rd	Brooks, H., 1991, "Excavs. at Fairycroft House, Saffron Walden 1990" <i>Essex Archaeol. and Hist.</i> 22, p.183
14915	Pig Market development, SW corner (SW5)	Finds: Montrose Rd	Andrews, D.D, 1985, "Excavs. in Essex" <i>Essex Archaeol. and Hist.</i> 16, p.133
14916	Adj. 1 Gibson Close (SW21)	Finds: none, Archive: ESMR	Brooks, H., 1991, "Adj. to 1, Gibson Close, Saffron Walden, W/B", ESMR note
14917-8	Adj. to 11 Park Lane (SW26)	Archive: Bocking Place	Garwood, A., 1994 "Land adj. to 11, Park Lane, Saffron Walden" ECC Int. Rep., ESMR
16331	15, Gibson Close	Finds: Montrose Rd. Archive: Bocking Place	Garwood, A. 1995 "15 Gibson Close, Saffron Walden" ECC Int. Rep., ESMR
16851-2	Saxon Way/Gibson Gardens (SW13)	Finds: Montrose Rd	Bedwin, O., 1988, "SW13,. Site between Saxon Way and Gibson Gardens, Saffron Walden", ESMR note
16853	55 High St, rear of Comrades Club (SW2)	Finds: none, Archive: ESMR	Andrews, D.D. 1983, "Rear of 55, High St.", ESMR note
1932-3	Market Row/Hill St (SW4)	Finds: Montrose Rd	Andrews, D.D., 1985, "Excavs. in Essex" <i>Essex Archaeol. and Hist.</i> 16
1934	Cellar below mess building, Pig market	Finds: Montrose Rd	Andrews, D.D., unpublished
1934	Pig market borehole	Finds: Montrose Rd	Andrews, D.D., unpublished
1934	Pig Market (SW3)	Finds: Montrose Rd	Andrews, D.D, 1985 "Excavs. in Essex" <i>Essex Archaeol. and Hist.</i> 16
1935	Harris' Yard (abattoir), Museum St (SW6)	Finds: Montrose Rd	Andrews, D.D 1985 "Excavs. in Essex", <i>Essex Archaeol. and Hist.</i> 16
408,	Castle Hill House	Archive and	Bassett, S.R., 1982, "Saffron Walden: excavations and



6723-4, 7297		finds: Saffron Walden Museum	research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.107
409-10	Castle Meadows	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45
411-12	Castle site	Archive and finds: Saffron Walden Museum	Eddy, M.R. & Buckley, D.G. 1979 "Work of the ECC Arch. Sec., 1978", . " <i>Essex Archaeol. and Hist.</i> 11, p.70-72
413-15	Barnard's Yard	Archive and finds: Saffron Walden Museum	Petchey, M.R. 1975 "Excav. at Barnard's Yard, Church St./High St., Saffron Walden" ESMR
416-7	Sewer shaft to SW of Castle	Archive and finds: Saffron Walden Museum	Petchey, M.R. & Buckley, D.G., 1976, "Work of the ECC Arch. Sec. 1974-6" . " <i>Essex Archaeol. and Hist.</i> 8, p.165-6
418-27	Abbey Lane, Saffron Walden	Archive: County Hall; Finds: Montrose Rd	Petchey in Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.87-94
428-37	Elm Grove site	Archive and finds: Saffron Walden Museum	Bassett, S.R. 1972 "Interim report on the arch. excav. of 3 sites in Saffron Walden" ESMR
438-9	Cable Trench on Battle Ditch, Saxon Rd. to Abbey Lane	Archive and finds: Saffron Walden Museum	Eddy, M.R., 1979 "Work of the ECC Arch. Sec." . " <i>Essex Archaeol. and Hist.</i> 11, p.37
440-3	Battle Ditches (1959)	Archive and finds: Saffron Walden Museum	Ravetz, A. & Spencer, G. 1961 "Excav. of the Battle Ditches, Saffron Walden" TEAS p.147 also Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45
444-7	Cinema Maltings	Archive & finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45
451-8	Battle Ditches Saxon Cemetery 1830, 1876-8	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.45-7; Smith, H.E. 1884 "An ancient cemetery at Saffron Walden" TEAS New Series 2, 281-7, 311-34
460-2	Junction of High St./Abbey Lane (rear of 53 High St.) 1978	Archive and finds: Saffron Walden Museum	Eddy in Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.66-7
463	N. side of Elmson Close 1977	Archive and finds: Saffron Walden Museum	Eddy, M.R. 1977 "Work of the ECC Arch. Sec." . " <i>Essex Archaeol. and Hist.</i> 9, 91-2
464-5	Market Place, cattle market (SW1)	Archive: ESMR	Andrews, D.D., 1983, "Saffron Walden, Market St., former Cattle market site" ECC Int. Rep., ESMR
472-7	Rose and Crown Hotel, Market Place	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.67-70
480	33-35, Castle St.	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.107
481	8-10, Market Hill	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.107
482	33-5 High St.	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.107
483	2, Abbey Lane	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.107
484	35, Church St.	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.107-8

485	103, Castle St.	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.108
513	Myddylton Place (S. side)	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.109
514	15-17, High St. (passage to Brewery Yard)	Archive and finds: Saffron Walden Museum	Bassett, S.R., 1982, "Saffron Walden: excavations and research 1972-80" Counc. Brit. Archaeol. Res. Rep. 45, p.109
7297	Museum lift shaft	Archive: ESMR	Andrews, D.D. & Flook, R. 1987, "Museum lift shaft, Saffron Walden" ESMR note
7298	The Old Rectory, Museum St (SW9)	Finds: none, Archive: ESMR	Priddy, D.A., 1987 "W/B at the Old Rectory, Museum St.", ESMR note
7299	4 Museum St (SW10)	Finds: none, Archive: ESMR	Andrews, D.D. 1987, "W/B at 4, Museum St." ESMR note
7300	Saffron Walden Building Material Supply Co., Audley Rd (SW11)	Finds: none, Archive: ESMR	Andrews, D.D., 1987, "W/B Saffron Walden Building Supply Co." ESMR note
7302	Rear of 23-27 Gold St, Maltings (SW8)	Finds: none, Archive: ESMR	Andrews, D.D., 1987 "Saffron Walden, Rear of 23-7 Gold Street, Maltings Site, SW8" ESMR note
7303	35 King St (SW12)	Finds: none, Archive: ESMR	Andrews, D.D. 1987 "A report on an arch. W/B at 35 King St." ECC Int. Rep.
	65 Castle St (SW20)	Archive: Saffron Walden Museum ?	Havis, R. unpublished

## ***Finds***

### **Saxon finds** by Sue Tyler (Essex County Council Archaeological Advisory Group)

A small amount of Early Saxon pottery and a sixth-century brooch (presumably in Saffron Walden Museum) hint at some early presence in the town. Middle to late Saxon settlement in the south-west part of the present day town area is attested by a cemetery (ESMR 418-9, 453, 458), excavated in 1876, which had virtually no grave goods except a Viking-style pendant and necklace; pottery recovered ranged in date from the 9th to the 13th centuries. The finds are in Saffron Walden Museum, and although not numerous are well worth further study.

### **Medieval pottery** by Helen Walker (Essex County Council Field Archaeology Group)

The medieval assemblage for Saffron Walden is different to that of central Essex, as there are several variants of Hedingham ware including 'late' fine ware and the 'fine' coarse ware (also found at Castle Hedingham), and a possible Suffolk ware is also present. The evidence suggests a north Essex 'pottery zone'.

A significant group of pottery was excavated in the area of *the cemetery* during the 19th century, with a few sherds also found at *Castle Meadow* during excavations in 1912 (Cunningham 1982, 80-3). Late Saxon pottery at these sites comprises mostly St Neots ware and forms include cooking pots and inturned bowl rims. Thetford ware is also present but is far less common and forms comprise sherds from cooking pots and storage jars. Cunningham has divided the local early medieval wares into several distinct types; these are either sand-tempered, shell-and-sand-tempered or have no discernible

tempering. Later 12th century thumbled and beaded rims are common, and the latest material from the cemetery comprises mid-12th to 13th century cooking pot rims. Other sites published by Cunningham also produced small amounts of mainly 12th to 13th century early medieval cooking pots; these are *Castle Meadows 1973*, *Rose and Crown 1972*, and *Cinema Maltings 1973*.

A smaller group of similar pottery was excavated nearby at *Abbey Lane* (Petchey 1982, 87-93), comprising grass-tempered sherds, St Neots ware and Thetford-type, but with a preponderance of St Neots ware, and 12th to 13th century sand-tempered sherds from cooking pots.

Excavations of the *Battle Ditches* (Ravetz and Spencer 1962) again produced a very similar pattern. Two groups of pottery pre-dating the earthwork produced St Neots ware with smaller amounts of Thetford-type ware, with early medieval wares comprising part of a tripod pitcher as well as cooking pot rims. This group has been dated to c. 1050-c.1150 but with two 13th century glazed sherds including an example of Hedingham ware.

Later pottery was excavated from a site at *Market Row* (Walker forthcoming SW 4), which produced a small but stratified assemblage. A few sherds of early medieval ware are present, including a chalk-tempered variant which does not seem to occur on the other sites. There is also some 13th century pottery but most appears to date to the first half of the 14th century. A variety of 14th century Hedingham ware fabrics were found including a 'fine' version of the coarse ware and a late version of the fine ware, which is harder and thinner-walled and is typically slip-painted under a glossy plain-glaze. Sandy orange wares are also present including a very small amount of Sgraffito ware and medieval Harlow ware. There is also a fine buff ware probably from Suffolk. The presence of 14th century Hedingham ware and ?Suffolk buff ware means that the assemblage is quite distinct from that of central Essex. Little 15th to 16th century pottery was found in spite of the fact that the town reached its peak in the late 15th century. Small amounts of medieval pottery have also been found at *Choppins site* (Walker forthcoming SW5), where finds include Hedingham fine ware, the 'fine' version of Hedingham coarse ware, and sherds of Mill Green-type ware.

A comparable group was found at *Elm Grove 1972-3* (Cunningham 1982, 85), where 13th to 14th century pottery was found including Hedingham ware. Most of the pottery consists of hard, pimply grey and orange wares which Cunningham describes as typical of the area. Forms comprise mainly cooking pots with late 13th to 14th century rims types (sub-forms H3 and E5A) and the bunghole from a cistern. There is also a possible Surrey white ware jug rim.

**Post-medieval pottery** by Helen Walker (Essex County Council Field Archaeology Group)

Much less post-medieval pottery has been found at Saffron Walden. A very small amount of late medieval to modern pottery was found at the *Pig Market site* (Walker forthcoming SW3) and a mixture of post-medieval sherds dating from the late 15th/16th century onwards was recovered from *Saffron Walden test pit* (Walker forthcoming SW13). A large early 18th century group was excavated from the *Market Row site* (SW4) including black-glazed wares, Metropolitan slipware and some unusual Staffordshire slipwares and other slipware sherds which do not belong to either industry and may be of more local origin. There are also sherds from English stoneware tavern mugs, tin-glazed earthenware plates and cups, perhaps from Lambeth and an example of early dipped white salt-glazed



stoneware. A Staffordshire slipware cup with slip-trailed decoration and applied brown slip dots was also found at the *Museum Grounds site* (Walker forthcoming SW7). Excavations at *Museum Street* (Walker forthcoming SW6) revealed small amounts of pottery dating to the 18th to turn of the 19th century, with a preponderance of flowerpots.

## LISTED BUILDINGS

in consultation with Hilary Brightman and Dave Stenning (Listed Buildings)

The schedule of listed buildings provided in this report is derived from the List of Buildings of Special Architectural and Historical Interest. The List for Saffron Walden was compiled in 1990. It has been possible to supplement the information provided in the List through the knowledge and records of the County Historic Buildings and Design Section.

There are 324 Listed Buildings in the Saffron Walden Historic Town area. Of these, 5 are Grade I, 27 Grade II\* and the remaining 292 are Grade II.

**Table 2: Listed Buildings grouped by century of origin**

CENTURY	NUMBER
12	1
13	1
14	4
15	28
16	71
17	29
18	40
19	142
20	3

The medieval sites are concentrated in the northern half of the town enclosure, along Bridge Street, Castle Street and Church Street. The 16th century buildings are also found in the northern part of the town and along the southern half of High Street and on Gold Street. The 17th, 18th and 19th century buildings are widely dispersed throughout the town area. Timber-framing predominated until the 18th century, at which point approximately half the houses were constructed of brick and by the 19th century brick was the predominate construction material. Many of the buildings have cellars cut into the underlying chalk, some of which are lined with flint, it has been suggested that these are medieval in date (Bassett, 1982).

Saffron Walden is a remarkable small town, the best surviving Market Town in Essex and a town of national importance. Its location in the north-west of the county influences the carpentry. Whilst the initial flavour has much to do with the 'standard' carpentry of north/central Essex, there are clearly other ingredients. A scatter of 'Wealden' type houses are found in the western half of the county, the only eastern examples are three in Maldon and a possible one in Colchester. It would appear that the Wealden concept spread up the London-Cambridge road from London and/or Kent and perhaps found a home where the local vernacular tradition was most receptive. Saffron Walden has the greatest number of examples (seven) and the 'seed' seems to have found fertile soil. Generally the Wealdens seem to be the work of local carpenters, but one of the Bridge End houses has a crown post of distinctive Kentish type. These are 'urban Wealdens' and they may have contained shops (not now discernible), but as usual they probably represent relatively humble dwellings. Another Kentish feature in the 'Wealdens' is the 'high-end' partition of muntin-panel type of which there is another good example at 1,

Market Street. These are rare in Essex, and in addition to the Saffron Walden examples there are two in Newport and one in Great Dunmow. Chevron bracing is a feature seemingly centred on central Suffolk but can be found as far south as Rochford (South Street House). It appears in its radical form in the Sun Inn Church Street as a display feature at the high end of the hall, as front wall chevrons in 9 Church Street and in late chevron form on the front of the Cross Keys Public House, High Street. There is further influence, less easy to pin down, but discernible, from Suffolk and from 'somewhere north of Essex', which is more evident still in the Great Chesterford and Littlebury architecture.

There are a number of buildings which merit special mention:-

- The Old Sun Inn is the best known building in Saffron Walden and unusually for a town it has an open hall with spere truss. It also has particularly fine pargetting panels of later date on the Church Street facade. The merchant's house at 17-21 King Street is another particularly elaborate hall house, with shops and has the exotic feature for Essex, of traceried spandrel infills of the central trusses of the open hall.
- The Moot Hall is long gone but there are surviving drawings of both its interior and exterior. It had a hammer-beam roof that is non-vernacular and the work of a high-status carpenter with wide knowledge and horizons.
- 19 High Street was probably also a shop, and is a fine example of the Essex plan-type. It has a conventional, but condensed, plan form, parallel to the street, but with one very long cross-wing, stretching well to the rear. The condensed plan form appears to have been popular in Saffron Walden, but is not particular to the town, as there are a broad sweep of these across central/north Essex (Stenning, 1996).
- The house at 18 Freshwell Street is baffling; in style it has 'foreign' traits, but where these come from and why they are in use is not fully understood.
- The garage in the High Street (13-15) has two remarkable re-used posts, from an aisled building, probably of late 14th century date. These have quatrefoil shafts somewhat akin, though later, than nearby Tiptofts at Wimbish. These shafts may have originated in Walden Abbey.
- The Priest's House in the churchyard, is the only three-storey example in Essex. Its height was determined by the lie of the land with the ground floor on the level of the ground at the back of the building and the first floor at the level of the ground at the front of the building.

There is a certain amount of flamboyant carving in Saffron Walden, by 'utilitarian Essex' standards and whilst this reflects merchant taste there is no evidence for the Suffolk/Essex border style, found in Coggeshall and Braintree, that appears to be associated with the wool-towns in particular.

Shops are one of Saffron Walden's most famous features and there are eight surviving, relatively widely scattered through the town, with a cluster on Bridge Street. The one at the Youth Hostel, Myddleton Place is the most elegant in Essex and is part of a complex internal plan, involving an arched bench recess (unique) and an upper floor 'wool hall' to the rear. It appears therefore that they were not neccesarily all sited in or around the market-place as other commentators have suggested, but where strung out along the principal roads of the town.

As is usually the case, it is the storied cross-wings that survive. In Saffron Walden, as elsewhere, the open hall parts have usually been replaced by later, storied blocks.

However, the long-wall-jetty houses being of a more adaptable plan enjoy a reasonable survival rate in the town.

The later buildings are also important, including Eden Nesfield's splendid and influential Gibson's Bank; the fine Queen Anne Post Office building; the late Georgian 'Gibson' house in the High Street; the two stages of the Town Hall (Georgian and Victorian) and much else.

Saffron Walden is a town, possibly the only one in Essex, which seems to demand an in-depth study of its buildings, and from which one could learn an extraordinary amount about late medieval England. Braintree/Bocking would be the only serious rivals but these would not throw quite the same light on locational and plan-form aspects. In Saffron Walden it is all the layers of architectural history, one on top of the other, that make it special and it is this that is its most valuable feature.

## **SYNTHESIS**

### **PRE-URBAN SYNTHESIS**

#### ***Prehistoric***

Excavations in the town have produced flints of Neolithic and Bronze Age date and at the Elm Grove site (ESMR 428-37) to the south of the town there was a small Iron Age settlement. 400m to the south of this site, outside the town itself is a possible Neolithic causewayed enclosure and pit complex.

#### ***Roman***

There is some suggestion that there may have been a small Roman fort on the site of the later Anglo-Saxon cemetery (Bassett, 1982). Some of the inhumation burials excavated in 1876 in that cemetery are probably Romano-British, the finds suggesting a date of the 3rd to 4th century. The distribution of stray finds in and around the town suggests that the settlement associated with the burials was sited to the west of the later medieval nucleus of Saffron Walden.

#### ***Saxon***

The earliest evidence for Saxons in the Walden area is possibly the place-name itself. The Old English *weala-denu* means 'valley of the Britons or serfs', suggesting that the Romano-British settlement lasted long enough into the post-Roman period to influence the new inhabitants' nomenclature. The Saxon settlement and cemetery were sited in the south-west quadrant of the medieval town, in the valley of the Slade, in approximately the same area as the Roman settlement. By the time of the Domesday Book Walden had a large and prosperous population (in 1066 this numbered 122 households), though it is not known how many of these were actually dwelling within the town area.



The Saxon components are:-

***The settlement*** (TL 5349 3827)

The earliest Saxon settlement evidence is 'a number of pits or circular hollows' (Smith 1884, 317) one of which might be a sunken featured building, located underneath the later Saxon cemetery. Some 5th to 7th century sherds were found in conjunction with these features. Amongst the material recovered from the 1876 excavations are some mid-Saxon pottery sherds, later Saxon and Saxo-Norman pottery and other domestic debris including large quantities of wattle-impressed daub, animal bone, iron slag and possible glass-working debris. Trial-trenches approximately 140m to the north-west of the cemetery uncovered a Saxo-Norman boundary (late 9th to early 12th century), perhaps that of a toft. This was originally marked by a ditch and then by a series of fences, all set at right-angles to Abbey Lane. Associated with the ditch was a quantity of cob, presumably derived from a cob building. Saxo-Norman pottery was also found sealed under the bank of the 13th century Town Enclosure, 120m to the south-west of the cemetery. No Saxon or Saxo-Norman features or finds have been observed to date during watching-briefs or trial-trenching to the east of the cemetery. At present the Saxon and Saxo-Norman settlement is thought to extend at least over an area of over 160m x 140m, which was subsequently cut in half by the construction of the 13th century town enclosure ditch.

***The cemetery*** (TL 5358 3826)

The cemetery (ESMR 451-8) was first disturbed by workmen in 1830 when some 50 to 60 bodies were uncovered. It was re-excavated in 1876 by Gibson (Smith, 1884) when a further 150 or so burials were uncovered. Of these 50 might be Romano-British (see above), but the remainder appear to be Saxon or Saxo-Norman. The majority were orientated east-west with few or no grave goods, indicating that they were Christian and should be dated to the 7th century or later. One of the bodies, that of a woman, was wearing a fine Viking-style necklace and pendant dating to the 9th or 10th century.

***The church***

If, as seems probable, the majority of the burials are indeed Christian there must have been a church in the immediate vicinity. Bassett (1982) suggests that the church and cemetery probably continued in use until the construction of the first church on Bury Hill after the Conquest.

**URBAN SYNTHESIS**

***Medieval synthesis and components***

Walden was granted to Geoffrey de Mandeville following the Conquest, and at this time the focus of settlement was on the original Saxon site of *Waldena*. It is not clear when the focus of settlement, particularly that of the manorial centre was shifted to the promontory of Bury Hill to the north-east of *Waldena*. It is possible that the de Mandevilles originally concentrated their attention on the building of the castle at Pleshey and their richest holding in Essex at Great Waltham. Certainly the earliest reference to the castle dates to 1141 when the Empress Maud granted Geoffrey de Mandeville II permission to move the market which had previously been held in Newport into his castle at Walden and to divert the main road to the new market. Excavations in the area of the castle have not revealed any settlement pre-dating the 12th century on Bury Hill. Geoffrey de Mandeville II built a castle keep, inner and outer bailey, the latter also enclosing the town, the market and

maybe the parish church. Walden became at this point the principal de Mandeville holding. He also founded the Benedictine priory of St James at some time between 1139 and 1143, which was upgraded to the status of an abbey by Richard I in 1190. Walden Priory/Abbey and its accompanying village of *Brookwalden* and the Hospital of St Mark were located approximately a kilometre to the west of the urban area.

By the 13th century the town had been passed by marriage from the de Mandevilles to the de Bohuns. In the 1230's Humphrey de Bohun laid out a large town enclosure to the south and west of the outer bailey and in 1236 he granted a new charter to the burgesses of Walden. The town enclosure ditch (also known as the *magnum fossatum*, the Great Ditch, Battle Ditches or the Repell Ditches) enclosed a total area of 20 hectares. Within this were laid out new streets on a grid-pattern and a new market-place, however only the market area and the High Street were actually built up in the 14th century, the remainder being under agricultural use. The parish church of St Mary was also built in the 13th century within the outer bailey area, on the site of the 12th century market-place.

In the late medieval period Saffron Walden became the major English centre for the production of the saffron crocus (hence the town's name) which was used as a dye, a culinary ingredient and as a medicine. Saffron was a very expensive commodity and Saffron Walden produced the best, it hence played a very major role in bringing hard currency into the town. The town also played an important role in the East Anglian wool industry, with the keeping of sheep and manufacture of cloth. The magnificent parish church reflects the prosperity in the town during this period.

The medieval urban components are:

### ***The Castle***

The castle comprised of three distinct units:- The keep which was located within an ovoid inner bailey, which was in turn enclosed by an oval outer bailey. The outer bailey also enclosed the medieval church and the early medieval town.

#### ***The keep*** (TL 5391 3871)

The keep consists of a massive square tower of at least three storeys, with clasping buttresses. It is of flint rubble and mortar construction, there is no evidence for there ever having been ashlar quoins or facing. There was a rectangular forebuilding on the north end of the west side of the keep, approached by a staircase. It was under construction or possibly even completed by 1141 and was certainly substantially complete by 1143. In 1157 the castle was ordered to be slighted following de Mandeville's arraignment for treason; some evidence for at least partial demolition was found during the Castle Meadows excavations. It is possible that permission was granted to William de Mandeville to refortify Walden castle at the same time as the refortifying of his castle at Pleshey in 1167. However, the next direct reference to structural work at Walden dates to 1347 when de Bohun was granted permission to crenellate the *manerium*.

#### ***The inner bailey*** (TL 5384 3868)

The keep was enclosed by the inner bailey, which was ovoid in plan with an internal area of c.1.25 ha. The bailey earthwork is mirrored by the line of Museum Street to the west, and Castle Street and Church Street to the north and south. Castle Hill road (which is 19th century) lies on the approximate eastern edge. Maynard observed the inner bailey ditch in sewer trenches in Castle Street and Museum Street in 1911-13 and Petchey located the possible innermost lip of the ditch running parallel to Church Street in 1975 (Bassett, 1982). Within the inner bailey there is documentary evidence for an internal chalk rampart

division (perhaps with a ditch) which ran on a north-east south-west alignment from the south-west corner of the keep to a southern gatehouse. The manorial court rolls post-dating 1381 mention a masonry hall within the inner bailey to the west of the keep, which was rented out on short leases to the men of the town. The manorial rolls also make it clear that there were other structures within the inner bailey area.

### ***The outer bailey*** (TL 5363 3857)

The outer bailey enclosed both the inner bailey and the rest of the Bury Hill promontory. It was an elongated oval in plan, with long sides to the north and south. Limited excavation in 1972 in the grounds of Castle Hill House located the eastern limit of the outer bailey ditch circuit. It was 8m wide and appeared to be unfinished (Bassett, 1982). A linear feature, interpreted as a sunken road ran parallel to the eastern side of the ditch. Maynard observed a ditch of similar dimensions to the south of Castle Hill House at Common Hill and again in two places in the Market Place. A section was excavated across it on the Barnard's Yard site to the east of the High Street. The western limits of the circuit have not been fixed, but it is thought that the curved lines of Freshwell Street and Myddleton Place mirror its plan and that it probably lies in the area between the two. The northern edge is marked by an escarpment which runs along the back of the properties which face on to the north side of Castle Street.

### ***The town***

#### ***The 12th - early 13th century built-up area*** (TL 5367 3853)

The first medieval town was located within the outer bailey. The church was built and two streets, Church Street and Castle Street laid out. In 1141 the de Mandevilles acquired the right to move the market which had been held at Newport to Saffron Walden. The Empress Maud also granted the right to move the main roads from their original position on either side of the River Cam to Walden. The new road created formed the High Street which crossed the western end of the outer bailey.

The property frontages which face on to the presumed 1141 market area, that is those on the north side of Castle Street, the northern arm of Myddleton Place and the south side of Church Street, are all 30 ft (9.14m) in width or multiples of that figure, suggesting a considerable degree of planning of the layout of the tenements.

#### ***The 1141 market*** (TL 5374 3860)

Permission was granted by the Empress Maud to de Mandeville in 1141 to move the market from Newport 'into his castle at Walden'. The 1141 market-place was located at the western end of the outer bailey, probably straddling the High Street. The line of Myddleton Place appears to mark its western limits, the northern and southern sides being delimited by Castle Street and Church Street respectively, the eastern end is uncertain and depends on whether the 13th century church had a 12th century predecessor on the site or not. The alleyway which joins Myddleton Place and the track which leads from the High Street to the west end of the church would have formed the central axis of the market-place. The market probably remained on this site until the development of the current market-place within the town enclosure in the early 13th century.

#### ***St Mary's Church*** (TL 5372 3862)

The earliest reference to a church at Walden is in the foundation charter for Walden Abbey (1139-1143), where the Abbey had assigned to it the 'parish church of the Blessed Mary of Walden'. It is not clear however whether this church was the original Saxon



church to the south-west of the new town or a predecessor to the later 13th century church in the outer bailey. Grave-digging within St Mary's Church has revealed foundations indicating that there was an earlier (and rather smaller church) on the site (Bassett, 1982). There is a fragment of a stone cross shaft of no later than 12th century date built into the late 13th century church wall. This may have been a market cross.

The current St Mary's Church is centrally placed within the outer bailey. It is built of flint rubble with dressings of limestone and clunch. The earliest work in the church is late 13th century in date, it consists of the chancel-arcades, the arches opening into the chapels from the aisles and a crypt or vaulted chamber partially under the south aisle. The position of the crypt suggests that the aisles were originally narrower. There are further architectural indications, based on the internal proportions of the building, to suggest that the 13th century church was cruciform in plan with a possible central tower (RCHME, 1916).

The church was largely rebuilt between 1450 and 1525. A contract of 1485 connects the work with Simon Clerk, master mason at Eton and Kings College Chapel, Cambridge, and John Wastell who succeeded Clerk and was one of the finest master masons of his time. It is largely rectangular in plan with a west tower and porches on the north and south sides.

### ***The town enclosure***

The town enclosure ditch (variously known as the *magnum fossatum*, the Great Ditch, Battle Ditches or the Repell Ditch) appears to have been dug in the 1230's under the direction of Humphrey de Bohun. The southern and eastern sides of the outer bailey were levelled at the same time (some dismantling may have already taken place during the slighting of the castle in 1157-8). The town enclosure was roughly square in plan, the south side 540m long, the east side 570m long, the north side (which appears to have re-used the outer bailey ditch) 540m long and the west side 450m long. The south-west corner still survives as a right-angled ditch and bank, at which point it would have cut through the original settlement of *Waldena*. The southern side of the town enclosure ran from the corner of Gibson Close to Fairycroft Road, where it turned to run northwards. There was a break in the enclosure ditch to allow the High Street to cross. Trenches were excavated across the southern side at the Cinema-Maltings site (ESMR 444-7) and the Gold Street maltings site (ESMR 428-37). Maynard observed the ditch during sewerage works on Fairycroft Road and a section was excavated across it to the rear of the Rose and Crown Hotel (ESMR 472-7). As it was not observed during the Castle Meadows excavations (ESMR 409-10) it must have stopped at or just short of the inner bailey ditch. The properties' boundaries indicate its continuation to the north of the castle, where it appears to have linked into the pre-existing outer bailey ditch which formed the rear boundary to the property boundaries which faced on to Castle Street. The western side of the enclosure ran from the surviving corner at Gibson Close northwards across Abbey Lane and Swan Meadows (where it was located by evaluation (ESMR 13284)). The rear boundaries of the properties which face on to the northern side of Freshwell Street appear to mirror its original course until it meets the northern end of the High Street and the outer bailey ditch again.

### ***The street-pattern***

The 13th century street-pattern consisted of an amalgamation of existing roads and new roads laid out on a 12 perch grid-system. From west to east these were the High Street, Gold Street/the original line of Cross Street/Church Path and Market Street. From south

to north there was Abbey Lane/George Street/Hill Street, Church Street and Castle Street. A new rectangular market-place was laid out in the area between Cross Street, Hill Street and Market Street.

***The 13th- early 16th built-up area*** (TL 5375 3851)

The area within the early 13th century town enclosure was laid out in a rectilinear grid-pattern as a planned development, which however incorporated pre-existing landscape features, both man-made and topographical (Bassett, 1982). The location of the castle on the top of Bury Hill and Castle Street and Church Street which ran parallel to both the outer bailey boundary and the contours were already fixed. The High Street which ran at right-angles to this was also in its current position, and the road which ran from the abbey was also in position (on the line of Abbey Lane and George Street/Hill Street). The pre-existence of all these features which lie either parallel or at right-angles to each other would have influenced the decision to impose a rectilinear system on the new town. The land to either side of the High Street, south of its junction with Church Street, divides into square parcels of land (*insulae*) measuring 12 perches by 12 perches (c.60m by 60m).

Within the 12 perch blocks there appears to have been no attempt to impose a wholesale system of burgage plots, in contrast to the regularity of the 12th century tenements blocks on Bury Hill. Instead it appears that within some of the *insulae* there is a regularity of plot layout that suggests that each was developed as an individual block.

Saffron Walden has a remarkably fine collection of buildings dating to the later medieval period; in addition to the 12th century castle and 13th century church, there are still surviving four 14th century and 28 15th century buildings. These are all of timber-frame construction. Recent excavations to the rear of 33-5 High Street have revealed walls of flint rubble with daub facings, provisionally interpreted as basal walls for a timber-framed superstructure. However, many of these have cellars cut into the chalk and lined with flint that maybe medieval in date. Watching-briefs, largely by Maynard at the beginning of the 20th century, have established the presence of numerous masonry foundations within the town area (Bassett, 1982), that do not belong to the castle. These probably represent either the top of flint-lined cellars or masonry plinths for timber-framed houses. The manorial court rolls of 1381 refer to the lord of the castle having a timber-framed house for himself and some of his men outside the castle walls, but presumably within the town. The court rolls also give some indication of the distribution of activities within the town, in that by the end of the 14th century the dye works were concentrated in and around the castle bailey, with the vats placed in the bailey ditch itself. The stream that ran along the south of the market-place (later culverted) probably also played a role in manufacturing.

***The 13th - early 16th century market-place*** (TL 5382 3848)

The market-place was moved from its original site in the outer bailey to a new site to the south of the castle in the heart of the new town. A square area (24 perches by 24 perches) was laid out, Hill Street formed the southern edge, Market Street the eastern edge and Cross Street the western edge. The market area was gradually encroached on and infilled. In the southern half the stalls became permanent shops, separated by narrow lanes. Their names are indicative of the wares sold (Cromarty, 1967) - in 1400 there were drapers, tanners, fishmongers, cordwainers (cobblers), clothiers, butchers, poultry sellers and chapmans/mercerers (general goods). The corn market was held in the central open area of the market-place. King Street became the new southern limit to the remaining open market-place. Cross Street was shifted eastwards as its original line was encroached upon and the Market Hill area was infilled.

Five small trenches excavated on the Market Row/Hill Street site (ESMR 1932-3) to the south of the 13th century market-place discovered a series of stone surfaces probably belonging to the market-place. In the 14th century the southern part of the market-place was built over; two building units were identified marked by timber slots and low clay banks, presumably to support sill-beams. In the 15th or 16th century a framed and jettied house was constructed to the east of the excavations.

***Tollhouse*** (TL 5387 3853)

The tollhouse or market hall stood in the approximate centre of the market-place (Cromarty, 1967). The market-hall illustrated in the 1790 sketch of the market-place is raised on a plinth, with open sides and a tiled roof.

***Guild-hall*** (TL 5384 3850)

By 1389 there were three religious guilds in Walden, and by 1400 this had increased to four, the most important and best organised of which being the Guild of the Holy Trinity (Cromarty, 1967). The Guildhall of one of these guilds stood on the site of the later Corn Exchange.

***The Moot Hall*** (TL 5381 3850)

The Moot Hall is located at the junction of King Street and the Market Place, in the north-west infilled market-place block. It had frontages on to both King Street and the Market Place, and was literally wrapped around the guild-hall which occupied the corner position. It dated to the very beginning of the 16th century, that is the end of the medieval period and the beginning of the post-medieval period. It had a non-vernacular hammer-beam roof and is the work of a high-status carpenter with a wide knowledge of those carpentry styles that were high fashion in England as a whole rather than exclusively Essex in nature.

***Public building*** (TL 5357 3859)

To the rear of the Youth Hostel, Myddleton Place is a large upper floor room, interpreted as a 'wool hall' or similiar type of public building. It dates to the very end of the medieval period or the beginning of the post-medieval period.

***Mill*** (TL 5387 3854)

The manorial mill stood in the 13th century market-place. It was a malt-mill and was horse-powered.

***Almshouses***

The Almshouses in Park Lane were founded as a communal institution in 1400 for 13 inmates and supported by the Guild of our Lady of Pity. Further buildings were added at a later date, but the entire complex was demolished in the 19th century.

***Cucking-stool pond*** (TL 5376 3815)

The cucking-stool or ducking-stool pond was sited at the southern end of the High Street, just outside the town enclosure ditch.

***Post-medieval and modern synthesis and components***

The Industrial Archaeology components compiled by Shane Gould, Essex County Council Archaeological Advisory Group



In the post-medieval period the Saffron Walden economy changed, as the saffron crocus was replaced by other medicines and dye-stuffs and no longer featured in medicine. The woollen industry shifted elsewhere and the castle itself was deserted. The town's economic function was concentrated on its role as an agricultural market town and in the late 18th and early 19th centuries it also became a major centre of the Essex malt industry. Eyre's 1758 map of Saffron Walden shows that by that date it had not yet grown to fill the medieval town enclosure. It was not until the late nineteenth century that any significant development took place outside the town enclosure, when the railway station became the focus of an important manufacturing area.

With the opening of the Stort Navigation in 1769, Saffron Walden emerged as a major centre of the Essex malt industry. In 1848 there were 20 kilns in the town (Booker 1974, 173) mostly concentrated around the old historic core of High Street, Bridge Street and Gold Street. With the arrival of the railway in 1865 further examples were erected beside the station. The two-storey buildings were mostly of brick or timber framed and located near inns or breweries; they lack the scale and mechanical sophistication that typified the mid-nineteenth century industry.

Saffron Walden also had the usual collection of industrial buildings necessary to service the requirements of a growing urban population; these included three windmills, a gas works, and Union Workhouse; the latter is a particularly fine example with a central octagonal tower and four three storey wings. During the late nineteenth century the railway station emerged as an important manufacturing area with the erection of goods sheds, maltings, a cement works, iron foundry and steam-driven corn mill; the finished goods being distributed within the town and its immediate environs.

The post-medieval and modern urban components are:-

***The built-up area*** (TL 5375 3851)

Post-medieval Saffron Walden appears to have grown quite slowly. In the 16th to 18th centuries its growth appears to have taken the form of infilling and the sub-division of plots within the medieval core rather than expansion outwards. The distribution of 16th century Listed Buildings shows that the southern end of the High Street and Gold Street may have been first built over in that period. The 17th and 18th century buildings are widely distributed throughout the town, but it was not until the 19th century that the town expanded beyond its medieval enclosure. Following the building of the railway in 1865, the area around the station to the south of the medieval town became a focus of manufacturing activity. However it was only in the late 20th century that the south-western and south-eastern corners of the town enclosure were built on.

Within the medieval core post-medieval development took the form of the refurbishment or replacement of individual buildings, the sub-division of plots and the infilling of remaining open spaces. The excavations at Market Row/Hill Street (ESMR 1933) showed that the River Slade had been culverted in the town centre by c.1700, its valley levelled-up and buildings began to be built over it.

***The market-place*** (TL 5387 3852)

The market-place had largely taken its present form by the beginning of the post-medieval period. The names of the alleyways on the infilled area record the activities that took place there - Market Row, Butchers Row, Butter Market, Pig Street, Mercers Row. The

livestock markets were moved to the rear of the properties that fronted the market-place in the 19th century.

***The Castle*** (TL 5391 3871)

The castle had fallen into disrepair by the beginning of the post-medieval period and by 1594 it was described as ruinous. The excavation and documentary evidence suggests that robbing of the keep for rubble and the demolition of the upper storeys began in the 16th century. In the 18th century a barn was built inside the shell of the keep. In 1796 a small turret was added to the fore-building so as to support a flag-staff and some repair work also took place. The barn was removed in 1881 and the interior excavated.

***The Parish Church*** (TL 5372 3862)

The church was restored in 1792-3 and the spire was added in 1831. Further restoration took place at the end of the 19th and the beginning of the 20th century.

***The Congregational Church*** (TL 5359 3834)

A Meeting House was erected in 1694 in Abbey Lane. This was demolished in 1811 and construction began of the current church. In 1861 the school-room and class-rooms were added.

***The Baptist Church*** (TL 5382 3817)

The Baptist Meeting House was erected in 1774 in Audley Road. The Manse in Audley Road was built in 1813 and the church moved beside it in 1879.

***The Friends Meeting House*** (TL 5374 3826)

The Friends Meeting House was established in 1676 and enlarged in 1798.

***Almshouses*** (TL 5353 3834)

The building dating to 1400 was demolished in 1831 and the almshouse moved to an adjoining meadow in Abbey Lane.

***The Moot Hall*** (TL 5383 3851)

In Tudor times the medieval toll-house in the centre of the market-place became the Moot Hall, and it was also a regular meeting-place of the Guild of the Holy Trinity (Cromarty, 1967).

***The cock-pit***

The cock-pit was sited in the north-east corner of the market-place.

***The Common and Maze*** (TL 5413 3857)

The turf maze on the east side of the Common is the largest surviving example of its kind in England. Although a medieval origin has been suggested for it, the earliest reference to it is dates to 1699 when the Guild of the Holy Trinity 'paid for the cutting of the maze at the end of the common'. It is not clear whether this was the original construction of the maze or subsequent refurbishment. An aerial photograph taken in 1996 (ESMR 17090, CP/96/67/14) shows what is possibly a second maze located in the centre of the Common.

***The pound*** (TL 5399 3864)

The cattle pound was sited at the top of the Common, and was probably 19th century in date.

**Bridge End Gardens** (TL 5360 3877)

The Bridge End Gardens consist of formal gardens in a larger parkland setting, dating to the late 18th to mid-19th century. Features include a Dutch garden, rose garden, kitchen garden, lawn and maze. There was once a painted gazebo, now dismantled and stored in Saffron Walden Museum.

**Eight Bells Public House Malting**

The Eight Bells Public House Malting (TL 5356 3868) is a timber framed 18th century malthouse with some surviving original louvered windows. This eastward extension to the public house is now used as the dining area.

**Myddleton Place Malthouse**

The Myddleton Place malthouse (TL 5357 3860) is a 16th century timber framed building converted to a malthouse around the end of the 1700s. Currently a Youth Hostel, surviving features include the ground floor louvered windows and a projecting hoist lucam.

**Former Brewery, High St.**

There was a brewery on the High Street (TL 5364 3852 [ESMR No. 15030]). Much of the internal spatial plan has been destroyed by the subsequent use of the building as a garage. Of the brewery only the weather-boarded tower for the water tank and parts of the copper survive; a three-storey brick-built malthouse stands to the south. The garage is also of interest retaining an early twentieth century frontage with a glazed car show room and roadside petrol pumps; the words 'Raynham & Co. Ltd' stand prominently above the showroom.

**Church Street Iron Foundry** (TL 5388 3863).

The iron foundry is depicted within a cluster of 18th and 19th century buildings on the Ordnance Survey Third Edition map extract (1921, sheet 7); it can no longer be identified.

**Church Street Iron Smithy**

The iron smithy appears on the 3rd edition OS map (TL 5386 3860) facing the foundry. It has been demolished and built over.

**Limekiln, Saffron Walden Castle**

Evidence of a possible 19th century limekiln (TL 5392 3871 [ESMR No. 0412]) comprising a chalk filled pit and connecting flue or tunnel was recorded during excavations beside the keep wall. The structure is no longer visible.

**Market Place Malthouse**

Rectangular malting (TL 5390 3858) shown on the Ordnance Survey First Edition map extract (1887, sheet 9). Demolished and re-developed.

**Smithy, Rose and Crown Walk**

The 19th century smithy (TL 5395 3855) may survive having been converted into a shop. It retains no diagnostic features.

**Smithy, Common Hill**

Recorded on the Ordnance Survey Second Edition map extract (1897, sheet 9.1), the smithy (TL 5398 3850) can no longer be identified.



### ***Hill Street Water Works***

The Hill Street Water Works (TL 5388 3842) has been demolished and built over.

### ***Central Arcade Malthouse***

Three storey mid-19th century malting (TL 5374 3842 [ESMR No. 15041]) with small louvered windows on all three floors of the north facade. The building has been converted into a hall and the kiln demolished.

### ***Gold Street Malthouse***

17th-18th century timber framed malting (TL 5388 3832 [ESMR No. 15029]) to the rear of 23 Gold Street; two storeys with mansard gables and slate roof. Conversion into flats has resulted in the loss of any internal technological information.

### ***Malthouse junction of High St. and Gold St.***

One of the larger malt complexes in Saffron Walden (TL 5381 1381 [ESMR No. 447]); the site included a three floored mid-nineteenth century malthouse with conical kilns. The site has been cleared and developed.

### ***Debden Rd. Maltkiln***

Only a mid-nineteenth century brick-built kiln (TL 5382 3799 [ESMR No. 15042]) survives on this otherwise cleared site. The structure is now in use as a dwelling.

### ***Station Rd. Malthouse***

The malthouse on Station Road (TL 5398 3812 [ESMR No. 15039]) has been demolished and re-developed.

### ***Gasworks, Thaxted Rd.***

Two brick-built buildings flank the roadside entrance to the works (TL 5440 3840 [ESMR No. 15089]); the two-storey manager's house has a decorative plaster facade to the road with pilasters and an 1836 datestone. To the north stands a single storey structure which may have housed the retorts; truncated to the east the full height brick arches on the long walls have been blocked. Architectural embellishment to the road with the inscriptions 'GAS WORKS' and '1836'. No technological information is believed to survive and the site is now in use as a haulage yard.

### ***Copthall Windmill, Mill Lane***

The cornmill (TL 5448 3892) depicted on the Ordnance Survey First Edition map extract (sheet 9, 1877) had been abandoned and demolished by 1897. Buried footings and foundations of the structure may survive within the grounds of Mill House.

### ***Union Workhouse, Radwinter Rd.***

A classic early 19th century workhouse with central octagonal tower and four three storey wings (TL 5500 3860). Probably based on designs advocated by the Royal Commission between 1834 and 1837, the structure would have been fully enclosed by walls. Subsequently used as a hospital, the building is currently vacant.

### ***Railway Station and Goods Yard***

With the opening in 1865 of the Saffron Walden Railway (TL 5400 3800, ESMR No. 0372) a number of industrial activities became established around the sidings. These included goods sheds, cattle pens, a cement works, brass and iron foundry (subsequently converted to a malthouse [ESMR No. 15043]), saw mill and a steam-driven corn mill.

Many of these buildings have been demolished following recent residential development and only the station, the dismantled railway and cornmill now survive.

### ***Reservoir, Mount Pleasant***

The reservoir is first shown on the Ordnance Survey map extract of 1877 (sheet 9) a large brick-built water tower had been added 1913 (TL 5388 3766). Dominating the townscape the tower has blind and recessed arched windows with a datestone above the door carrying the inscription 'Borough of Saffron Walden Water Works 1913'.

### ***Mount Pleasant Windmill***

The windmill at Mount Pleasant (TL 5419 3778) is first documented in 1777 (ESMR No. 0499). The windmill has been demolished, but buried foundations may survive within the grounds of a modern house.

### ***Windmill***

This windmill (TL 5430 3753) has been demolished and re-developed.

## **SUMMARY OF GENERAL IMPORTANCE OF THE TOWN**

### **HISTORICAL AND ARCHAEOLOGICAL SUMMARY**

The historic town of Saffron Walden is of major archaeological and historical importance. It is an example of a medium-sized market town, with clear examples of deliberate town planning. In the later medieval period it became the main centre of the saffron industry in England. The quality of its built environment is outstanding.

There was a small Saxon settlement, in the south-west quadrant of the present town around Abbey Lane. After the Norman Conquest Saffron Walden was granted to the de Mandevilles, becoming the centre of their Essex and Suffolk estates. They built a castle on the chalk peninsula between the two streams of the Slade (the King's Ditch and Madgate Slade). The castle was built to dominate the area and its plan determined the subsequent street layout. The inner bailey was oval in plan and contained the domestic and defensive buildings of the de Mandevilles, of which only the flint rubble core of the keep walls survives. The outer bailey was also ovoid in plan, fully enclosing the inner bailey and the original town. The church was built and two streets, Church Street and Castle Street, laid out within the outer bailey. In 1141 the de Mandevilles acquired the right to move the market which had been held at Newport to Saffron Walden. At that date a Benedictine priory, which became an Abbey in 1190, was built on the site of the later Audley End House. By the 13th century the town had passed from the de Mandevilles to the de Bohuns. In the early to mid 13th century a large town enclosure was laid out to the south and west of the outer bailey and the outer bailey ditch back-filled. The date of this work may correspond to the granting of a new charter in 1236. The town enclosure ditches, known as the Battle or Repell Ditches enclosed a total area of 20 hectares. Within this were laid out new streets, principally High Street and its back lane Gold Street, and a new market-place. Only the market area and the High Street were actually built-up by the end of the 14th century, the remainder being under agricultural use.

In the late medieval period Saffron Walden became the major English centre for the production of the saffron crocus which was used to produce dye (hence the town's name). It also played an important role in the East Anglian wool industry, with the keeping of sheep and manufacture of cloth. The magnificent parish church reflects the prosperity in the town in this period.

In the post-medieval period the economic emphasis of Saffron Walden changed, as the saffron crocus was replaced by other dye-stuffs and the woollen industry shifted elsewhere. The town became a major centre of the Essex malt industry in the late 18th and early 19th centuries. However, an 18th century map shows that Saffron Walden had still not expanded beyond its medieval limits. During the late 19th century the railway station to the south of the medieval town emerged as the centre of an important manufacturing area with the erection of goods sheds, maltings, a cement works, iron foundry and steam-driven corn mill.

## SURVIVAL

The castle keep and the south-west corner of the town enclosure ditches are still extant. It is known that the depths of archaeological deposits varies from over 2m of medieval to post-medieval build-up to only cut features surviving. There has been a considerable amount of cellaring which has caused widespread disturbance along most street frontages. However it is postulated that many of the cellars are themselves medieval in date and as such are of archaeological importance. There has been some quarrying and landscaping within the town, but this is localised in date. The survival of cut features, particularly the larger examples such as the town enclosure ditch is good. Survival of the late medieval and post-medieval built environment is very good, this includes the street-pattern, the church, and domestic and commercial buildings. Waterlogged deposits are expected to be rare or absent in the town itself, except immediately adjacent to the River Slade (King's Ditch and Madgate Slade) and in the deepest features such as wells. The chalk bedrock and the chalky subsoil is alkaline in nature, and conducive to the preservation of calcareous materials (including bone). Current evidence shows that ceramic, glass, metal, building materials are also preserved.

There have been 54 excavations, evaluations and watching-briefs in Saffron Walden since 1876. The excavations and research undertaken in Saffron Walden between 1972 and 1980 have been published by Bassett (1982), this volume also included a discussion of the 1876 excavation of the Anglo-Saxon cemetery and the observations by Maynard in the late 19th and early 20th centuries and a re-interpretation of the work by Ravetz and Spencer. However, the work that has been undertaken since 1980 needs collating and publication. Saffron Walden is one of the best documented towns in Essex. It has very extensive series of all the main types of manorial records for the main manors in the parish dating to between the late 13th and the 19th centuries. A reasonable number of maps have survived for the town, though they are not very early with the layout of the town probably first adequately described in the three detailed maps available for the period 1750-8. There are numerous publications on the history of the town.

Saffron Walden is clearly a 'historic' town. It retains an outstanding collection of buildings dating from the late medieval to the post-medieval period, a magnificent parish church, the maze, the castle keep (this is however ruinous) and a portion of the town enclosure ditches. Its Saxon origins are however not visible. Access is good and there is ample parking. Saffron Walden Museum has a good display on the archaeology and history of Uttlesford District.

## CURRENT PLANNING CONSTRAINTS

There are three Scheduled Ancient Monuments within the town:- the keep and inner bailey (SAM 20671), the town enclosure ditches (SAM 54) and the turf maze (SAM 25). Audley End House and Park (SAM 84) to the west of the town are also Scheduled. There are 324 Buildings listed as being of Special Architectural or Historical Interest, of these 5 are



Grade I, 27 Grade II\* and 292 Grade II. Audley End Park is also a Registered Grade I park of Special Historic Interest, Bridge End Gardens is Grade II\* and the turf-maze Grade II.

## **RESEARCH PRIORITIES**

### ***Saxon research priorities***

The processes of change from the late Saxon to early medieval period has been highlighted as an important area of study at the national level (English Heritage, 1997) and again at regional level (Brown and Glazebrook, forthcoming).

The immediate research priorities for the Saxon period are:-

- To establish the location, morphology and nature of the monument elements within the Saxon settlement, including the extent of the built-up area and the church.
- To examine the processes of change from the late Saxon to the Norman periods.

### ***Medieval and post-medieval research priorities***

The understanding of the development and function of the medieval and post-medieval market town and the testing of theories on social action, economy, politics etc. have been highlighted as an important area of study at the national level (English Heritage, 1997). The work undertaken within Saffron Walden can be used to address questions of demography, economy, social organisation and culture (Ayres in Brown and Glazebrook, forthcoming).

The immediate research priorities for the medieval period are:-

- The records of the remaining unpublished sites should be examined to assess their potential to further our understanding of the development of this important market centre. Emphasis should be placed on the possibility of collating and synthesising the work that has already been undertaken in order to address the wider issues of population, economy and social organisation and so that comparisons can be made with other towns.
- Although the medieval town plan is broadly understood, there are numerous details relating to the plan that require clarification, these include the location of the northern side of the town enclosure, the western end of the outer bailey, the role of the open spaces within the enclosed area, and the internal morphology of the inner bailey.
- The impact of both the saffron and wool industries on the archaeological record needs to be identified, in particular the processes of production and retail require examination.
- The relationship between the town and its hinterland requires further study. Firstly there is the relationship between the town and Audley End, both as an Abbey and as a great estate. Secondly there is the relationship between Saffron Walden and its early medieval competitor, Newport. Thirdly there is the relationship between the industries (saffron, wool and malting) which were based in the town and their agricultural supply base in the hinterland.
- The medieval ceramic assemblage is different to that of central Essex, as there are several variants of Hedingham ware including 'late' fine ware and the 'fine' coarse ware (also found at Castle Hedingham), and a possible Suffolk ware is also present. Further evidence of a north Essex 'pottery zone' should be looked for. For the post-medieval period the origins of the unprovenanced slipwares from the Market Row site should be investigated.

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## APPENDICES

### APPENDIX 1: Documentary sources

Archive	Classmark	Number	Date	Description
B.L.	Add. MS.	6401, f. 218		Notes on possessions of Abbey.
E.R.O.	T/A	29		Transcript of Walden Abbey cartulary.
E.R.O.	T/A	10		Transcript of Borough records.
E.R.O.	T/A	117/1-6		Calendar of deeds.
B.L.	Add. MS.	5836, ff.55b, 196b.		Notes on alms-house, church.
B.L.	Add. MS.	5485, f. 64		Excerpts from register of abbey.
E.R.O.	D/B	2		Borough records.
E.R.O.	D/DBy		medieval & post-med.	Large collection of deeds.
E.R.O.	T/A	94/1-3; 108	c. 1225-1235	Grants by Hum. de Bohun to burgesses of freedom from reliefs and heriots.
E.R.O.	D/DBy	M98-110	1285-1773	Court rolls etc for manor of Brook Walden.
E.R.O.	D/DBy	M1-165	1285-1775	Manorial records; court rolls, books, papers, surveys, rentals, accounts etc of manors of Walden, Chipping Walden, Brook Walden, Walden Abbey and others manors.
E.R.O.	D/B	2	1286-1762	Deeds and leases in Borough records, mainly endowments of Edward VI almshouse. There are also deeds of Saffron Walden charities, 1497-1929.
E.R.O.	D/DBy	M1-44	1381-1775	Court rolls, books, fieldbooks, rentals of manor of Walden.
E.R.O.	T/A	63	1400	Survey of the manor of Walden.
E.R.O.	D/DBy	Q1	1409-10	Account roll of pittance of Walden Abbey.
B.L.	Add. Ch.	45571, 54960-62	1410, 1527-54	Deeds.
P.R.O.	SC6	849/1-2	7-9 Hen. V	Accounts of lands of Joan de Bohun, Countess of Hereford.
P.R.O.	SC6	1117/2-5	7-9 Hen. V	Receiver's accounts, lands formerly of Joan de Bohun.
P.R.O.	SC6	42/820	9 Hen. V to 1 Hen. VI	Accounts.
P.R.O.	SC6	42/825	17-18 Hen. VI	Accounts.
P.R.O.	SC6	43/826-840	18 Hen. VI - 11 Edw. IV	Accounts.
P.R.O.	SC6	1093/15-17	31 Hen. VI - 8 Edw. IV	Receiver's accounts incl. Walden.
P.R.O.	SC6	1094/9-10	10-11 Edw. IV	Accounts incl. Walden.
P.R.O.	SC6	44/841-851	11 Edw. IV - 21 Edw. IV	Accounts.
P.R.O.	SC2	174/1	temp. Hen. VII	Court roll of Abbot of Walden (fragment).
P.R.O.	SC2	72/893	4-6 Hen. VII	List of estreats and rents of assize, including Walden.
P.R.O.	SC 11	202	Hen. VIII	Valor of Walden Abbey.
E.R.O.	T/A	94/18	1514	Grant of market.
E.R.O.	D/DBy	M32	1524	Rental with abutments.
E.R.O.	D/DBy	M158	1584-91	Accounts of manor of Chipping Walden.
E.R.O.	T/A	327	1587-1792	Microfilms of Saffron Walden Borough records (accounts).
E.R.O.	D/DU	641	1589-1923	Manorial records of Ashdon Hall.
E.R.O.	D/DBy	M45-97	1591-1763	Court rolls, draft of court books, rentals, manor of Walden and Chipping Walden.
E.R.O.	D/DBy	M39	c. 1600	Field book. See also E.R.O. T/A 86.
E.R.O.	D/DAd	20	1601-60	Court papers.
E.R.O.	D/DHt	M183	c. 1603	Detailed survey of manor of Walden.



E.R.O.	T/A	470/4; 599	1623-1891	Parish records, minutes and accounts, ordinances.
E.R.O.	T/A	117	1631-33	Index of Borough archives including transcript of survey, 1631-33.
E.R.O.	T/A	419	1657-1900	Saffron Walden Borough Quarter-sessions.
E.R.O.	T/A	419, 155	1657-1900	Borough quarter sessions records.
E.R.O.	D/DAd	1-45	1660-1894	Court rolls, books, papers of manors of Walden and Brooke Walden.
E.R.O.	T/A	94/7-12	1664-1779	Oaths of freemen etc., including part of a plan showing positions of market place and almshouses.
P.R.O.	MPE	366	1666	House, gardens, parks and lands at Audely End as far as Saffron Walden. Buildings in perspective.Scale: 12 perches to 1 inch.
E.R.O.	T/M	172	1666	Estate map of Audley end, showing house and church in rough perspective.Scale: 21.3 in. to 1 m.
E.R.O.	D/DAd	44	c. 1750	Survey.
E.R.O.	D/DBy	P1	c. 1750	Estate map of Saffron Walden including a drawing of the town.Scale: 75ft. to 1 in.
E.R.O.	T/M	123-4	1758	Estate map of Saffron Walden and Gt. Chesterford showing town in detail and block plan of Audley End. Has a book of reference: E.R.O. D/DAd 44.Scale: ????
E.R.O.	T/M	90	1758	Detailed estate map of town of Saffron Walden showing whole of town centre; street-names; many buildings.Scale: 80 in. to 1 m.
B.L.	Add. MS.	36360, 36362, 36401, 36431, 36433.	1818	Include some drawings of Saffron Walden. See catalogue for folio numbers.
B.L.	Add. MS.	42004, f. 11	1826-31	Drawing of church.
E.R.O.	T/M	141	1828	Estate map of Saffron Walden and manors of Chipping Walden and Brook Walden showing whole parish including town with buildings drawn in block plan.Scale: 20 in. to 1 m.
E.R.O.	D/DU	205/156	1838	Estate map of 6 a. in Saffron Walden town at junction of Audley Road and South Road.Scale: 80 in. to 1 m.
E.R.O.	D/CT	378	1843	Tithe map. Excludes centre of town but shows Castle and museum.Scale: 10 in. to 1 m.
B.L.	Add. MS.	37339, ff. 26b, 49b-52, 90b	1843	Architectural drawings.
E.R.O.	D/DQy	25	c. 1850	Estate map of Saffron Walden town; names of streets, owners, buildings in block plan. Draft.Scale: 80 in. to 1 m.
E.R.O.	D/DQy	69	c. 1865	Estate map of Audley End. Shows railway.Scale: 11.4 in. to 1 m.
B.L.	Add. MS.	42019, f. 81	19th cent.	Drawing of Audley End house.
B.L.	Add. Ch.	37723, f. 4	1901	Plan of earthworks at Ring Hill near Saffron Walden.
E.R.O.			up to 1974	Saffron Walden Borough records.

## APPENDIX 2: Listed buildings

Serial No.	Date	Street	No.	Name	Building Type	GV	Grade	Material
669-1/1/356		Bridge End Gardens		Kitchen Garden Wall	Wall	Y	II	Flemish bond brick
669-1/1/125		Church Street	39			Y	II	
669-1/1/28		Freshwell Street		The Corner House		Y	II*	
669-1/1/200		George Street	1			Y	II	
669-1/1/281		Market Hill	2			N	II	
669-1/1/127		Market Place				Y	II	
669-1/1/247		Mercers Row	4			Y	II	
669-1/1/305	12	Museum Street		Walden Castle	Tower Keep	N	I	Flint, mortar
669-1/1/401	13	Saint Mary's Churchyard		Church Of St Mary The Virgin	Parish Church	Y	II	Ashlar, flint, field stones
669-1/1/110	14	Church Street	25, 27		House	Y	I	Timber framed, plastered
669-1/1/113	14	Church Street	29, 31		Shop	Y	I	Timber framed, plastered
669-1/1/177	14	High Street	4		House	Y	II	Timber framed, rendered
669-1/1/279	14	Market Hill	17		Shop	Y	I	Timber framed, plastered
669-1/1/40	15	Bridge Street		Eight Bells Inn	Inn	Y	II*	Timber framed, plastered
669-1/1/34	15	Bridge Street	31		House	Y	II*	Timber framed, plastered
669-1/1/32	15	Bridge Street	27, 29		House	Y	II*	Timber framed, plastered
669-1/1/23	15	Bridge Street	5, 7		House	Y	II*	Timber framed, plastered
669-1/1/31	15	Bridge Street	24, 26		House	Y	II*	Timber framed, plastered
669-1/1/28	15	Bridge Street	15	Bridge House	House	Y	II*	Timber framed, plastered, Brick
669-1/1/78	15	Castle Street	55		Inn	Y	II	Timber framed, rendered, Flint, brick
669-1/1/73	15	Castle Street	45, 47		House	Y	II*	Timber framed, plastered
669-1/1/55	15	Castle Street	11		House	Y	II	Timber framed, plastered
669-1/1/75	15	Castle Street	49, 51		Wealden house	Y	II*	Timber framed, plastered
669-1/1/95	15	Church Path	1		House	Y	II	Timber framed, plastered, Brick
669-1/1/100	15	Church Street	9	Sparrows Charity	House	N	II*	Timber framed, rendered
669-1/1/109	15	Church Street	24		Shop	Y	II	Timber framed, plastered
669-1/1/99	15	Church Street	6A		House	Y	II	Timber framed, Brick
669-1/1/146	15	Freshwell Street	1		House	Y	II*	Timber framed, plastered
669-1/1/156	15	Freshwell Street		Outbuildings	Outbuilding	Y	II	Timber framed, plastered, Weatherboard, brick
669-1/1/196	15	High Street	32	Cross Keys Hotel	House	Y	II*	Timber framed, Rendered [part]
669-1/1/189	15	High Street	19		House	Y	II	Timber framed, Brick
669-1/1/175	15	High Street	2	The Close	House	Y	II	Timber framed, Part rendered
669-1/1/190	15	High Street	20	Army & Navy Stores [ Part]	Shop	Y	II	Timber framed
669-1/1/247	15	King Street	13		Shop	Y	II	Timber framed, plastered, Brick
669-1/1/249	15	King Street	17, 19, 21		Hall house	Y	II*	Timber framed, plastered

669-1/1/271	15	Market Hill	4		Shop	Y	II*	Timber framed, plastered
669-1/1/292	15	Market Street	1		Shop	Y	II	Timber framed, plastered, Brick
669-1/1/302	15	Museum Street	11, 13, 15		House	Y	II*	Timber framed, plastered
669-1/1/309	15	Myddylton Place	6		House	Y	II	Timber framed, plastered
669-1/1/308	15/16	Myddylton Place	5		House	Y	II	Timber framed, brick
669-1/1/220	Med.	High Street	77, 77a		House	Y	II	Timber framed, rendered, Flemish bond brick
669-1/1/33	16	Bridge Street	28		House	Y	II	Timber framed, plastered
669-1/1/20	16	Bridge Street	1, 3	Youth Hostel [No 1 - Myddlton Place]	House	Y	I	Timber framed, plastered
669-1/1/27	16	Bridge Street	12		House	Y	II	Timber framed, plastered
669-1/1/35	16	Bridge Street	32		House	Y	II	Timber framed, plastered, Brick
669-1/1/36	16	Bridge Street	33	Bridge End Cottage	House	Y	II*	Timber framed, plastered, Brick
669-1/1/25	16	Bridge Street	8		House	Y	II	Timber framed, rendered, Brick
669-1/1/67	16	Castle Street	36, 36A, 38		House	Y	II	Timber framed, plastered, Brick
669-1/1/49	16	Castle Street	4		House	Y	II	Timber framed, plastered, Brick
669-1/1/50	16	Castle Street	4A	Stable Cottage	House	Y	II	Timber framed, rendered
669-1/1/53	16	Castle Street	10, 12, 14		Terrace	Y	II	Timber framed, plastered
669-1/1/57	16	Castle Street	15		House	Y	II	Timber framed
669-1/1/59	16	Castle Street	17, 19		House	Y	II	Timber framed, plastered
669-1/1/82	16	Castle Street	61, 63		House	Y	II	Timber framed, plastered
669-1/1/62	16	Castle Street	26, 28		House	Y	II	Timber framed, plastered
669-1/1/71	16	Castle Street	41, 43		House	Y	II*	Timber framed, plastered
669-1/1/72	16	Castle Street	42, 44		House	Y	II	Timber framed, plastered
669-1/1/74	16	Castle Street	46, 48		House	Y	II	Timber framed, plastered Brick
669-1/1/76	16	Castle Street	50		House	Y	II	Timber framed, plastered
669-1/1/81	16	Castle Street	59		House	Y	II	Timber framed, plastered
669-1/1/85	16	Castle Street	71		House	Y	II	Timber framed, plastered
669-1/1/86	16	Castle Street	73, 75		House	Y	II	Timber framed, plastered
669-1/1/61	16	Castle Street	20, 22, 24		House	Y	II	Timber framed, plastered
669-1/1/96	16	Church Path	2, 4		House	Y	II	Timber framed, plastered
669-1/1/98	16	Church Street		Outbuilding	Outbuilding	Y	II	Timber framed, plastered, Brick
669-1/1/101	16	Church Street	14, 16, 18		House	Y	II	Timber framed, brick
669-1/1/111	16	Church Street	26		Shop	Y	II	Timber framed, plastered
669-1/1/112	16	Church Street	26A, 28		Shop	Y	II	Timber framed, plastered



669-1/1/114	16	Church Street	30, 32		House	Y	II	Timber framed, plastered, Brick
669-1/1/108	16	Church Street	23	Cromwell House	House	Y	II*	Timber framed, plastered
669-1/1/119	16	Churchyard		Vergers Cottage And Parish Room	House	Y	II	Timber framed, stone, brick
669-1/1/120	16	Common Hill	3	The Priory	House	N	II*	Timber framed, plastered, Brick
669-1/1/128	16	Cross Street	2, 4		Office	Y	II	Gault brick, Timber framed
669-1/2/139	16	East Street	39	Waggon & Horses Public House	Public house	Y	II	Timber framed, plastered, Flint cobbles, brick
669-1/1/149	16	Freshwell Street	8		House	Y	II	Timber framed, plastered, Flint panel & brick
669-1/1/145	16	Freshwell Street		Garden Wall Of Walden Place	Wall	Y	II	Brick, flint cobble
669-1/1/155	16	Freshwell Street		Freshwell House	House	Y	II	Timber framed, plastered,, Brick
669-1/1/154	16	Freshwell Street	22	Fearn	House	Y	II	Timber framed, Brick
669-1/1/148	16	Freshwell Street	3, 5		House	Y	II	Timber framed, plastered
669-1/1/150	16	Freshwell Street	9, 11, 13		House	Y	II	Timber framed, plastered, Brick
669-1/1/157	16	George Street	17, 17A		House	Y	II	Brick
669-1/1/160	16	Gold Street	13		Shop	Y	II	Timber framed, plastered, Brick
669-1/1/169	16	Gold Street	40		House	Y	II	Timber framed, plastered
669-1/1/167	16	Gold Street	34, 36, 38		Terraced house	Y	II	Timber framed, plastered
669-1/1/166	16	Gold Street	30, 32		House	Y	II	Timber framed, plastered
669-1/1/159	16	Gold Street	6, 6A	Dolphin House	House	Y	II	Timber framed, plastered Brick
669-1/1/192	16	High Street	23, 23A		Shop	Y	II	Timber framed, rendered
669-1/1/191	16	High Street	21		Shop	Y	II*	Timber framed, rendered
669-1/1/194	16	High Street	25	Radio Supplies	Shop	Y	II	Timber framed, rendered
669-1/1/188	16	High Street	18	Army And Navy Stores [Part]	Shop	Y	II	Timber framed, rendered
669-1/1/195	16	High Street	27, 29		House	Y	II	Timber framed, rendered
669-1/1/201	16	High Street	44, 46		Shop	Y	II	Timber framed, plastered
669-1/1/205	16	High Street	56, 58, 60	Goddards Elcectrial	House	Y	II	Timber framed, rendered
669-1/1/210	16	High Street	65, 65A, 65B		House	Y	II	Timber framed, rendered, Stoccoed
669-1/1/211	16	High Street	67		House	Y	II	Timber framed, rendered [part] Stuccoed brickwork [ part]
669-1/1/214	16	High Street		Outbuilding	Outbuilding	Y	II	Timber framed, rendered, Boarded
669-1/1/219	16	High Street	76A		House	Y	II	Timber framed, rendered
669-1/1/183	16	High Street	10	The Saffron Hotel [ Part]	Hotel	Y	II	Timber framed, rendered
669-1/1/251	16	King Street	20A, 22		House	Y	II	Timber framed, plastered, Brick

669-1/1/246	16	King Street	9, 11		House	Y	II	Timber framed, plastered, Brick
669-1/1/248	16	King Street	13A, 15		Shop	Y	II*	Timber framed, plastered
669-1/1/255	16	King Street	34		House	Y	II	Timber framed, plastered, Brick
669-1/1/252	16	King Street		Carriageway To Alley	Carriageway	Y	II	Timber framed, plastered
669-1/1/253	16	King Street	26		House	Y	II	Timber framed, Brick
669-1/1/260	16	London Road	2, 4		House	N	II	Timber framed, plastered
669-1/1/272	16	Market Hill	5, 7		House	Y	II	Timber framed, Brick
669-1/1/275	16	Market Hill	9, 11		Shop	Y	II	Timber framed, plastered
669-1/1/274	16	Market Hill	8, 10	Kings Arms Public House	Public house	Y	II	Timber framed,, Brick
669-1/1/276	16	Market Hill	12, 14		Shop	Y	II*	Timber framed, plastered
669-1/1/282	16	Market Place	9		Office	Y	II	Timber framed, plastered
669-1/1/311	16	Myddylton Place		Myddylton House	House	Y	II	Timber framed, gault bric
669-1/1/121	16/19	Common Hill		Gazebo And Wall	Garden wall	N	II	Flint cobbles, Brick
669-1/1/37	17	Bridge Street		Barn	Barn	Y	II	Timber framed, weatherboard, Brick
669-1/1/47	17	Castle Street	1, 3		House	Y	II	Timber framed, plastered, Brick
669-1/1/77	17	Castle Street	54, 54A		House	Y	II	Timber framed, plastered, Brick
669-1/1/63	17	Castle Street	27	St Vincets	House	Y	II	Timber framed, plastered, Brick
669-1/1/80	17	Castle Street	58, 60, 64		House	Y	II	Timber framed, plastered
669-1/1/66	17	Castle Street	35	Walsingham House	Grammar school	Y	II	Timber framed, plastered, Brick
669-1/1/83	17	Castle Street	65, 67, 69		House	Y	II	Timber framed, plastered, Brick
669-1/1/56	17	Castle Street	13		House	Y	II	Timber framed, plastered
669-1/1/104	17	Church Street		Garden House	Garden house	N	II	Timber framed, plastered
669-1/1/97	17	Church Street	6		House	Y	II	Timber framed, plastered, Brick
669-1/1/126	17	Common Hill		Wall	Wall	N	II	Random bond brick
669-1/1/125	17	Common Hill	10	Cromwell Lodge	House	Y	II	Brick
669-1/1/122	17	Common Hill	4, 5		House	N	II	Timber framed, plastered
669-1/1/124	17	Common Hill	9		House	Y	II	Timber framed, plastered, Ashlar lining
669-1/1/152	17	Freshwell Street	15		House	Y	II	Timber framed, plastered
669-1/1/158	17	George Street	4		House	Y	II	Timber framed, plastered, Brick
669-1/1/170	17	Gold Street	42, 44, 46		House	Y	II	Timber framed, plastered, Brick
669-1/1/171	17	Gold Street	48-58 [Even]		House	Y	II	Timber framed, plastered, Brick
669-1/1/277	17	High Street		Boundary Wall & Gate	Boundary wall	Y	II	Brick

669-1/1/239	17	Hill Street	25, 25a		House	Y	II	Timber framed, plastered
669-1/1/254	17	King Street	28, 30, 32		House	Y	II	Timber framed, plastered, Brick
669-1/1/257	17	Little Walden Road	2		House	Y	II	Timber framed, plastered, Brick
669-1/1/270	17	Market Hill	1, 3a, 3b		Shop	Y	II	Timber framed, plastered, Stuccoed brick
669-1/1/296	17	Mercers Row	1		Shop	N	II	Timber framed, rendered
669-1/1/310	17	Myddylton Place	7		House	Y	II	Timber framed, plastered, Brick
669-1/1/312	17	Myddylton Place		Garages To Myddylton House	Outbuilding	Y	II	Timber framed, plastered
669-1/1/165	17/18	Gold Street	29, 33		Terraced house	Y	II	Timber framed, plastered, Brick
669-1/1/318	17?	Park Lane	9, 11		House	N	II	Timber framed, plastered
669-1/1/18	18	Audley Road		Baptist Church Hall	Chapel	N	II	Flemish bond brick,
669-1/1/359	18	Bridge End Gardens		Wall	Wall	Y	II	Brick
669-1/1/29	18	Bridge Street	19, 21		House	Y	II	Timber framed, plastered, Ashlar lining
669-1/1/38	18	Bridge Street		Barn	Barn	Y	II	Timber framed, weatherboard, Brick plinth
669-1/1/30	18	Bridge Street	23, 25		House	Y	II	Timber framed, plastered, Ashlar lining
669-1/1/26	18	Bridge Street	9, 11		House	Y	II	Timber framed, Brick
669-1/2/46	18	Castle Hill		Castle Hill House	House	N	II	Brick
669-1/1/90	18	Castle Street		Church Of Our Lady Of Compassion	Stable	N	II	Timberframed,weatherboard,Rend erd plinth, brick
669-1/1/70	18	Castle Street	40		House	Y	II	Timber framed, plastered, Brick, flint cobbling
669-1/1/65	18	Castle Street	30, 32, 34		House	Y	II	Timber framed, plastered, Brick, rendered brick
669-1/1/64	18	Castle Street	29, 31, 33		House	Y	II	Timber framed, plastered, Ashlar lining, brick plinth
669-1/1/60	18	Castle Street	18	The Old Rectory Surgery	House	Y	II	Brick
669-1/1/51	18	Castle Street	5, 7		House	Y	II	Timber framed, plastered, Brick, weatherboard
669-1/1/48	18	Castle Street	2	Trinity House	House	Y	II	Timber framed, plastered, Brick
669-1/3/133	18	Debden Road		Barn & Stable	Barn	Y	II	Timberframed,plastered,weatherb oard brick
669-1/1/164	18	Gold Street	23, 25, 27		House	Y	II	Brick
669-1/1/197	18	High Street	37	General Post Office	House	Y	II	Brick
669-1/1/202	18	High Street	47		Shop	Y	II	Timber framed, rendered
669-1/1/213	18	High Street	72		House	Y	II	Flemish bond brick, Timber framed
669-1/1/200	18	High Street	42		Shop	Y	II	Flemish bond brick



669-1/1/198	18	High Street	38		Shop	Y	II	Timber framed, Flemish bond brick
669-1/1/216	18	High Street	74	St Kilda	House	Y	II	Timber framed, ashlar rendered, Rendered, brick
669-1/1/206	18	High Street	57		House	Y	II	Timber framed, rendered
669-1/1/179	18	High Street	5	Garden Wall	Garden wall	Y	II	Brick
669-1/1/207	18	High Street	59		House	Y	II	Timber framed, Brick
669-1/1/182	18	High Street	8	The Saffron Hotel [Part]	Hotel	Y	II	Timber framed, rendered,, Plaster
669-1/1/240	18	Hill Street	27		House	Y	II	Timber framed, plastered
669-1/1/238	18	Hill Street		Garden Wall Of Jubilee Gardens	Garden wall	Y	II	Brick
669-1/1/233	18	Hill Street	5	Jubilee House	House	Y	II*	Brick
669-1/1/242	18	Hill Street		Sullivan House	Baptist chapel	N	II	Timber framed, plastered, Brick
669-1/1/250	18	King Street	18, 20		House	Y	II	Timber framed, plastered, Brick
669-1/1/283	18	Market Place	10	Midland Bank	House	Y	II	Brick
669-1/1/280	18	Market Place	1, 2	Town Hall	Town hall	Y	II	Brick
669-1/1/281	18	Market Place	6		Department store	N	II	Timber framed, plastered, Brick
669-1/1/291	18	Market Row	14, 16		House	Y	II	Timber framed, plastered
669-1/1/299	18	Museum Street	3, 5	Conservative Club	House	Y	II	Brick, timber framed
669-1/1/301	18	Museum Street	8, 10		House	Y	II	Timber framed, plastered, Brick
669-1/1/300	18	Museum Street	7, 9		House	Y	II	Timber framed, plastered, Brick
669-1/1/314	18	Myddylton Place		Wall	Wall	Y	II	Brick, flint, erratic cobbles
669-1/1/313	18	Myddylton Place		Walden Place	House	Y	II	Brick, stucco dressing
669-1/1/5	19	Abbey Lane		King Edward VI Almshouses	Almshouse	Y	II	Brick
669-1/1/6	19	Abbey Lane		King Edward VI Almshouses	Almshouse	Y	II	Brick
669-1/1/10	19	Abbey Lane		Wall	Wall	N	II	Brick, flints,
669-1/1/9	19	Abbey Lane		Walden Lodge	House	N	II	Brick
669-1/1/2	19	Abbey Lane	4-8 Conse cutive		House	Y	II	Brick
669-1/1/8	19	Abbey Lane		United Reformed Church	Chapel	Y	II	Brick
669-1/1/1	19	Abbey Lane	2, 3		House	Y	II	Timber framed, plastered
669-1/1/7	19	Abbey Lane		King Edward Vi Almshouses	Almshouse	Y	II	Brick
669-1/1/15	19	Audley Road	49	Gates To Former Elm Grove	Gate	N	II	Wrought iron
669-1/2/14	19	Audley Road	36	Reed Lodge & Front Wall & Railings	House	N	II	Brick, Thatched roof
669-1/1/17	19	Audley Road	55		House	N	II	Brick
669-1/2/13	19	Audley Road	34	Falcon Grove	House	N	II	Stuccoed brick
669-1/1/16	19	Audley Road	51	Audley Cottage	House	N	II	Brick
669-1/3/19	19	Borough Lane	1, 3		House	N	II	Brick
669-1/1/357	19	Bridge End Gardens		Pavilion	Pavilion	Y	II	Brick
669-1/1/354	19	Bridge End Gardens		Gates And Steps	Gate	Y	II	Iron, stone
669-1/1/355	19	Bridge End		Gates	Gate	Y	II	Iron, brick

		Gardens						
669-1/1/358	19	Bridge End Gardens		Summerhouse	Pavilion	Y	II	Brick
669-1/1/41	19	Bridge Street		Swan Lodge	House	Y	II	Flint cobble, bric
669-1/1/21	19	Bridge Street	2, 2a		House	N	II	Brick
669-1/1/39	19	Bridge Street		Bridge End Farmhouse	House	Y	II	Timber framed, plastered, Brick, ashlar lining
669-1/1/22	19	Bridge Street	4		House	N	II	Brick
669-1/1/42	19	Bridge Street		Wall To Swan Lodge	Wall	Y	II	Brick
669-1/1/91	19	Castle Street	1-4 conse c.	Bellingham Building	Almshouse	Y	II	Brick
669-1/1/79	19	Castle Street	56		House	Y	II	Brick, cobbles
669-1/1/88	19	Castle Street		Methodist Church	Church	Y	II	Brick
669-1/1/87	19	Castle Street	109		House	Y	II	Brick, rendered, Timber framed, plastered
669-1/1/84	19	Castle Street	66-72 [Even]		House	Y	II	Brick
669-1/1/52	19	Castle Street	8		House	Y	II	Brick
669-1/1/58	19	Castle Street	16		House	Y	II	Timber framed, plastered, Ashlar lining, brick plinth
669-1/1/68	19	Castle Street	37		Almshouse	Y	II	Brick, rendered
669-1/1/69	19	Castle Street	39		Almshouse	Y	II	Brick, rendered
669-1/1/89	19	Castle Street		Prospect House	House	N	II	Brick, rendered
669-1/1/118	19	Church Street		Wall To Walden Castle	Boundary wall	Y	II	Flint, brick
669-1/1/115	19	Church Street	33	The Grange & Garden Wall To Church Street	House	Y	II	Timber framed, plastered, Brick, stone
669-1/1/105	19	Church Street		Garden Wall	Garden wall	N	II	Flemish bond brick
669-1/1/102	19	Church Street	15		House	Y	II	Timber framed, plastered, Brick, stuccoed
669-1/1/103	19	Church Street	17		House	Y	II	Brick
669-1/1/106	19	Church Street	19, 21	Ashcroft Court	House	Y	II*	Timber framed, Gault brick
669-1/1/379	19	Church Street	2, 3	Johnsons Yard	House	Y	II	Timber framed, plastered
669-1/1/107	19	Church Street	20		House	Y	II	Gault brick, stocco, Red brick
669-1/1/378	19	Church Street	1	Johnsons Yard	House	Y	II	Timber framed, rendered
669-1/1/117	19	Church Street	35, 37		House	Y	II	Gault brick, stucco
669-1/1/116	19	Church Street	34, 36		House	Y	II	Timber framed, rendered, Brick
669-1/1/123	19	Common Hill	7		House	Y	II	Gault brick
669-1/1/129	19	Cross Street	6		House	Y	II	Gault brick
669-1/1/127	19	Cross Street	1, 3		House	Y	II	Gault brick, stucco
669-1/1/130	19	Debden Road	1-9 [odd]		Terraced house	N	II	Brick
669-1/2/137	19	East Street	12		House	N	II	Timber framed, plastered, Brick

								plinth
669-1/2/138	19	East Street	17-37 [Odd]		Terraced house	Y	II	Flint cobbles & erratics, Brick
669-1/2/140	19	East Street	1, 2, 3	Boys British School	School	Y	II	Gault brick
669-1/2/141	19	East Street		Police Station, Area, Railings, Gateway & Wall	Police station	N	II	English bond brick, Timber framing & plaster
669-1/2/136	19	East Street	11		House	N	II	Gault brick
669-1/1/142	19	Elm Grove		The Folly		N	II	Brick, flint cobble
669-1/2/143	19	Fairycroft Road	8-22 [Even]		Terraced house	N	II	Gault brick
669-1/2/360	19	Farmadine		Farmadine House	House	N	II	Brick
669-1/1/147	19	Freshwell Street	2, 4, 6		Terraced house	Y	II	Brick
669-1/1/153	19	Freshwell Street	19, 19a, 21, 21a		Almshouse	Y	II	Brick
669-1/1/162	19	Gold Street	21		House	Y	II	Timber framed, plastered, Brick
669-1/1/168	19	Gold Street	35-49 [Odd]		Terraced house	Y	II	Brick
669-1/1/172	19	Gold Street	62		Workshop	N	II	Timber framed, weatherboard, Brick
669-1/1/161	19	Gold Street	14-22 [Even]		Terraced house	N	II	Brick
669-1/1/218	19	High Street	76		House	Y	II	Timber framed, rendered, Flemish bond brickwork
669-1/1/231	19	High Street		Dance School, Former Maltings	Maltings	Y	II	Flemish bond brick
669-1/1/176	19	High Street	3	Norfolk House & Attached Wall To South	House	Y	II	Brick
669-1/1/222	19	High Street	76		House	Y	II	Brick
669-1/1/223	19	High Street	81		House	Y	II	Brick
669-1/1/178	19	High Street	5		House	Y	II	Flemish bond brick
669-1/1/228	19	High Street		Lamp Post	Lamp post	N	II	Cast iron
669-1/1/224	19	High Street	96	Duke Of York Public House	Public house	Y	II	Brick
669-1/1/225	19	High Street		Abbey House + 2 Rear Ranges Of Former Outbuilding	Office	Y	II	Flemish bond brick
669-1/1/215	19	High Street	73		House	Y	II	Stucco, brick, Block
669-1/1/199	19	High Street	40		Shop	Y	II	Timber framed, rendered
669-1/1/212	19	High Street	71		Villa	Y	II	Flemish bond brick, Stocco dressings
669-1/1/209	19	High Street	62		House	Y	II	Flemish bond brick
669-1/1/208	19	High Street	61, 63		Villa	Y	II	Flemish bond brick
669-1/1/226	19	High Street		Arch	Arch	Y	II	Stucco
669-1/1/221	19	High Street	78,		House	Y	II	Flemish bond brick

			80, 82					
669-1/1/203	19	High Street	53		House	Y	II*	Stuccoed brickwork, Brick
669-1/1/180	19	High Street	7		House	Y	II	Brick, ashlar stucco front
669-1/1/193	19	High Street	24, 24a		Office	Y	II	Flemish bond brick
669-1/1/217	19	High Street	75	Hill House	House	Y	II	Ashlar, stuccoed brickwork
669-1/1/187	19	High Street	17		Shop	Y	II	Timber framed, rendered, Flemish bond brick
669-1/1/186	19	High Street	16	Cambridge House	Register office	Y	II	Flemish bond brick
669-1/1/185	19	High Street	14		Shop	Y	II	Brick
669-1/1/184	19	High Street	12	The Saffron Hotel [ Part]	Hotel	Y	II	Timber framed, rendered
669-1/1/181	19	High Street	7a, 9		House	Y	II	Timber framed, weatherboarded, Brick
669-1/1/204	19	High Street	55	Comrades Club	House	Y	II	Stucco
669-1/1/232	19	Hill Street	1, 3		Office	Y	II	Brick
669-1/1/234	19	Hill Street	12		House	Y	II	Timber framed, plastered, Brick
669-1/1/235	19	Hill Street	13		Shop	Y	II	Rendered brick
669-1/1/236	19	Hill Street	14		House	Y	II	Timber framed, plastered, Brick
669-1/1/237	19	Hill Street	15		House	N	II	Brick
669-1/1/238	19	Hill Street	17, 19		Terraced house	N	II	Brick
669-1/1/244	19	King Street			Shop	Y	II	Stucco
669-1/1/243	19	King Street	2	Public Library	Literary and scientific institute	Y	II	Stuccoed & ashlar lined
669-1/1/245	19	King Street	6		Shop	Y	II	Brick
669-1/1/256	19	Lime Tree Passage		Lime Tree Court	House	N	II	Brick, Timber framed, plastered
669-1/1/259	19	Little Walden Road		The Victory Public House	Public house	Y	II	Brick, rendered
669-1/1/261	19	London Road	3	Linden Lodge And Garden Wall	House	N	II	Flemish bond brick
669-1/3/266	19	London Road	15		Villa	N	II	Brick
669-1/1/262	19	London Road	5		House	N	II	Stucco
669-1/1/263	19	London Road	7		House	N	II	Stucco
669-1/3/264	19	London Road	13	Ivy Lodge	Villa	N	II	Brick
669-1/1/265	19	London Road	14		House	N	II	Brick
669-1/3/269	19	London Road		The Old Chapel	Chapel	N	II	Brick
669-1/3/268	19	London Road		Old Saffron Walden Hospital	Hospital	N	II	Brick
669-1/1/267	19	London Road	24, 26, 28		Terraced house	N	II	Flemish bond brick
669-1/1/273	19	Market Hill	6		House	Y	II	Brick
669-1/1/277	19	Market Hill	13		Commercial	Y	II	Gault brick
669-1/1/278	19	Market Hill	15		House	Y	II	Timber framed, plastered, Gault brick
669-1/1/286	19	Market Place		Library, Former Corn Exchange	Corn	Y	II	Brick, rendered, Ashlar lining



					Exchange			
669-1/1/285	19	Market Place		Drinking Fountain	Drinking fountain	Y	II	Stone
669-1/1/284	19	Market Place		Barclays Bank	Bank (financial)	Y	II*	Brick
669-1/1/290	19	Market Row	13		House	N	II	Brick
669-1/1/289	19	Market Row	9		House	N	II	Brick
669-1/1/288	19	Market Row	8		House	N	II	Gault brick
669-1/1/294	19	Market Street	3		Shop	Y	II	Stucco brick
669-1/1/295	19	Market Street	4	White Horse Inn	Public house	Y	II	Brick, weatherboard, Timber framed
669-1/1/293	19	Market Street	2		House	Y	II	Stuccoed brick, ashlar lining
669-1/3/297	19	Mount Pleasant	9, 10		Semi-detached house	N	II	Brick
669-1/1/304	19	Museum Street		Saffron Walden Museum	Assembly rooms	N	II	Irregular flemish bond brick
669-1/1/298	19	Museum Street	2, 4, 6		House	Y	II	Gault brick
669-1/1/303	19	Museum Street	17			Y	II	Brick
669-1/1/307	19	Museum Yard	3		House	Y	II	Timber framed, plastered, Flint, brick
669-1/1/306	19	Museum Yard	1, 2		House	Y	II	Timber framed, plastered
669-1/1/315	19	Park Lane	1		House	N	II	Gault brick
669-1/1/316	19	Park Lane		Summer House & Garden Wall	Summerhouse	Y	II	Brick
669-1/1/319	19	Park Lane	1, 1a, 9, 9a	Primes Close	House	N	II	Brick
669-1/2/322	19	Radwinter Road	28	Peace Lodge	House	N	II	Ragstone, ashlar dressing
669-1/2/324	19	Radwinter Road		Saffron Walden Community Hospital	Workhouse	N	II	Stockbrick
669-1/2/323	19	Radwinter Road		Cemetery Railings And Gates	Railings	N	II	Wrought iron, cast iron, Ragstone, ashlar dressing
669-1/2/321	19	Radwinter Road		Cemetery Chapel	Cemetery chapel	N	II	Ragstone, ashlar dressing
669-1/1/405	19	Saint Mary's Churchyard		Wall With Reset Tombstones	Wall	Y	II	Flemish bond brick
669-1/1/402	19	Saint Mary's Churchyard		Pair Of Chest Tombs	Chest tomb	Y	II	Portland stone, Oolitic stone
669-1/1/403	19	Saint Mary's Churchyard		Pair Of Chest Tombs	Chest tomb	Y	II	Portland stone
669-1/1/404	19	Saint Mary's Churchyard		Wall With Reset Tombstones	Wall	Y	II	Flemish bond brick
669-1/1/400	19	Saint Mary's Churchyard		Chest Tomb-Hannah Archer	Chest tomb	Y	II	
669-1/2/144	19	South Road	1-16	Alpha Place	Terraced	N	II	Gault brick

			conse c.		house			
669-1/2/327	19	Thaxted Road		Gas Works	Storehouse	N	II	Brick, stuccoed
669-1/3/328	19	Windmill Hill		The Vineyard	House	N	II	Brick
669-1/3/135	20	Debden Road		Water Tower	Water tower	N	II	Brick
669-1/1/229	20	High Street		Telephone Box	Telephone box	Y	II	Cast iron
669-1/1/230	20	High Street		War Memorial	War memorial	N	II	Portland stone
669-1/1/287	20	Market Place		Telephone Kiosk	Telephone booth	Y	II	Cast iron

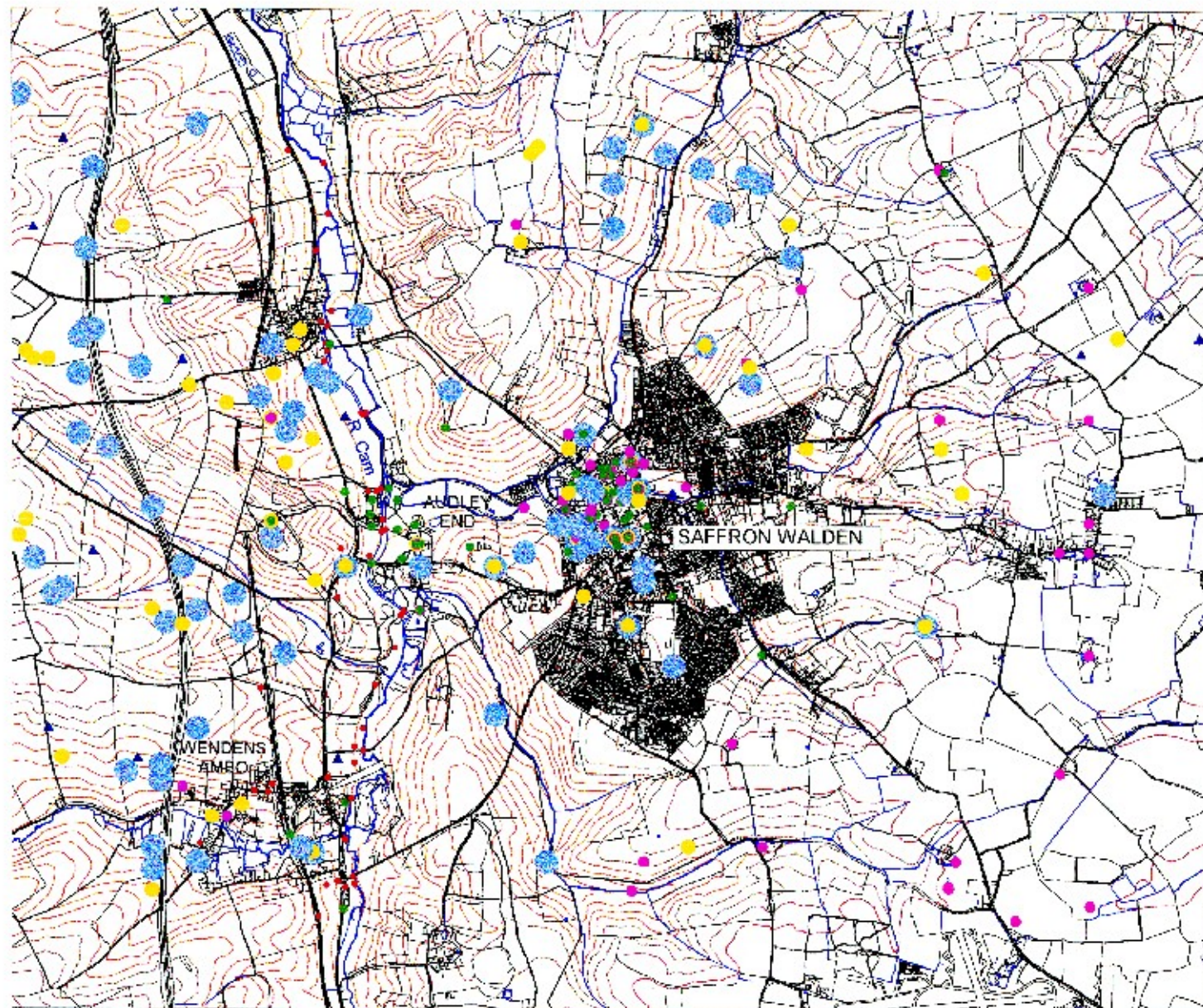
### APPENDIX 3: Urban components list

ID	DESCRIPTION
SAXON	
331	THE SETTLEMENT
342	THE CEMETERY
343	THE CHURCH
MEDIEVAL	
344	THE KEEP
345	THE INNER BAILEY
346	THE OUTER BAILEY
347	12TH - EARLY 13TH CENTURY BUILT-UP AREA
348	ST MARY'S CHURCH
349	1141 MARKET
350	TOWN ENCLOSURE
351	BUILT-UP AREA
352	STREET-PATTERN
353	MARKET-PLACE
354	TOLLHOUSE
355	GUILD HALL
356	MILL
442	CUCKING-STOOL POND
444	INFILLED MARKET-PLACE
445	SHOPS
446	WEALDEN TYPE BUILDINGS
447	MOOT HALL
448	PUBLIC BUILDING
POST-MEDIEVAL	
357	BUILT-UP AREA
358	THE MARKET-PLACE
359	THE CASTLE
360	THE PARISH CHURCH
361	THE CONGREGATIONAL CHURCH
362	THE BAPTIST CHURCH
363	THE FRIENDS MEETING HOUSE
364	ALMSHOUSES
365	THE MOOT HALL
366	THE COCK-PIT
367	THE COMMON AND MAZE
368	BRIDGE END GARDENS
369	EIGHT BELLS PUBLIC HOUSE MALTINGS
370	MYDDLETON PLACE MALTHOUSE
371	FORMER BREWERY, HIGH ST.
372	CHURCH STREET IRON FOUNDRY
373	CHURCH STREET IRON SMITHY
374	LIMEKILN
375	MARKET PLACE MALTHOUSE
376	SMITHY, ROSE AND CROWN WALK
377	SMITHY, COMMON HILL
378	HILL STRETT WATER WORKS
379	CENTRAL ARCADE MALTHOUSE
380	GOLD STREET MALTHOUSE
381	MALTHOUSE, HIGH STREET/GOLD STREET
382	DEBDEN ROAD MALKILN
383	STATION ROAD MALTHOUSE
384	GASWORKS, THAXTED ROAD
385	COPTHALL WINDMILL, MILL LANE
386	UNION WORKHOUSE, RADWINTER ROAD
387	RAILWAY STATION AND GOODS YARD
388	RESERVOIR, MOUNT PLEASANT
389	MOUNT PLEASANT WINDMILL
390	WINDMILL
443	THE POUND

# SAFFRON WALDEN Environs



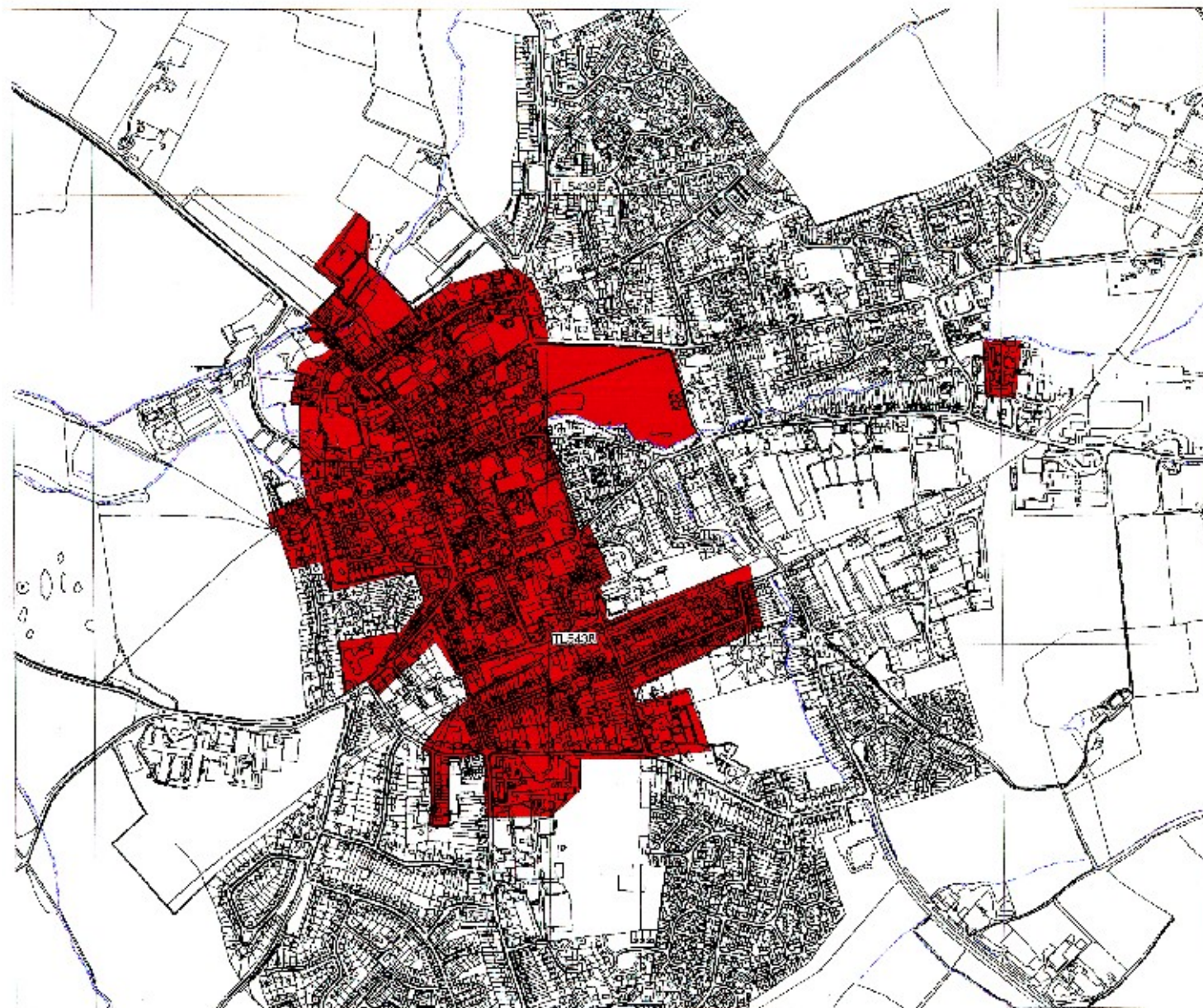
- SMR Sites
- PREHISTORIC
  - ROMAN
  - MEDIEVAL
  - POST MEDIEVAL
  - MODERN
  - ▲ UNCERTAIN



0 1 2 Kilometers



# SAFFRON WALDEN HISTORIC TOWN EXTENT



 HISTORIC TOWN EXTENT

0 0.5 1 1.5 Kilometers



# SAFFRON WALDEN SMR sites



- ★ SMR find-spots
- SMR sites

0 0.2 0.4 0.6 0.8 1 Kilometers



# SAFFRON WALDEN Listed Buildings



## Listed Buildings by century

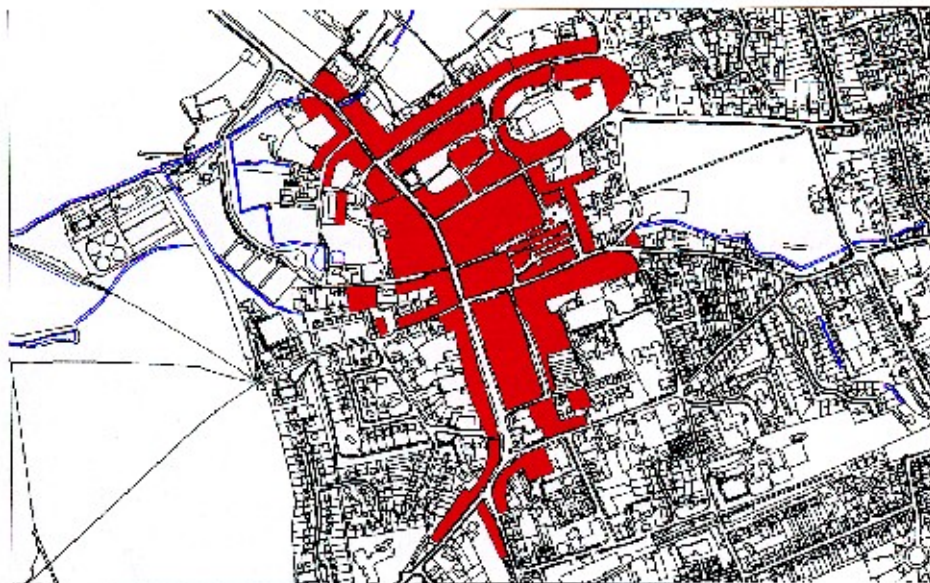
- 11
- 13
- 14
- 15
- MED
- 16
- 17
- 18
- 19
- 20



0 200 400 600 800 1000 Meters

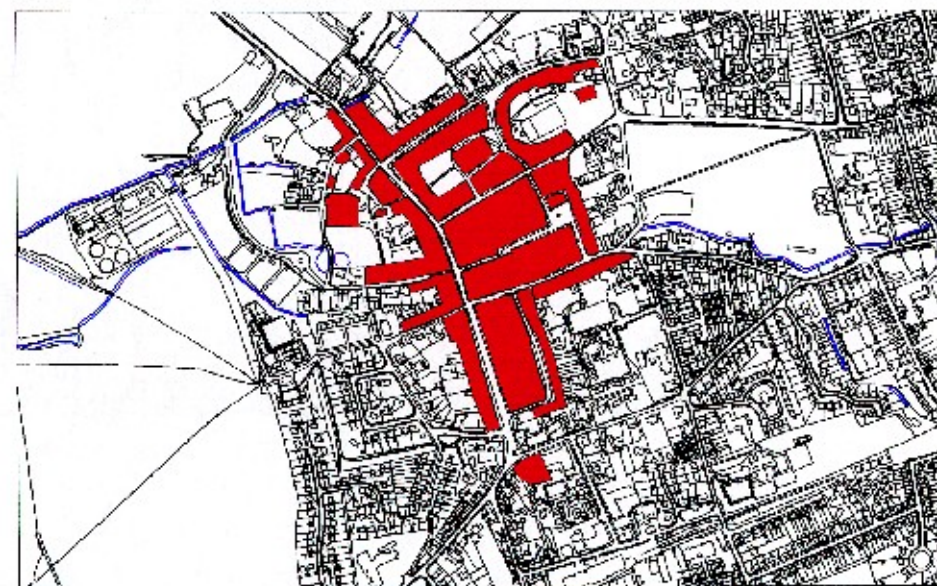


## The Development of Saffron Walden from the Cartographic Evidence

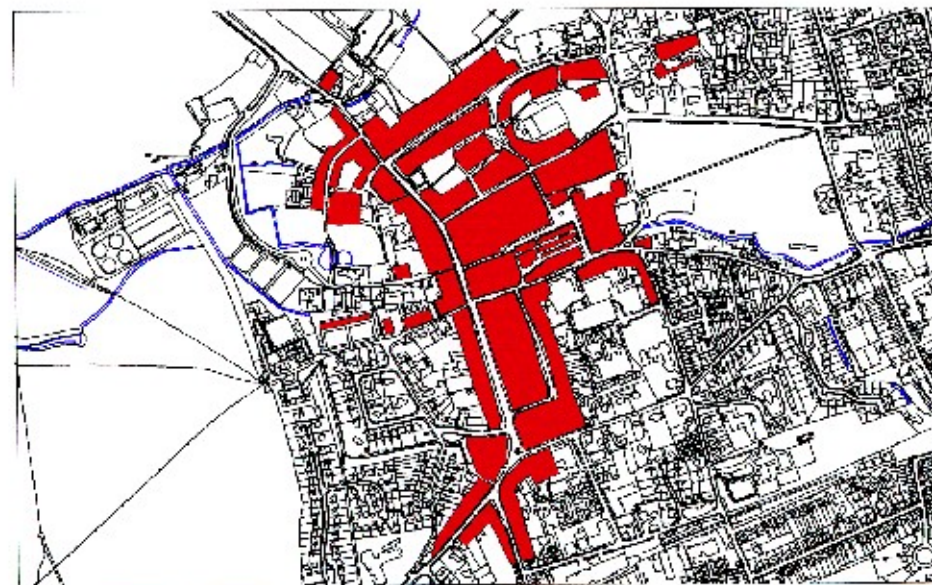


1758

0.2 0 0.2 0.4 0.6 0.8 Kilometers



1777





1877

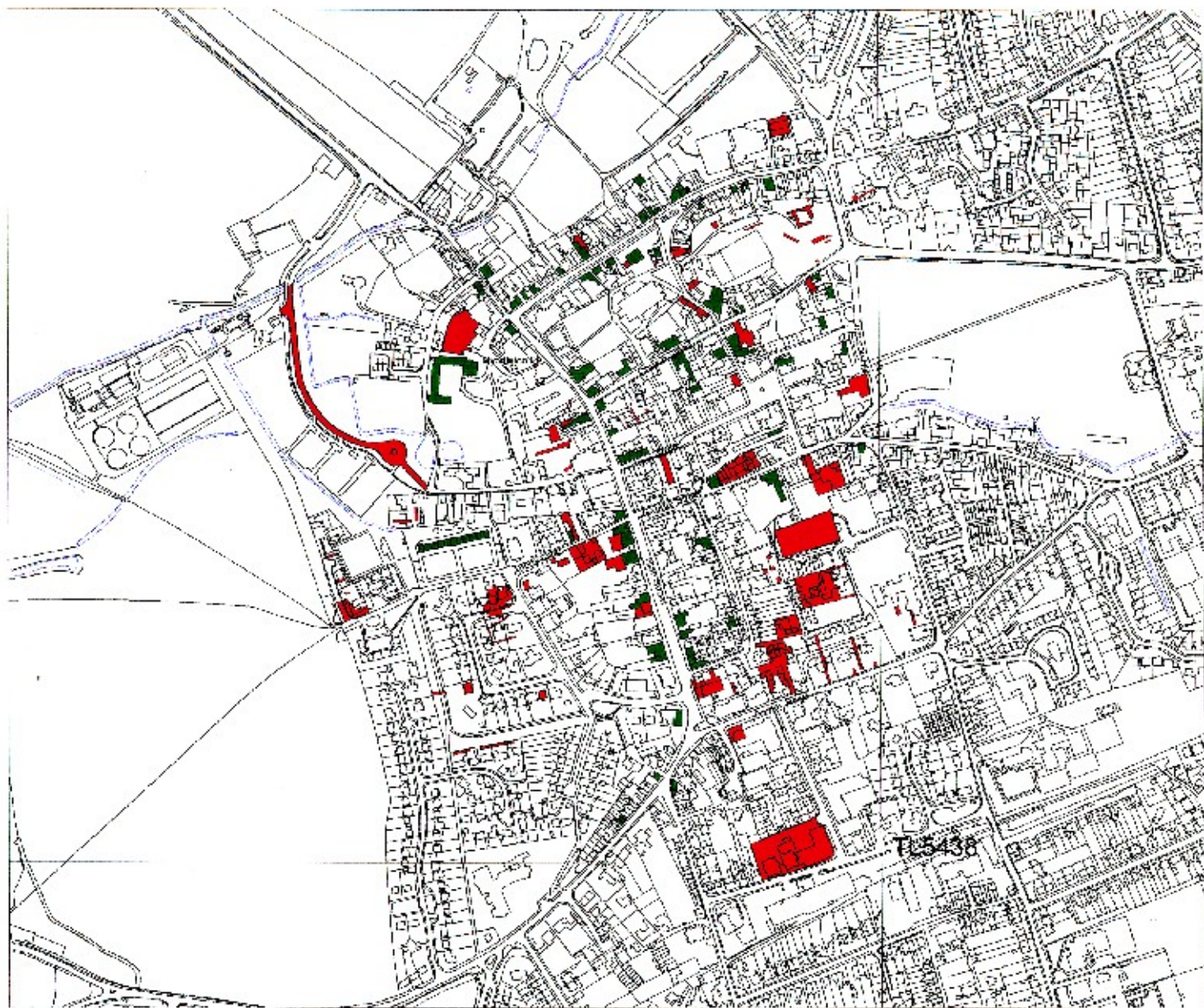


# SAFFRON WALDEN

## Fieldwork and cellars



 Excavations and watching-briefs  
 Cellars



0 0.2 0.4 0.6 0.8 1 Kilometers



# SAFFRON WALDEN

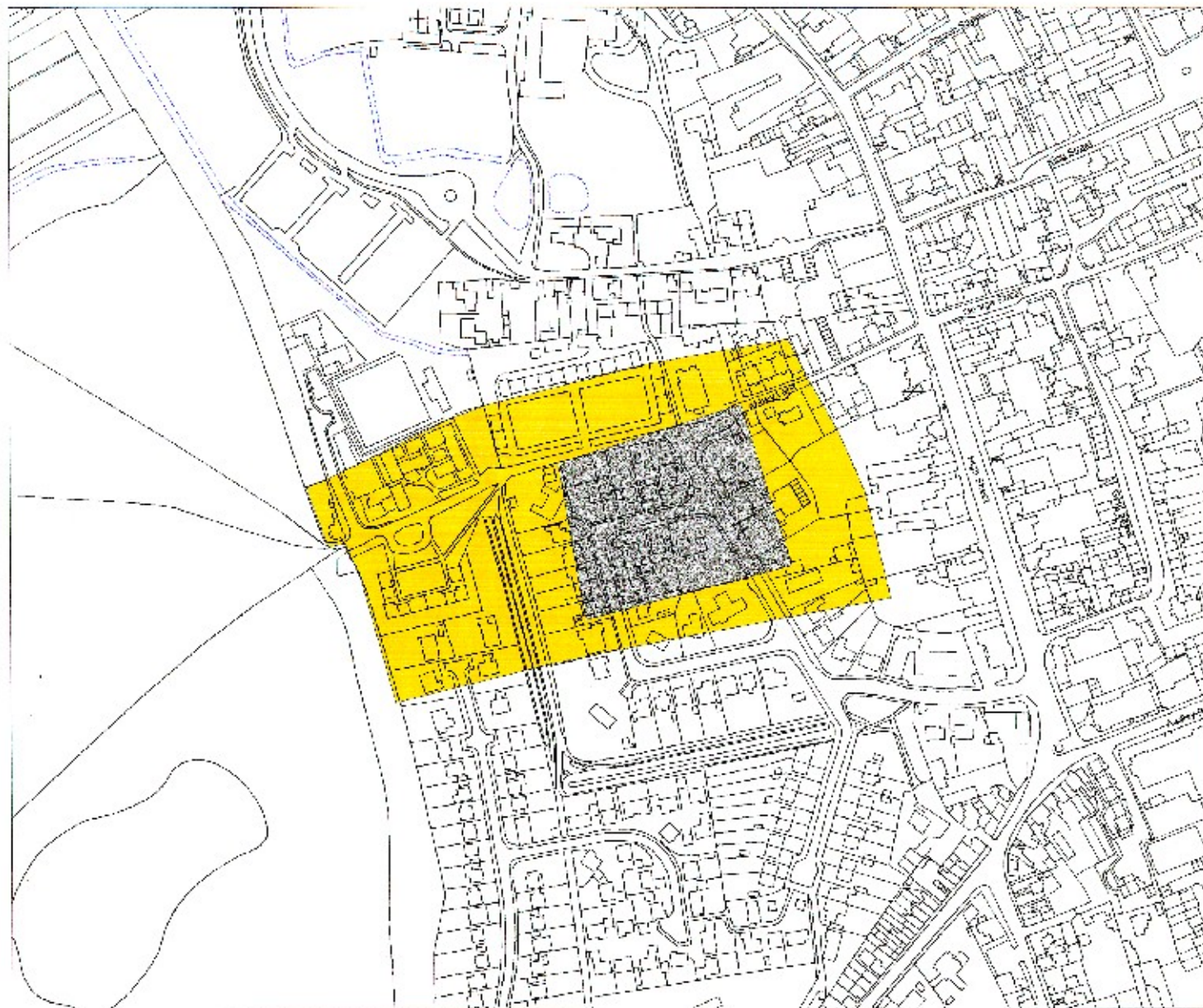
## Saxon interpretation



### KEY



THE CEMETERY  
THE SETTLEMENT









0 100 200 Meters

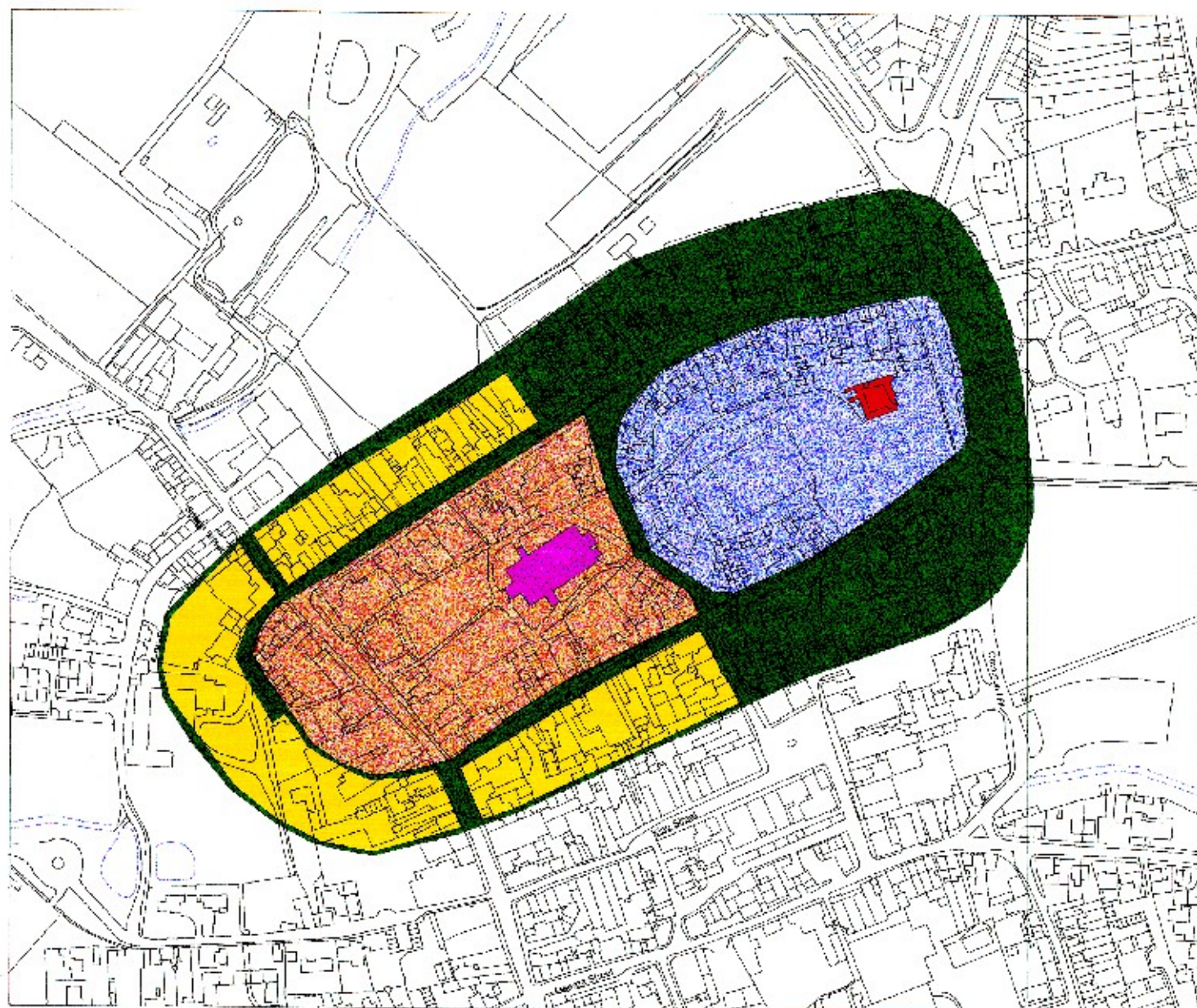


**SAFFRON WALDEN  
EARLY MEDIEVAL INTERPRETATION  
(12th - early 13th century)**



**KEY**

-  1141 MARKET
-  12TH - EARLY 13TH CENTURY BUILT-UP AREA
-  ST MARY'S CHURCH
-  THE INNER BAILEY
-  THE KEEP
-  THE OUTER BAILEY



0 100 200 300 400 Meters



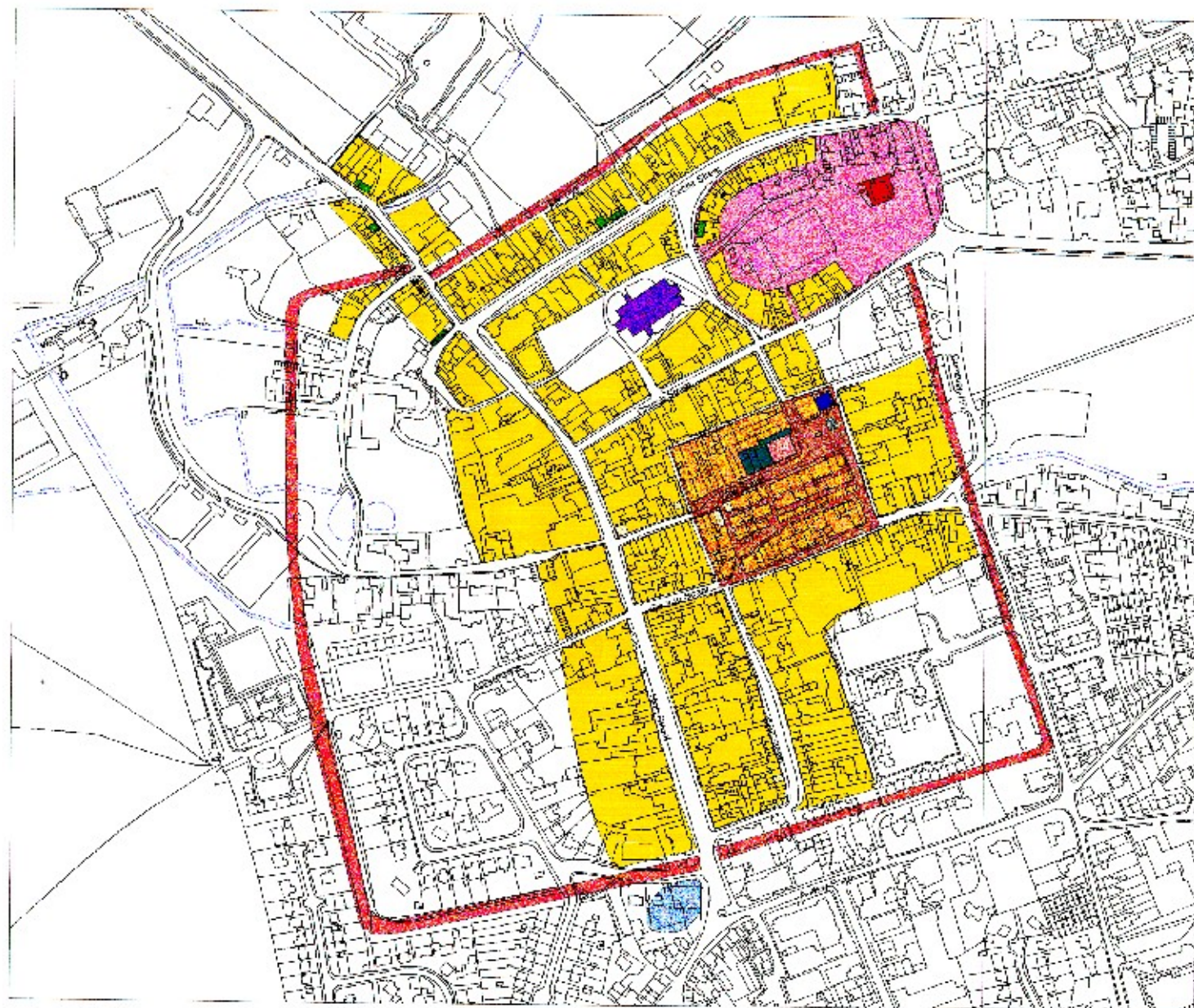
# SAFFRON WALDEN

Late medieval interpretation  
Mid-13th to early-16th century



## KEY

- BUILT-UP AREA
- CUCKING-STOOL POND
- GUILD HALL
- INFILLED MARKET-PLACE
- MARKET-PLACE
- MILL
- MOOT HALL
- PUBLIC BUILDING
- SHOPS
- ST MARY'S CHURCH
- THE INNER BAILEY
- THE KEEP
- TOLLHOUSE
- TOWN ENCLOSURE
- WEALDEN TYPE BUILDINGS



0 100 200 300 400 500 Meters

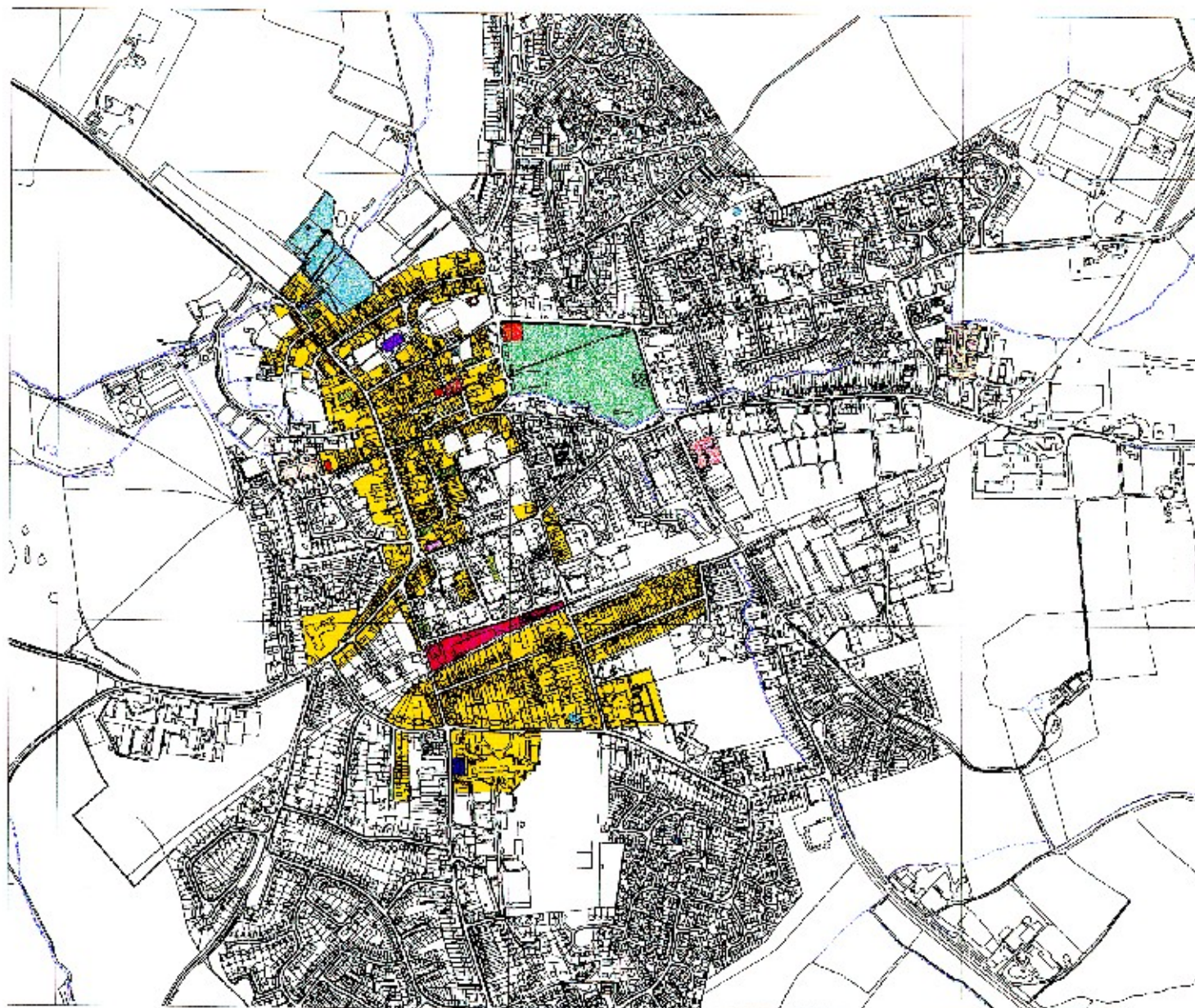


# SAFFRON WALDEN Post-medieval interpretation



## KEY

- BUILT-UP AREA
- THE BAPTIST CHURCH
- THE CASTLE
- THE COMMON AND MAZE
- THE CONGREGATIONAL CHURCH
- THE FRIENDS MEETING HOUSE
- THE MARKET-PLACE
- THE MOOT HALL
- THE PARISH CHURCH
- THE POUND
- UNION WORKHOUSE
- ALMSHOUSES
- BRIDGE END GARDENS
- WINDMILL
- MALTINGS
- IRON FOUNDRY
- GASWORKS
- LIMEKILN
- RAILWAY STATION AND GOODS YARD
- RESERVOIR AND WATERWORKS
- SMITHY



0 0.5 1 1.5 Kilometers



# SAFFRON WALDEN

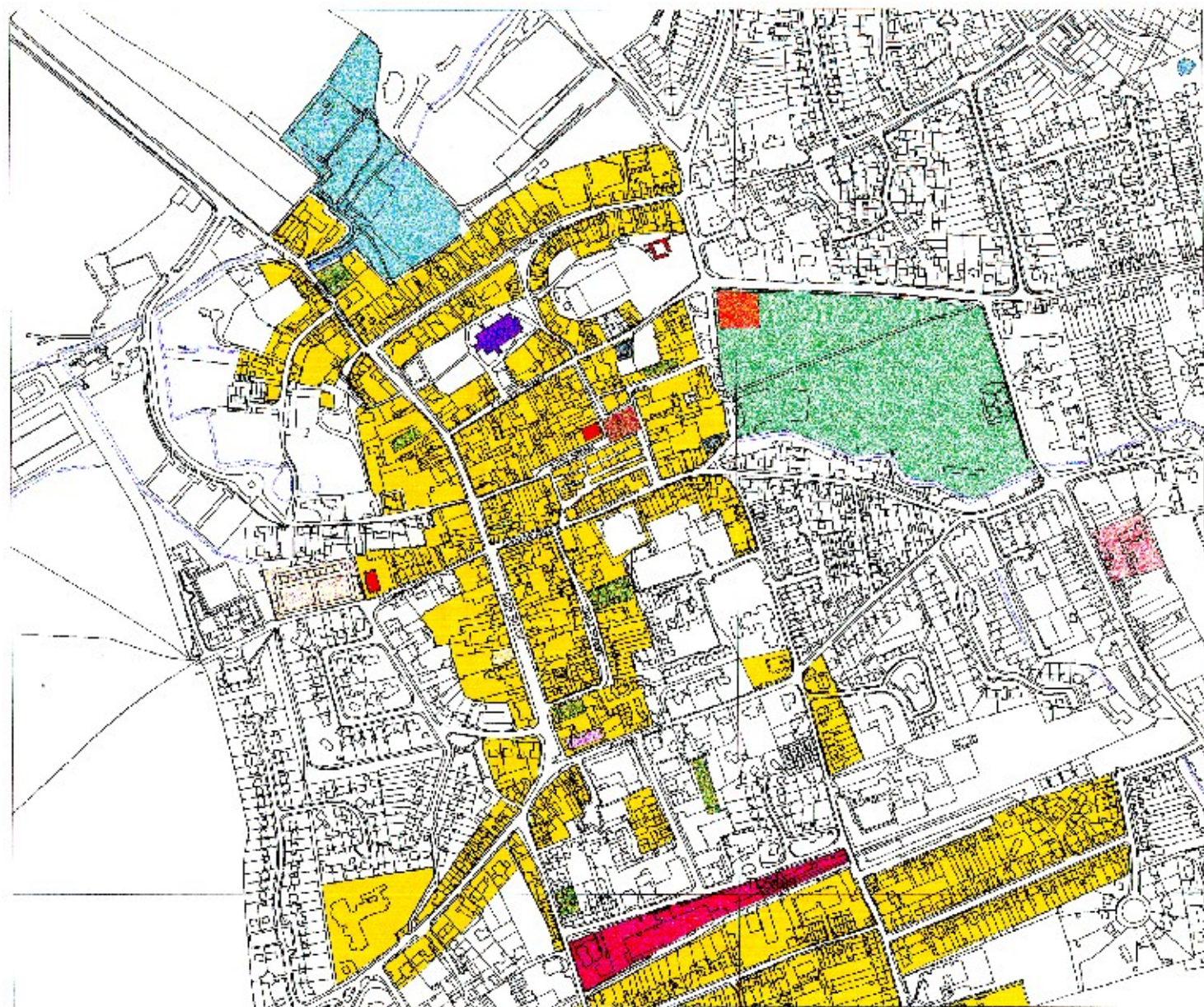
## Post-medieval interpretation

### Town centre



#### KEY

-  ALMSHOUSES
-  BRIDGE END GARDENS
-  BUILT-UP AREA
-  MALTHOUSE
-  CHURCH STREET IRON FOUNDRY
-  SMITHY
-  LIMEKILN
-  GASWORKS, THAXTED ROAD
-  RAILWAY STATION AND GOODS YARD
-  THE BAPTIST CHURCH
-  THE CASTLE
-  THE COMMON AND MAZE
-  THE CONGREGATIONAL CHURCH
-  THE FRIENDS MEETING HOUSE
-  THE MARKET-PLACE
-  THE MOOT HALL
-  THE PARISH CHURCH
-  THE POUND



0 0.2 0.4 0.6 0.8 1 Kilometers

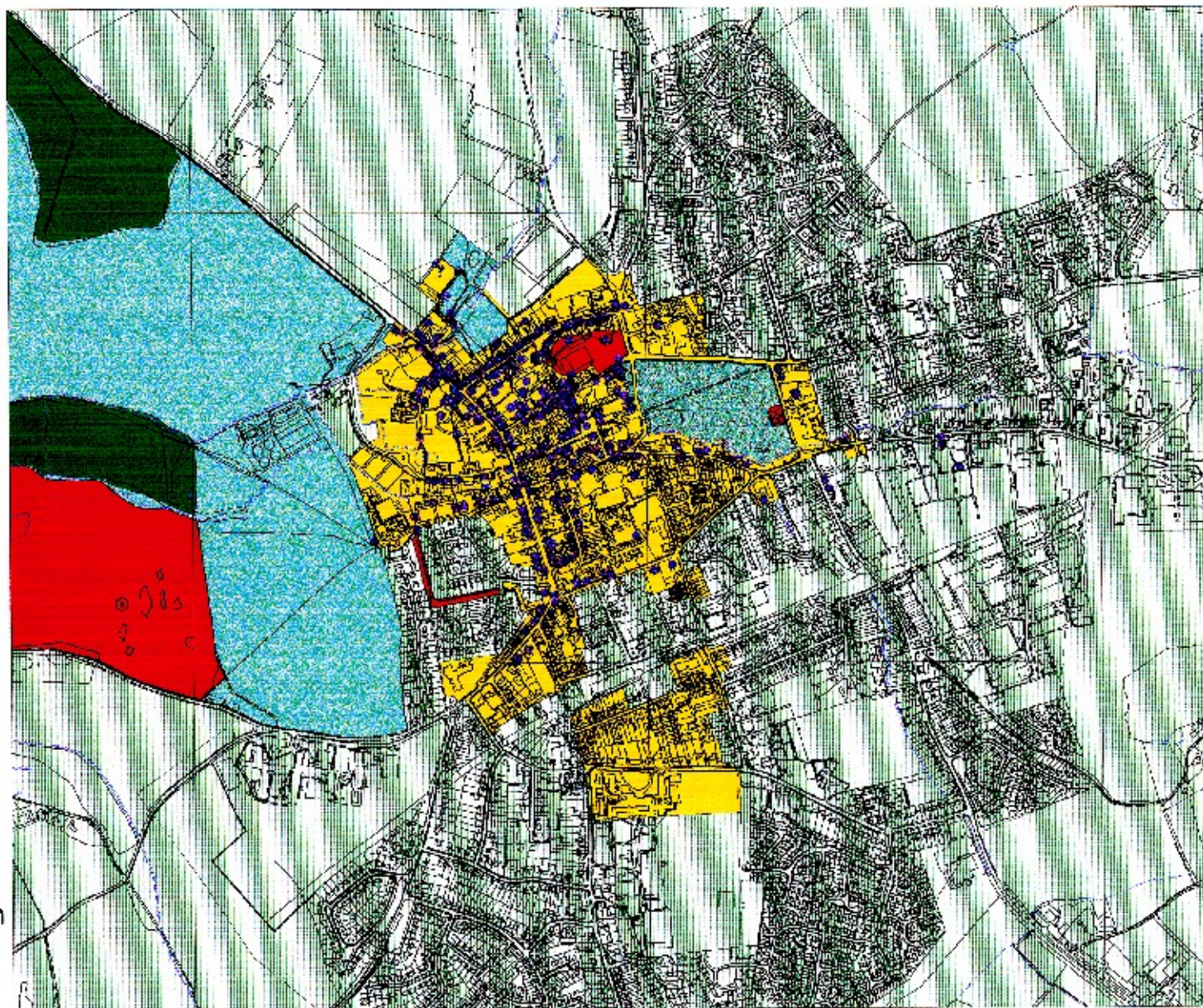


# SAFFRON WALDEN Constraints



## Planning Constraints

- Listed Buildings
- Scheduled Ancient Monument
- Common Land
- Sites of Importance for Nature Conservation
- Historic Parks and Gardens
- Conservation Area
- Special Landscape Area



0 0.5 1 1.5 Kilometers



# Uttlesford Transport Study

## 02 – BASELINE REVIEW

TN 02.X: Saffron Walden Parking and Loading Study

**18 March 2022**



**TETRA TECH**

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Avalon Way  
Anstey  
Leicester LE7 7GR

**[tetrattech.com](http://tetrattech.com)**



# Uttlesford Transport Study

TN 02.X – Saffron Walden Parking and Loading Study  
10 November 2021

## PRESENTED TO

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**Uttlesford District Council**

## PRESENTED BY

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Authorised by:

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# 1 | Background

---



## 1 BACKGROUND

- 1.1.1 The aim of this technical note is to present the results and analysis of the parking and loading study that was carried out in Saffron Walden as part of the data collection for the transport assessment of the Local Plan proposals. This will inform the traffic modelling work and an understanding of existing conditions in the town centre.
- 1.1.2 Parking and loading in the town centre was considered to be having an impact on congestion and traffic delays so that a survey was commissioned to quantify the extent of the issue along three key streets. The survey was undertaken at the same time as other traffic data was being collected in the town (7.00am to 7.00pm on Wednesday 20<sup>th</sup> October 2021). This data will be used to create a transport model of existing and future vehicle movements.

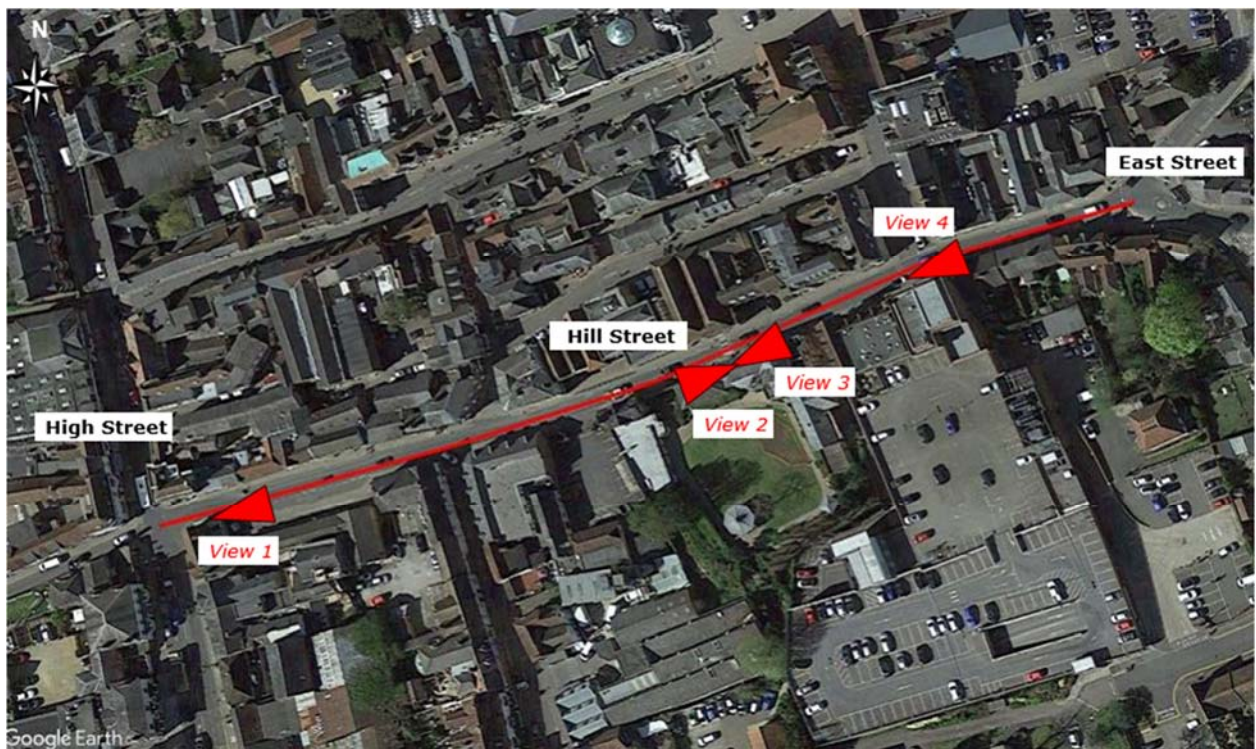
## 2 | Scope of the Study

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## 2 STUDY SCOPE

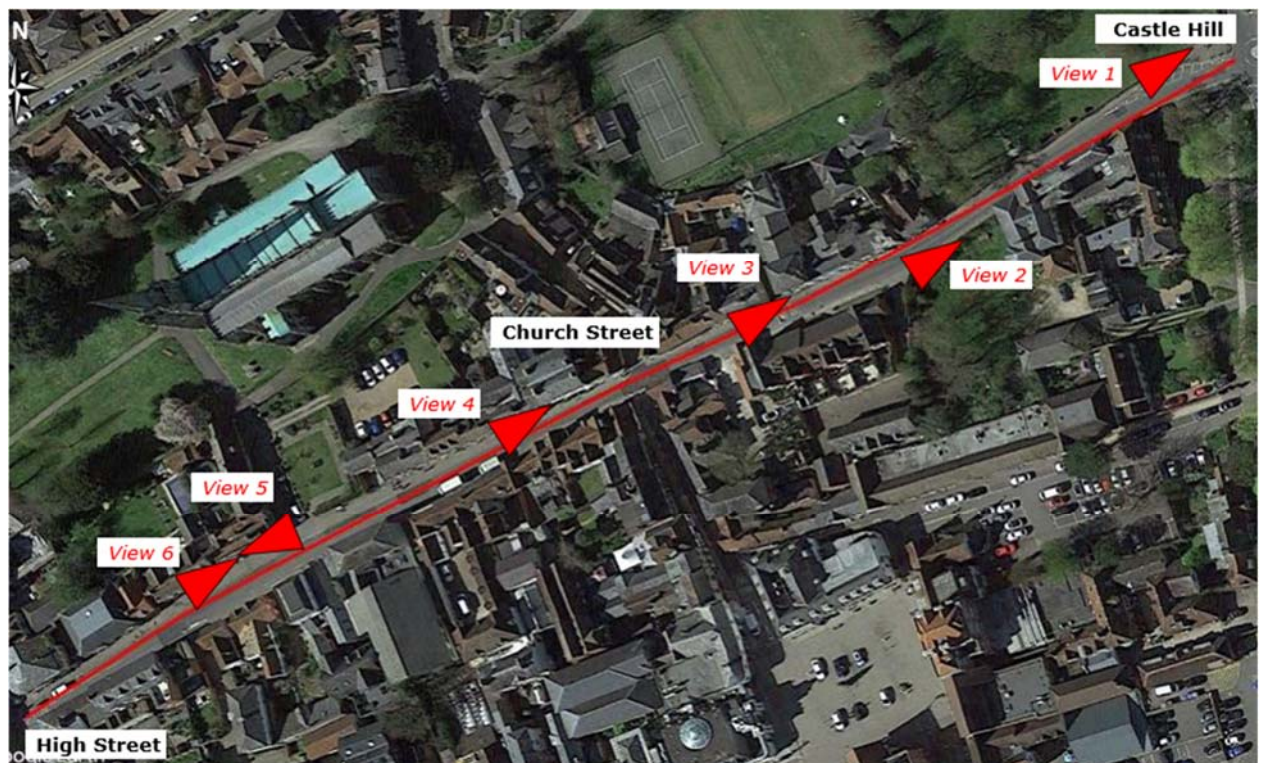
- 2.1.1 Streets in Saffron town centre were identified where there may be a conflict between parking and loading activity and the throughput of vehicles, based on local knowledge and site observations. The streets identified were High Street, Church Street and Hill Street/George Street which make up the central traffic circulation system that carries local traffic and through traffic (road number B184). These are historic streets that have narrow carriageways and footways with buildings along each frontage, but they also carry significant volumes of traffic because of a lack of alternative routes around the town.
- 2.1.2 The hypothesis was that the parking and loading activity has an impact on the capacity of the roads to carry the volumes of traffic that travel to and through the town centre. Highway capacity is constrained by the narrow carriageways, junctions and town centre activities and the parked and manoeuvring vehicles adds to the problem.
- 2.1.3 The survey was undertaken using multiple cameras positioned along each street and the footage was then analysed to identify parking and loading activity. The areas covered by the cameras are shown in the following diagrams.

**Figure 1 – Hill Street / George Street Survey**

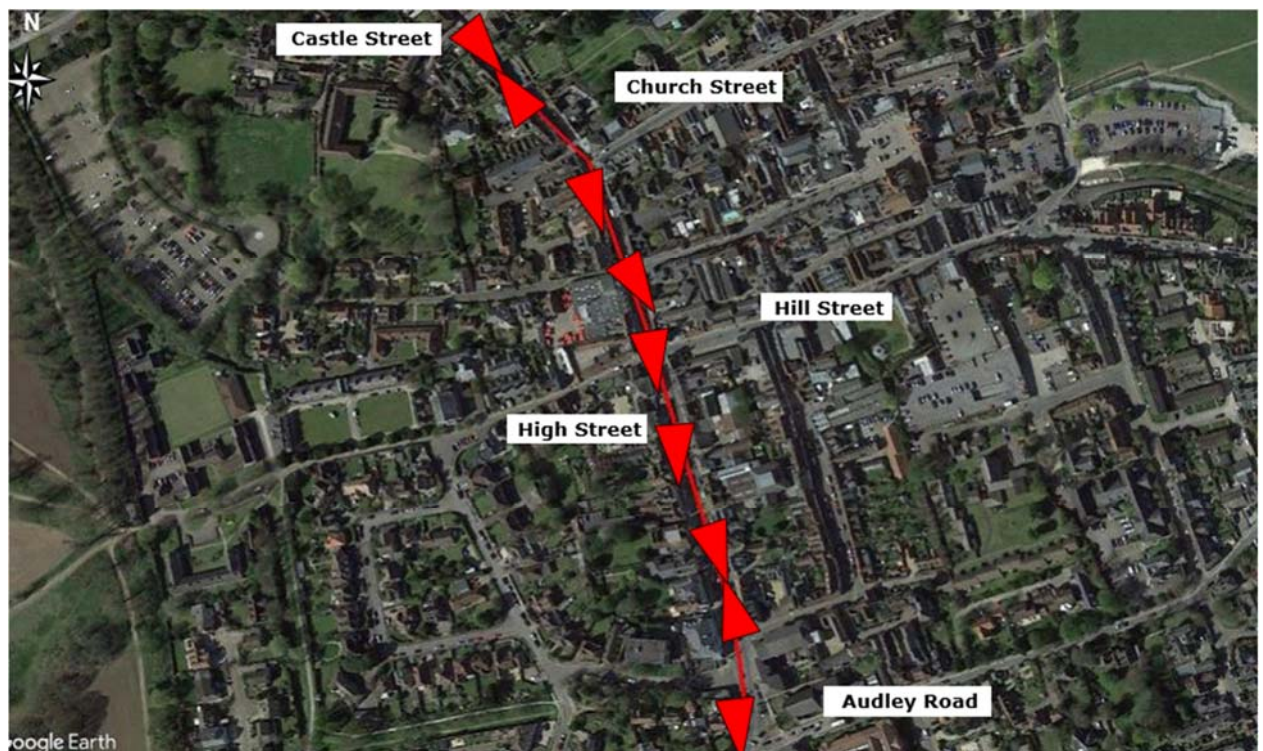




**Figure 2** – Church Street Survey



**Figure 3** – High Street Survey



2.1.4 The surveys were undertaken between 7.00am and 7.00pm on Wednesday 20<sup>th</sup> October which is considered to be a typical weekday that represents 'normal' conditions. The weather was cloudy and dry.

2.1.5 The following information was recorded.

1. Vehicle arrival time
2. Vehicle departure time
3. Duration of stay
4. The type of parking/waiting restriction in place;
  - Single yellow line
  - Double yellow line
  - Permit holder bay
  - Short stay bay
  - Bus Stop
  - Loading bay
  - Zig zag
5. Restricted activities and times (e.g. loading bans and restricted hours)
6. Section of road / TRO
7. Was the vehicle parked legally?
8. Type of vehicle
  - Car
  - Light goods vehicle
  - Other goods vehicle class 1 (2 and 3 axle rigid)
  - Other goods vehicle class 2 (3 axle articulated and 4, 5, 6 or more axles)
  - Taxi
  - Motorcycle
  - Public service vehicle (bus/coach)
9. Was the vehicle causing congestion by delaying the movement of passing vehicles?
10. Type of parking/waiting activity
  - Parked
  - Dropping off passenger
  - Picking up passenger
  - Delivery
  - Waiting
  - Refuse collection
  - Fire engine
  - Road maintenance

## 3 | Study Results

---



## 3 SURVEY RESULTS

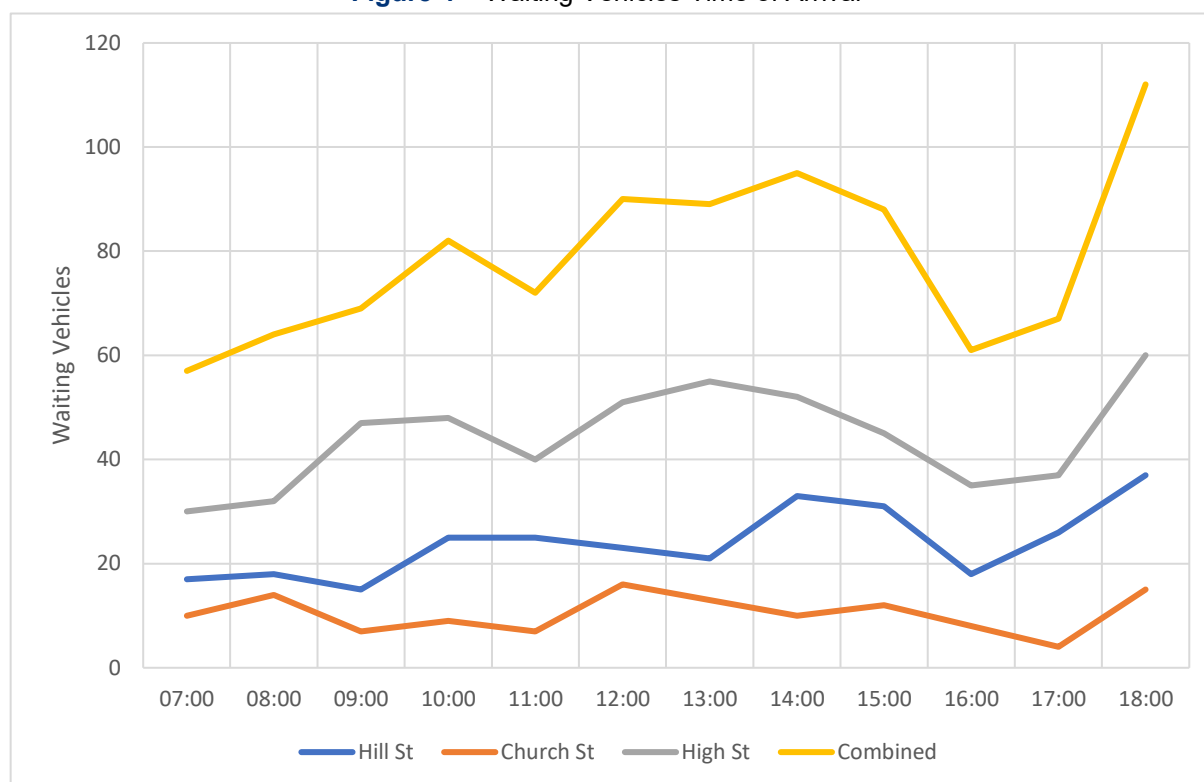
### 3.1 INTRODUCTION

3.1.1 The numbers of vehicles observed parking or waiting on the three streets during the survey day was as follows:

- High Street – 289 vehicles
- Church Street – 125 vehicles
- Hill Street/George Street – 532 vehicles

3.1.2 The number that arrived and departed varied by a small amount during the day. The busiest times for arrivals were during the last hour (6.00pm – 7.00pm), when many of the single yellow restrictions cease, and between 2.00pm and 3.00pm.

**Figure 4 – Waiting Vehicles Time of Arrival**



## 3.2 RESTRICTION TYPE

3.2.1 The waiting, loading, and parking restrictions in force on the relevant streets in Saffron are presented in **Appendix A**. These plans show that:

- High Street has a lot of No Waiting at Any Time and No Waiting 8am-6.30pm restrictions, loading bans at the critical locations and some limited waiting bays that have a 2-hour time limit.
- Hill Street/George Street has a lot of No Waiting 8am-6pm, some lengths of No Waiting and No Loading, Pelican crossing zigzags and a loading bay.
- Church Street has No Waiting restrictions along most of its length with No Loading restrictions for half of it and a small loading bay.

3.2.2 Each street has been divided into short sections to help identify the locations of TROs that may need to be altered. The sections are presented in **Appendix B**.

3.2.3 **Table 1** shows how many vehicles were observed on each type of parking/waiting restriction.

**Table 1** – Vehicles Parked on Each Restriction Type

Restriction Type	Hill St / George St	Church St	High St
No Waiting 8am-6pm	111	27	77
No Waiting 8am-6pm and No Loading 10am-5pm	12	42	
No Waiting at Any Time	10		69
No Waiting or Loading at Any Time	12	4	59
Limited Waiting Bays (2-hour maximum)			286
Keep Clear Marking	2		
Permit Holder Bay			17
Taxi / Bus Bay			24
Loading Bay	135	50	
Zig Zag	7		
Centre of the Road		1	
Total	289	124	532

- 3.2.4 All of the streets are covered by restrictions of one type or another. Some of the sections have No Waiting restrictions plus No Loading restrictions. Violation of the No Waiting and No Loading restrictions was quite common, especially on High Street.

### 3.3 ILLEGAL PARKING

- 3.3.1 **Table 2** shows how many vehicles were observed to be illegally parked on the restrictions.

**Table 2** – Legally Parked Vehicles

Legally Parked	Hill St / George St	Church St	High St
Yes	156	72	331
No	133	53	201
Total	289	125	532

- 3.3.2 There is quite a high level of contravention of the restrictions, although very short stays are permitted on some restrictions, for the dropping off and picking up of passengers for instance. The highest amount of illegal parking was on High Street. Some of the vehicles that were classed as parking illegally were carrying out refuse collection and road maintenance have, therefore, been removed from the illegal category because these activities are permitted.

#### Hill Street / George Street

- 3.3.3 Analysis of the illegally parked vehicles on Hill Street / George Street shows that most of these were parked on the No Waiting 8am-6pm restrictions and most of those were on the south side of Hill Street adjacent to the Waitrose entrance. However, none of those vehicles were considered to cause a delay to passing traffic.
- 3.3.4 Along the whole of Hill Street and George Street only two vehicles were parked illegally that were considered to cause a delay to traffic, one on the No Waiting or Loading at Any Time restriction and the other on a Keep Clear marking. Only two vehicles were observed to cause delay to passing traffic, and these were both refuse collection lorries. Two additional vehicles were parked legally but they still caused congestion to passing traffic, but neither was in the peak traffic hours.

#### Church Street

- 3.3.5 Analysis of the illegally parked vehicles on Church Street shows that some people parked on the No Waiting and No Loading 8am to 6pm restriction, mainly on the south side of the road. Only one of these was considered to cause a delay to passing traffic during the morning peak, but only for a very short time. Two other vehicles were parked legally but they still caused delay to passing traffic for one minute or less.

#### High Street

- 3.3.6 There was a large number of illegally parked vehicles on High Street. Over 100 vehicles were observed parking on the No Waiting or No Loading At Any Time restrictions. Over 50 of these vehicles were also considered to cause delay to passing vehicles and almost half of those were delivery vehicles. Refuse collection was a particular source of delay on the survey day but this is a permitted activity.



- 3.3.7 The most common location of illegally parked vehicles causing delay was on the east side of High Street between Church Street and King Street where there are multiple retail units, and the road is particularly narrow.
- 3.3.8 Many vehicles were illegally parked on High Street during the peak traffic hours. There were 6 vehicles parked illegally during the morning peak period (7am to 9am) and 28 during the evening peak (4pm to 6pm). Fifteen of these were vehicles that exceeded the time limit in a short stay bay, but the remainder were parked on No Waiting or No Loading restrictions. Ten of the vehicles that were parked illegally during the peak traffic periods were considered to cause delays to passing traffic.

## 3.4 VEHICLE TYPE

- 3.4.1 **Table 3** shows the different types of vehicles that were observed. Many of the OGV1's were refuse vehicles.

**Table 3 – Vehicle Type**

Restriction Type	Hill St / George St	Church St	High St
Car	189	83	423
LGV	85	30	81
OGV1	14	9	19
OGV2		1	2
Taxi	1	2	3
PSV			3
M/B			1
Total	289	125	532

### Hill Street / George Street

- 3.4.2 Cars parked on the street during the peak hours and many of these contravened the restrictions, but only one of these actually caused a delay to traffic. Most were parked at the east end of Hill Street, close to the retail units and the entrance to Waitrose.
- 3.4.3 Over half of the LGVs and OGVs parked on Hill Street / George Street used the loading bay while the remainder parked on the No Waiting and No Loading restrictions, mainly close to the shops at the east end of the street. Most stayed for less than 10 minutes but seven stayed for over 20 minutes. Eight LGV/OGVs arrived during the morning peak period and seven were there during the evening peak period, although only two of those vehicles was considered to be causing a delay to passing traffic.

### Church Street

- 3.4.4 Many cars were observed parking in the Loading Bay, despite it being for the use of goods vehicles only. Most of the LGVs and OGVs were also waiting in the loading bay, with no impact on passing traffic. Other LGVs and OGVs were parked illegally on the No Waiting and No Loading restrictions, although these caused little delay to passing traffic.

## High Street

- 3.4.5 A large number of cars (131) were parked illegally and 18 of these were considered to cause delays to traffic. These were on various sections of High Street rather than concentrated in one location.
- 3.4.6 Many LGVs and OGVs parked illegally on the No Waiting and No Loading restrictions along High Street, 35 of these caused delays to traffic, seven of which were during the peak traffic periods.

## 3.5 DELAY AND CONGESTION

- 3.5.1 **Table 4** shows how many vehicles were observed causing delay to passing vehicles while they were parked or manoeuvring.

**Table 4** – Parked vehicles that delayed passing vehicles

Caused Delay	Hill St / George St	Church St	High St
No	281	121	451
Yes	8	4	81
Total	289	125	532

- 3.5.2 Delays caused by parked vehicles on Hill Street and Church Street were very rare but quite common on High Street. Further analysis of the vehicles on High Street shows that.
- Four vehicles caused delays during the AM peak hour and ten during the PM peak hour.
  - The average length of stay of these peak hour vehicles was 4 minutes (AM) and 25 minutes (PM).
  - Most were parked in locations where waiting is prohibited (although loading and dropping off is permitted on many sections of High Street). There were particular concentrations of illegally parked vehicles causing delay along the narrow section of the road outside The Saffron public house, the Quality Discount store (26 High Street) and No. 23 High Street. Most of the vehicles parked on these sections of road were making deliveries.

## 3.6 ACTIVITY TYPE

3.6.1 **Table 5** shows the main purpose of the waiting vehicles, drivers and passengers. A much larger proportion of vehicles in Hill Street / George Street were making deliveries than on the other streets, presumably because of the number of retail units and the large loading bay that has been provided there.

**Table 5** – Purpose or Activity of Vehicles

Restriction Type	Hill St / George St	Church St	High St
Parked	144	63	344
Dropping off Passenger	29	17	59
Deliver	83	24	96
Picking up Passenger	15	6	24
Waiting	14	14	
Refuse Collection	3	1	8
Fire Engine	1		
Road Maintenance			1
Total	289	125	532

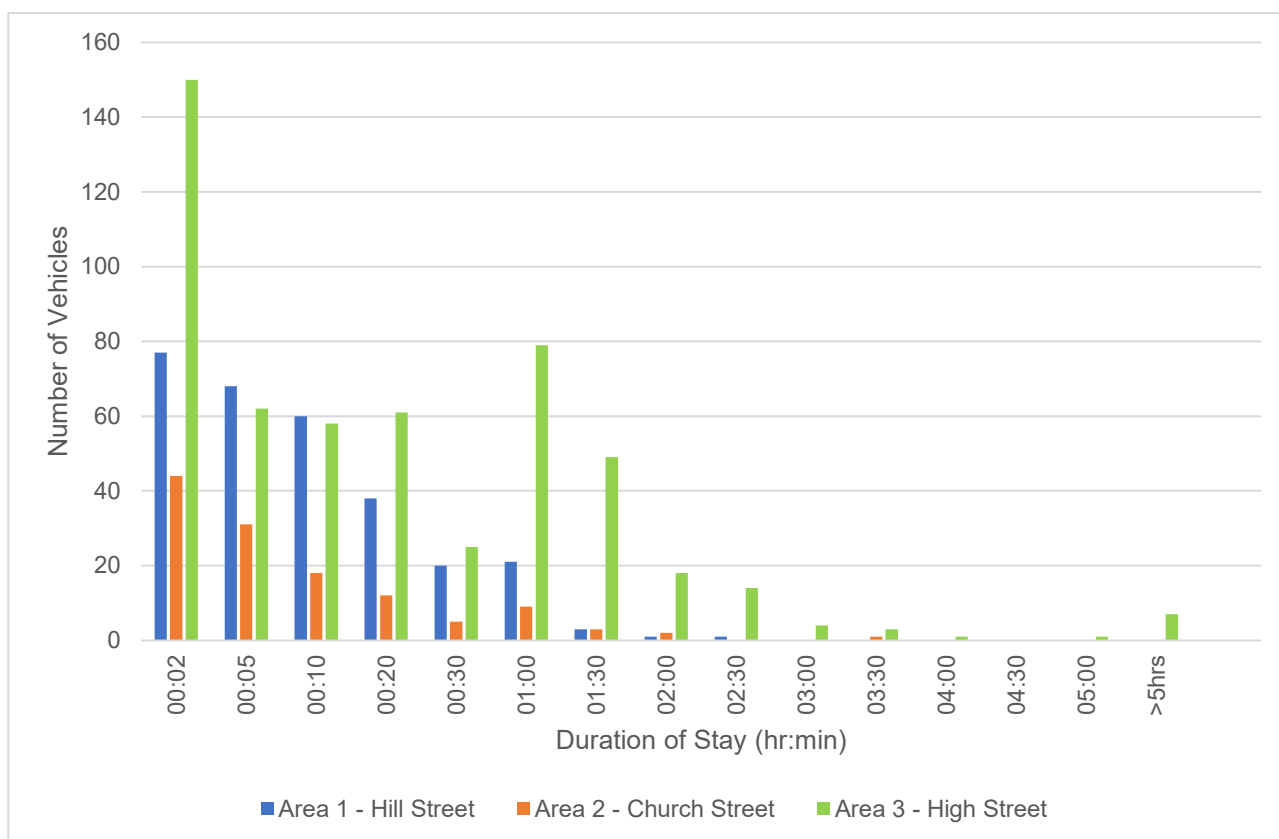
3.6.2 Parking is much more common in High Street and that is to be expected because of the short stay parking bays that have been provided in the wider section of the road.



## 3.7 DURATION OF STAY

3.7.1 **Figure 4** shows the durations of stay of vehicles on each street.

**Figure 5 – Duration of Stay**



3.7.2 Most drivers stay for very short lengths of time. Over 72% stayed for 20 minutes or less and 29% stayed for less than 2 minutes. The average lengths of stay for different vehicle types is presented in **Table 6**.

**Table 6 – Average Duration of Stay by Vehicle Type (min:sec)**

Vehicle Type	Hill St / George St	Church St	High St
Car	8:17	12:04	38:21
LGV / OGV	14:59	13:57	14:25

3.7.3 The duration of stay by LGV and OGV delivery vehicles was consistent across the streets at approximately 14 minutes, but the duration of cars was much more varied. There were a significant number of long stay vehicles that pushed up the average duration of stay in the High Street and many of these were Resident Permit holders parking legally in the bays allocated for that purpose. There were also a significant number of cars parked for longer than the two-hour maximum in the Short Stay bays on High Street (although some of these may have been displaying Blue Badges).

3.7.4 The duration of stay by vehicles causing delay on hill Street and Church Street was short (3-4 minutes) but those causing delay on High Street stayed for much longer (17 minutes on average).

## 4 | Conclusions

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## 4 CONCLUSIONS

- 4.1.1 The results of the waiting and loading surveys have been presented in this Technical Note and the following conclusions can be drawn
- Parking and loading activity on Hill Street / George Street and Church Street is common but it has little impact on the movement of vehicles along those streets. Highway capacity was not reduced significantly as a result of those vehicles. Parking/loading on High Street did cause delays to passing vehicles, particularly during the evening peak period. The length of delay was more significant on High Street where the average stay of delaying vehicles was 17 minutes.
  - Locations of particular significance were close to The Saffron public house, the Quality Discount store (26 High Street) and No. 23 High Street. Most of the vehicles parked on these sections of road were making deliveries. The Loading Ban that exists on much of High Street could be extended to reduce the problem of delay caused by deliveries, but this has to be balanced against the needs of the commercial properties.
  - Parking on double yellow lines (No Waiting At Any time) was relatively common. Over 25% of vehicles causing delay were parked on double yellow lines. This was a particular problem in High Street where 128 vehicles were observed in the No Waiting at Any Time or the No Waiting or Loading At Any Time restrictions. Two-thirds of these were cars while the rest were LGVs and OGVs, presumably making deliveries or picking up.
  - Levels of parking in illegal locations were quite high at 41% of all vehicles, although there is some ambiguity because dropping off, picking up and loading are permitted for a temporary period on those sections of road without loading restrictions. The definition of temporary is not precise. The average duration of stay of vehicles parked on the double yellow lines was 6 minutes. The amount of illegal parking suggests that there is an issue with the level of enforcement that is carried out and this may result in additional delays to through traffic.
  - Most vehicles (58%) were classed as parked, but those making deliveries were more likely to cause congestion. Deliveries were most common in the Loading Bays in George Street and Church Street. There is no Loading Bay in High Street and deliveries are permitted where no loading restrictions apply, but many vehicles park illegally where there are loading restrictions.
- 4.1.2 A key priority could be to reduce the number of vehicles waiting on the narrowest sections of High Street where their impact on passing traffic is the most significant. This has to be balanced against the needs of the local businesses who operate along this constrained section of road, who have limited options for deliveries. The management of town centres is often a compromise between the different functions that exist and restricting deliveries to improve the throughput of traffic may not be the preferred solution. Town centre businesses are struggling to remain viable and making conditions more difficult to operate would not be appropriate.
- 4.1.3 The next steps could include consultation with local businesses and trade organisations, beat surveys to identify how much parking and waiting is done by Blue Badge holders and a questionnaire survey of the people that park and wait on town centre streets.



## APPENDICES

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## APPENDIX A – SAFFRON WALDEN WAITING, LOADING AND PARKING RESTRICTIONS

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# Tile Reference:

TL535 380



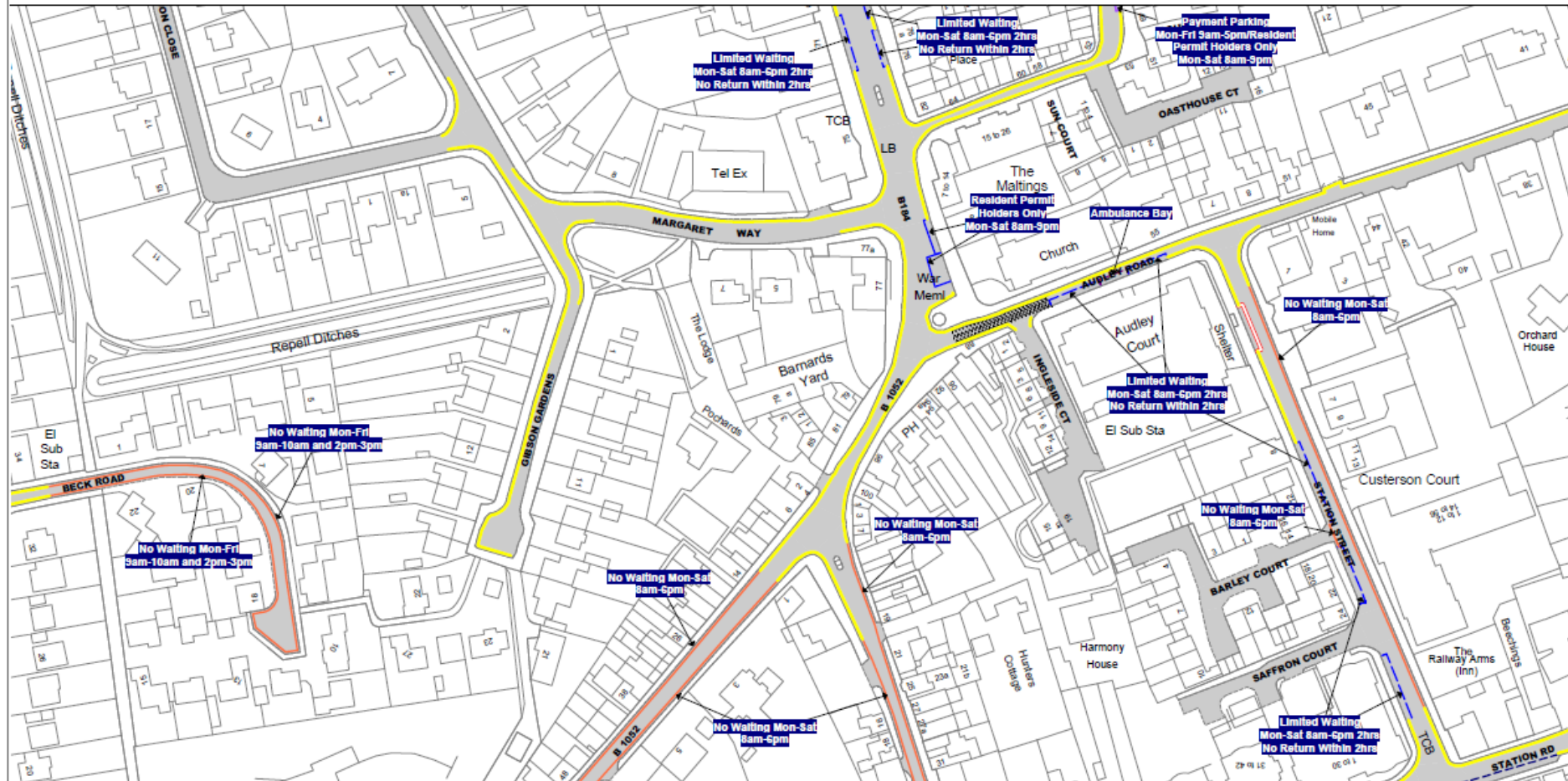
The North Essex Parking Partnership  
PO Box 5575  
Town Hall  
Colchester  
CO1 9LT



Essex County Council  
County Hall  
Chelmsford  
Essex

Sheet Revision Number: 0

Sheet Active From: 01/11/2019



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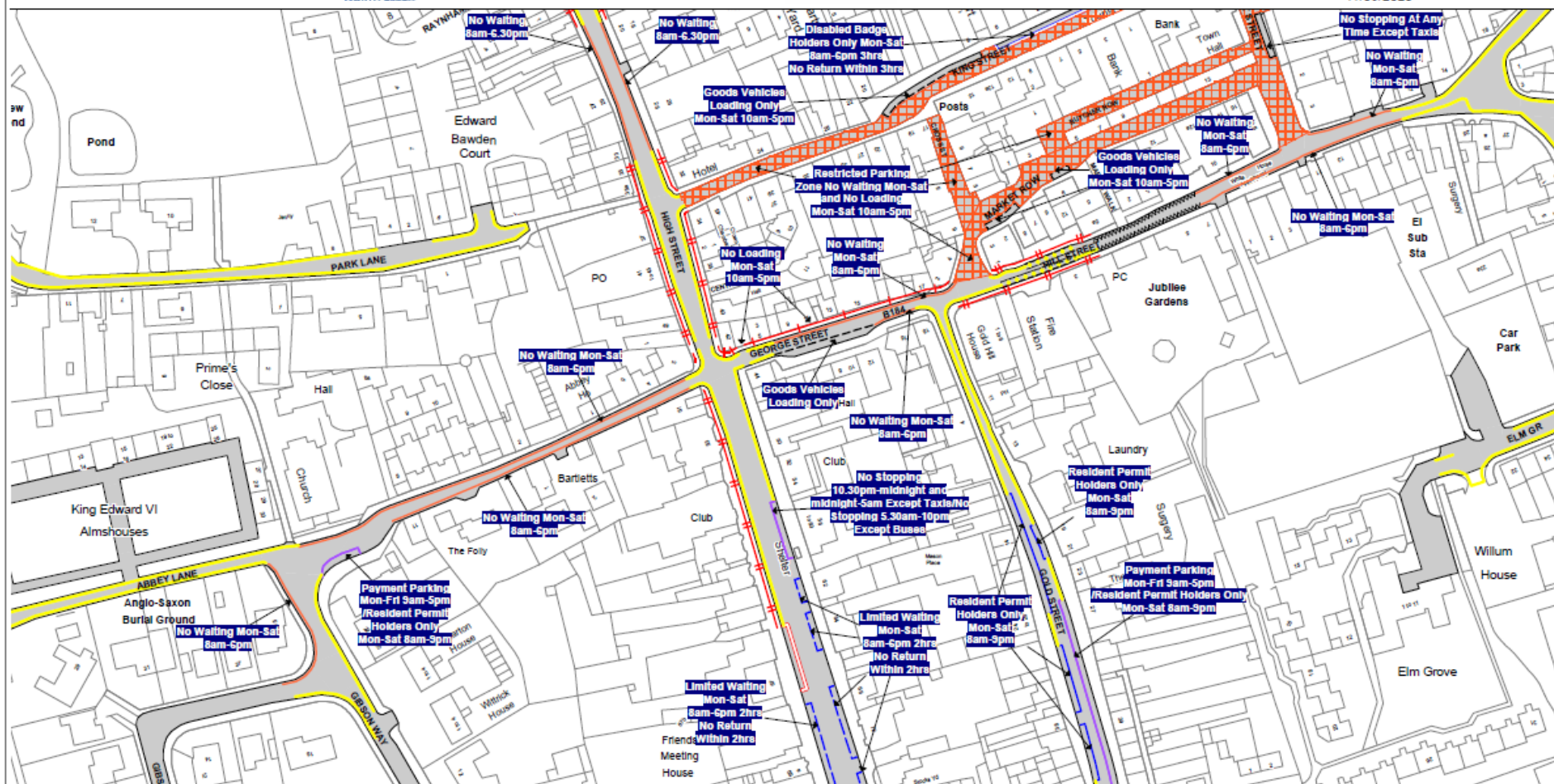
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CO1 9LT



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# Tile Reference:

TL535 385



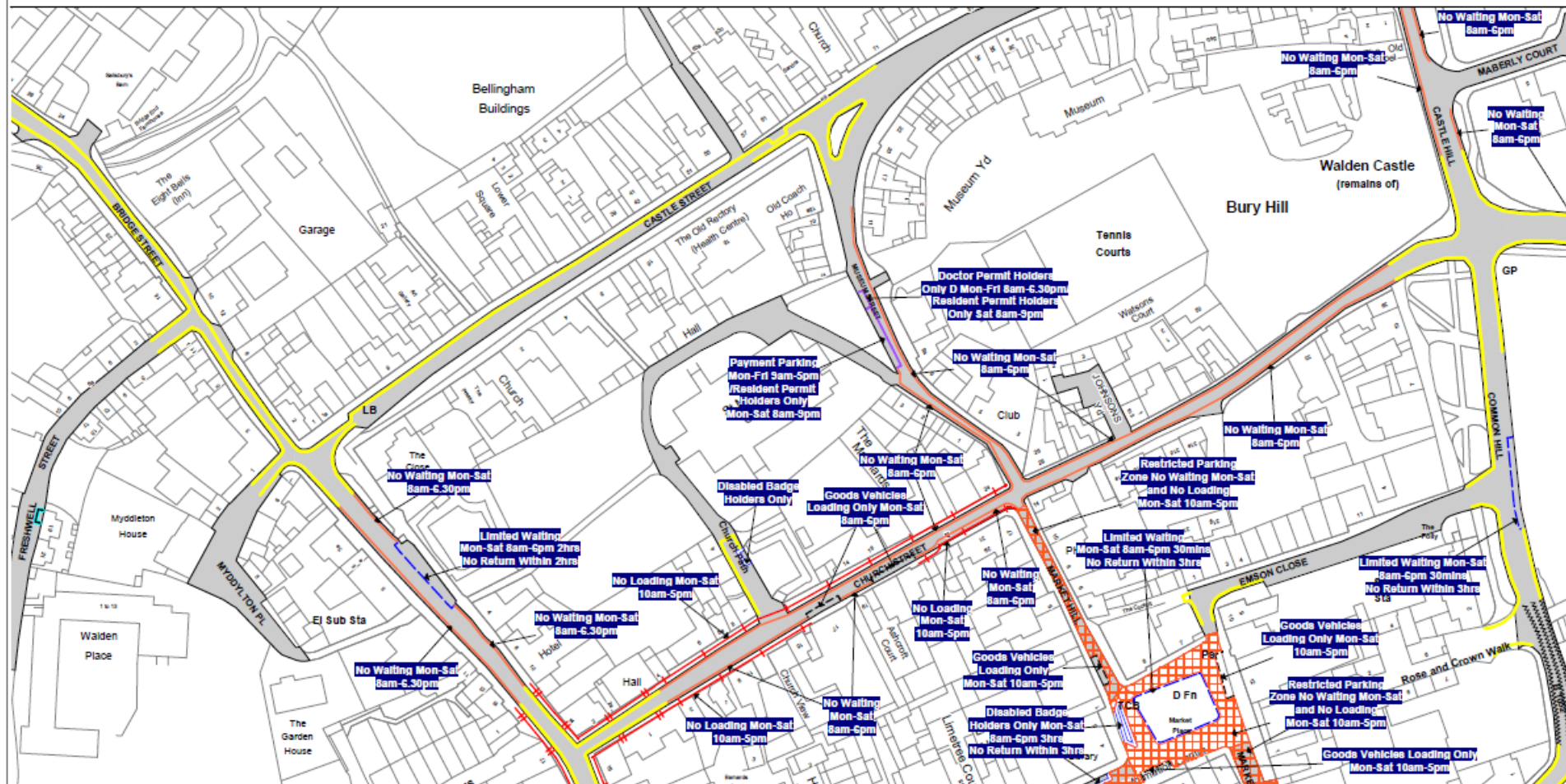
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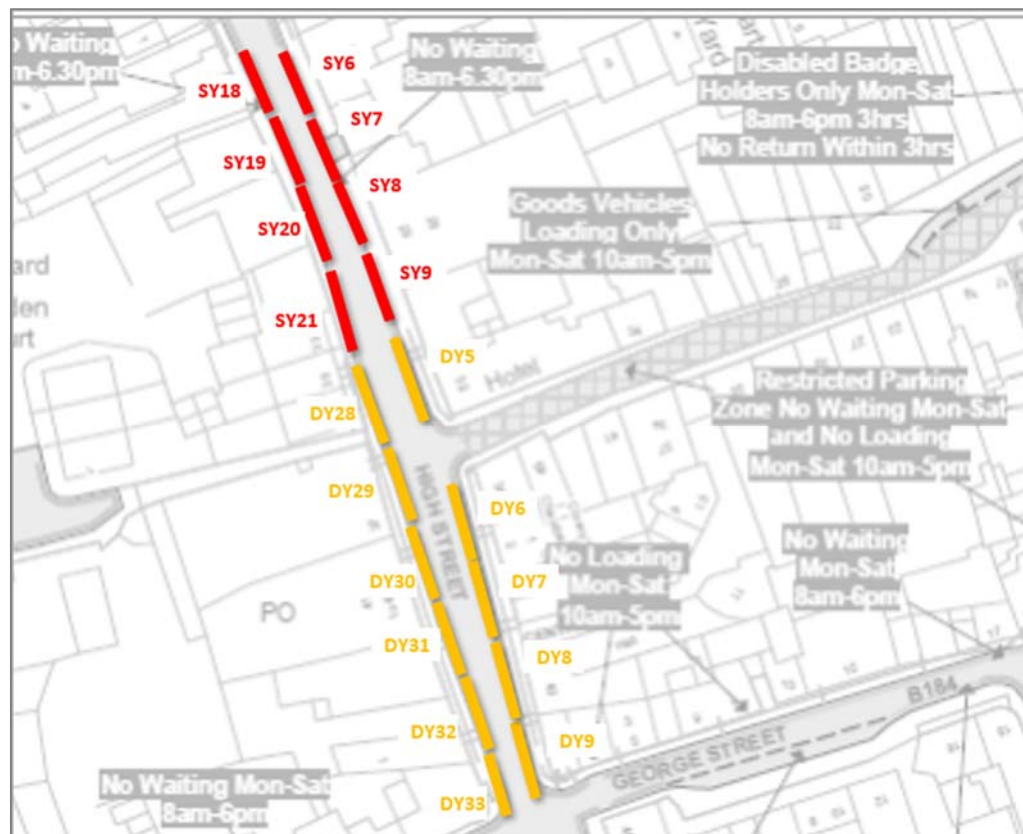
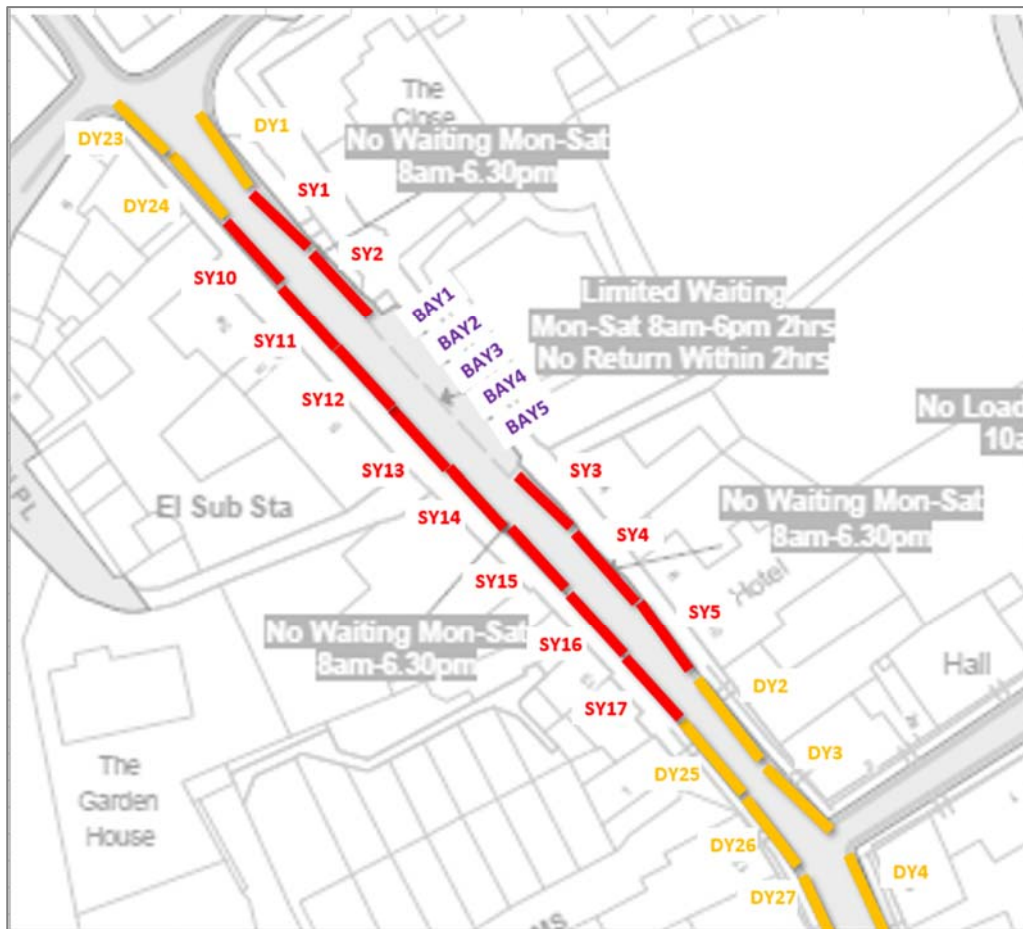
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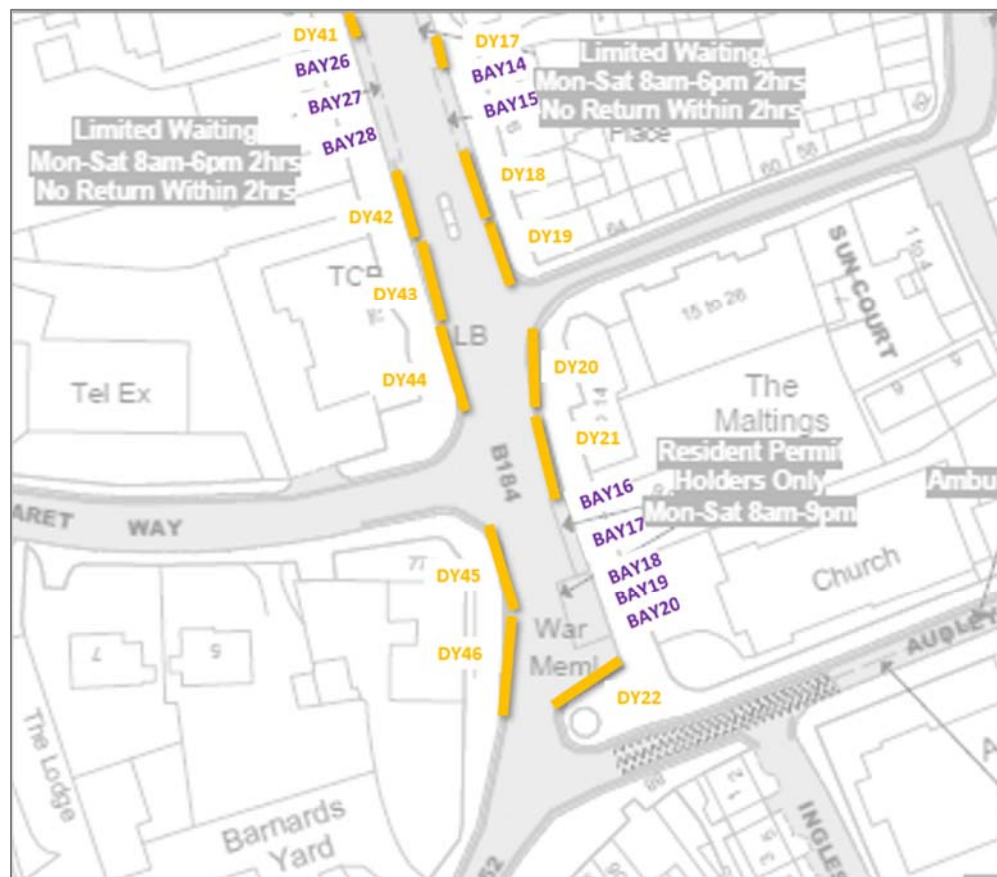






## High Street











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## Appeal Decision

Inquiry held on 18-21 and 25-27 July 2017

Site visit made on 25 July 2017

**by Julia Gregory BSc (Hons), BTP, MRTPI, MCMI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 06 September 2017**

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### **Appeal Ref: APP/Z1510/W/17/3173352**

#### **Land off Finchingfield Road, Steeple Bumpstead**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Gladman Developments Ltd against the decision of Braintree District Council.
  - The application Ref 16/01665/OUT, dated 30 September 2016, was refused by notice dated 1 February 2017.
  - The development proposed is the resubmission of application 16/0410/OUT-outline planning permission for up to 65 dwellings (including up to 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Finchingfield Road, pedestrian access to George Gent Close and associated ancillary works. All matters to be reserved with the exception of the main vehicular site access.
- 

### **Decision**

1. The appeal is dismissed.

### **Preliminary matters**

2. A linked appeal, reference APP/Z1510/W/16/3157939 in respect of a larger scheme on the same site, was withdrawn on 3 May 2017.
3. The application is in outline with all matters apart from the means of access reserved for future determination. The appellant accepted at the inquiry that the scale on the access plan no A095603-P001 Revision B should be 1:1000 and not 1:500. A corrected plan was submitted at the inquiry. I consider that there would be no prejudice in determining the appeal on the basis of the corrected plan.
4. An indicative Development Framework Plan reference 7013-L-01 G was considered by the Council when it determined the application. The appellant relies on this plan heavily to demonstrate features of the scheme. Furthermore, it was suggested by the appellant that a planning condition might require that any subsequent reserved matters generally comply with the plan. I shall therefore determine the appeal on the basis of the general features indicated in the Development Framework Plan.
5. Various photomontages were submitted for consideration at appeal by the appellant. I acknowledge that they are based on the extent of development indicated in the Development Framework Plan, but as the application is in

outline, levels may be altered somewhat and layout, scale, and design, including materials, are for later approval, I attribute those photomontages limited weight. Nonetheless, they do give a good indication of viewpoints, and constraints on viewpoints. I have the same comments about the Council's line drawings.

6. A Unilateral Undertaking (UU) dated 26 July 2017 was submitted by the appellant at the Inquiry. The UU makes provision for 40% affordable housing, a payment of £24,610 for health care provision in Steeple Bumpstead, a formula based contribution for secondary school transport provision for 5 years, a formula based contribution for open space and provisions for the delivery and maintenance of open space.
7. A planning statement of common ground between the Council and the appellant confirms that the submission of the UU overcomes the Council's second reason for refusal.
8. The development plan includes the saved policies of the Braintree District Local Plan (LP) and the Core Strategy (CS).
9. The appellant and the Council agree that the five year housing land supply should be considered against the most up to date objectively assessed need (OAN) for the District which they agree consists of 716 dwellings per annum (dpa). Against this the Council cannot demonstrate a five year supply of deliverable housing sites. The parties agree that there is between 3.1 years and 3.91 years housing land supply. The difference is whether or not the shortfall should be made up within 5 years. I consider that in the absence of any examined up to date plan setting out provision to the contrary, that it should accord with national advice to make up the shortfall within 5 years.
10. Paragraph 49 of the National Planning Policy Framework (the Framework) specifies that relevant policies for the supply of housing should not be considered up-to-date if the Council cannot demonstrate a five year supply of deliverable housing sites.
11. Paragraph 14 of the Framework identifies the approach that should be taken in those circumstances. The Framework specifies that where relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole, or specific policies of the Framework indicate that development should be restricted.
12. Policies in the development plan might also be out of date when considered in the light of their consistency with the Framework, and that will affect the weight that can be accorded to them. The starting point however is that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework is an important material consideration, as it is national policy.
13. It is not disputed that the land is in the countryside, outside of the settlement. CS policy CS 1 identifies housing provision and delivery, showing where development will be provided up to 2026. Steeple Bumpstead is identified as an "other" village which with other similar villages, would have a combined provision of some 300 homes. Because the Council cannot

demonstrate a deliverable 5 year supply of housing, this policy is not up to date and I attribute it limited weight.

14. There is an emerging local plan which at the time of the inquiry was subject to its final consultation before being submitted to the Secretary of State for Examination. I acknowledge that the plan is in the later stages of being formulated. Nonetheless, until the plan progresses further and the level and nature of unresolved objections has been ascertained, I cannot be sure of the extent that the plan may change. Because of that, having considered paragraph 216 of the Framework, I accord it limited weight.

## **Main Issues**

15. The main issues are:

- the effect on the setting of the Steeple Bumpstead Conservation Area;
- whether the development would preserve the setting of the grade I listed Church of St Mary the Virgin;
- the effect on the landscape character of the area; and
- whether the location would provide adequate access to shops, facilities and services so as to provide a suitable residential location for the future occupiers of the development.

## **Reasons**

### *Heritage matters*

16. S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBA) requires that special regard shall be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses. S72 (1) of the LBA requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
17. Up to 65 dwellings would be located on what is currently arable farm land lying to the south east of Edith Cavell Way, Ann Coles Close, and George Gent Close, parts of a modern housing estate on the edge of Steeple Bumpstead. That estate separates the site from the edge of the conservation area which comprises the historic core of the village.
18. There are many buildings dating to the 16<sup>th</sup> and 17<sup>th</sup> centuries in the conservation area. The conservation area contains some 21 listed buildings including the grade II\* listed Moot Hall and the grade I Church of St Mary the Virgin. The church is the oldest building in the conservation area dating back to the 11<sup>th</sup> century. The church tower dates from the 11<sup>th</sup> century but was altered in the 16<sup>th</sup> century.
19. The site overall covers some 4.75 Ha, but the dwellings would cover only some 2.17 Ha. They would be located close to existing dwellings, at a density of some 30 dwellings per hectare. Public open space amounting to some 2.42 Ha would form the southern boundary and a sustainable drainage feature amounting to a further 0.16 Ha would be sited close to the north west boundary. The vehicular access would be located off centre to the site



frontage on Finchingfield Road, and a footway would be created to connect from the access to the footway at Edith Cavell Way.

20. The site is close to the conservation area but is not immediately attached to it. There is no character appraisal of the conservation area, but its character is made up primarily of the buildings and spaces in the medieval layout that it comprises. There was much discussion at the Inquiry about the appearance of the existing dwellings on the edge of the conservation area. These dwellings are relatively standard house types which pay little heed in their layout or design to their historic context. Nonetheless, that there are buildings that detract from the setting of the conservation area and setting of listed buildings on the southern edge of Steeple Bumpstead is not a good reason to exacerbate any harm.
21. Steeple Bumpstead is a small rural settlement with agricultural connections to the surrounding landscape. The church tower can be seen from various viewpoints in the surrounding agricultural landscape indicating a key building within the conservation area and wider landscape. As such the appeal site on the valley side is important in terms of the overall settlement character, and cross valley views are important locally. This is a sensitive location.
22. There would be a new estate that would increase the distance between the historic core and the countryside. This increase in distance, in itself, would not be of a sufficient distance to be significant. Nonetheless, the development would not establish a strong sense of place in a way that responds to local history and character as it would be a suburban style estate development, it would remove an existing frontage hedgerow, and it would create an estate access road with visibility splays and a footway on the northern side of that access.
23. Although there might be some views of the church from within the estate itself created, the development would exacerbate the harm to sense of place created by the modern estate that already exists adjacent to the southern edge of the conservation area.
24. The name Bumpstead is thought to derive from "the place where reeds grow". This reflects its location at the bottom of a valley. The development would not respect the historic settlement pattern on the lower land in the valley bottom since it would extend development out of the valley and would be on rising land above the 70m contour.
25. Also, some views to the church tower would be framed by the development beyond, the characteristics of which would be a jarring contrast to the listed building rather than the arable field that it is currently. When approaching from the south and on some of the footpaths locally to the south and east, the appreciation of the settlement would be eroded because of the new development.
26. The tower is a key element of the church's historic and architectural importance and significance. There are a number of views from local footpaths and along Finchingfield Road in the countryside that are important in the setting of both the church and the conservation area.
27. I acknowledge that views from the church tower towards and across the appeal site would be altered by the development but this is not a viewpoint

that is open to the general public or from where the asset's setting would normally be experienced. Nonetheless, on the approach along Finchingfield Road from the south of the village, along what is the main north /south route through the village, the tower would be seen very much in the context of the new estate which would adversely affect people's experience of and ability to appreciate the historic rural setting and significance of the church and the conservation area.

28. Also from the north, it has been identified that along a stretch of Haverhill Road and also from public footpaths 10 and 7 the increased backdrop to the church and the village would be that of a housing estate. These views would be relatively fleeting, but they would nonetheless create less than substantial harm to the setting of the heritage assets. The setting of the church would not be preserved.
29. CS policy CS 9 and saved LP policies RLP 90, RLP 95 and RLP 100 all seek to conserve local features of architectural, historic and landscape importance, including the setting of listed buildings and designated conservation areas. Whilst these policies do not contain the balancing requirement of the Framework contained in paragraph 134 they reflect the statutory tests and therefore, unlike my colleague in the Silver End case,<sup>1</sup> I consider that they should be accorded considerable weight. Although RLP 100 mostly refers to alterations, extensions and changes of use to listed buildings, it does include reference to their settings. It specifies that the Council will preserve and enhance the settings of listed buildings by appropriate control over development design and use of adjoining land. It is therefore relevant. The development would be contrary to all the aforementioned policies.
30. The less than substantial harm to the setting of the grade 1 listed church means that there would be a failure to preserve its setting. Therefore, the development would be contrary to the requirement of section 66 (1) of the LBA. Furthermore, there would be less than substantial harm to the setting of the conservation area.
31. Although the less than substantial harm to both heritage assets would be modest in scale, I attribute considerable importance and weight to the harm to the setting of both assets. Since the harm is less than substantial as referred to in Framework paragraph 132, paragraph 134 of the Framework applies. This identifies that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.
32. I acknowledge the public benefits of this proposal. The provision of many homes in a District where there is not a 5 year supply of deliverable housing sites by a considerable margin is a matter of significant weight. The housing provision would help to rectify this situation more quickly than waiting for the emerging local plan to allocate sites across the District. The appellant is confident that housing on the site could be delivered relatively quickly, albeit that the appellant is promoting the site rather than a builder. There would be the provision of 40% affordable housing on a site in an area where housing need is not being satisfied to a significant margin. This again attracts significant weight.

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<sup>1</sup> APP/Z1510/W/16/3146968 Land off Western Road, Silver End, Essex

33. The development might improve the demographic balance of the village but there is no mechanism to control the age of occupants and so therefore I attribute this little weight. There is nothing to indicate that the viability of the school is in question.
34. There would also be the economic benefits of the construction including jobs secured in building the dwellings and in the manufacture of building materials. People living in the homes would spend money in the local area including the shop and public houses and would participate in community activities. They would help to support local services and could work at home or in local businesses. I attach some modest weight to these benefits.
35. Open space provision would be a social benefit to both new residents and existing residents to which I attach modest weight. There might be modest biodiversity gains to which I attribute a little weight.
36. These public benefits, although together they would be significant do not outweigh the failure to preserve the setting of the listed church and the less than substantial harm that I have identified to this and the harm to the setting of the conservation area. These effects would be irreversible and affect this and future generations ability to appreciate the significance of these heritage assets.

#### *Landscape matters*

37. LP policy RLP2 sets village envelopes. Outside these areas countryside policies will apply. CS policy CS 5 seeks to strictly control development in the countryside in order to, amongst other matters, protect and enhance the landscape character and amenity of the countryside.
38. The Council and the appellant disagree as to whether CS policy CS 5 is up-to-date. The appellant argues that the policy is not up-to-date because the countryside protection is based on a locational housing strategy, which cannot be deemed to be up-to-date because the Council cannot demonstrate a 5 year housing land supply. Also it is argued that the control is strict and does not accord with the wording of the Framework in respect of one of its core planning principles set out in paragraph 17 bullet 5, and also the contents of Framework paragraph 55.
39. I accept that the policy does not reflect the exact wording of the Framework; its adoption pre-dated the publication of the Framework. For that reason the policy needs to be considered against paragraph 215 of the Framework. It is a policy firmly aimed at protecting the environment, landscape character and biodiversity of the countryside. This accords with recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it given in paragraph 55 of the Framework. I therefore consider that it should be given the greater weight identified in paragraph 215.
40. CS policy CS 8 concerns natural environment and biodiversity. Development must have regard to the character of the landscape and its sensitivity to change. Where change is permitted it will need to enhance the locally distinctive character of the landscape in accordance with the landscape character assessment. Although there is a character assessment there is no supplementary planning document produced.



41. The dwellings would be sited on land that is located within the Natural England National Character area 86, South Suffolk and North Essex Clayland. It is identified as a clay plateau dissected by small scale undulating river valley topography. The local landscape character assessment is contained within the Braintree Landscape Character Assessment September 2006 (LCA). Within the Braintree LCA the site is within the B2 Hemstead Farmland Plateau immediately adjacent to LCA A2 Stour River Valley, which includes the village. The A2 classification identifies, amongst other features, gently rounded arable valley sides, and valley sides dissected by tributary valleys.
42. B2 identifies rolling arable farmland and hills surrounding steep valleys with small streams and settlements located in valleys. A number of interesting and colourful vernacular buildings within small linear settlements, and overall a strong sense of tranquillity and sense of place. Guidance for L2 and B2 is to maintain cross valley and characteristic views across and into the valleys, and ensure that new development is small scale responding to the historic settlement pattern, landscape setting and locally distinctive building styles. For A2 one of the visual characteristics is the panoramic views that occur from valley slopes and channelled views along the valley floor. The planning guideline, as for B2, is to consider the impact of new residential development and farm buildings upon valley slopes. B2 and A2 both have high sensitivity to change.
43. CS policy CS 8 further identifies that sites of national importance and locally designated sites which are identified on the proposals map will be protected from adverse effects. The site is not within a nationally designated site. The site was covered by a Special Landscape Area designation in the LP. This was superseded by the criteria based policy using landscape assessments of CS policy CS 8.
44. Dedham Vale Area of Outstanding Natural Beauty (AONB) lies some 25 km to the east. Nonetheless, the Stour Valley, which includes Steeple Bumpstead and Bumstead Brook and land immediately around the settlement, is within the Stour Valley Project Area. This is important because the area is included in the Dedham Vale AONB and Stour Valley Management Plan 2016-2021. There are aspirations to increase the extent of the AONB along the Stour Valley, although not nearly as far as Steeple Bumpstead.
45. I note that when determining the planning application the Council made no reference to the management plan. Nonetheless, substantial reference has been made to it during the appeal, I note that there has been an objection on landscape grounds from the AONB and SRV project team, and these matters are material to my consideration of the proposal. I have paid careful attention to the management plan which in its opening paragraph identifies the combined area as one of England's finest landscapes with riverside meadows, picturesque villages and rolling farmland.
46. Throughout the management plan it refers frequently to the combined area. Much of the Stour Valley Project Area is identified as sharing similar characteristics to the AONB. It is predominantly rural with a medieval settlement pattern. There are patterns of woodland on valley sides with the river running through it and a scattering of historic picturesque villages.
47. Although not shown on any proposals map the Stour Valley Project is established and staffed, assessment has been made of the area's landscape

within it and principles set for management objectives. New housing is welcomed where it sits well with the patterns of historic villages and where it contributes to the natural beauty and special qualities of the AONB and the Stour Valley. It should reflect the natural beauty of the Stour Valley and be of an appropriate scale, conserve historic features and reflect the local character. Whilst it is not a local designation in terms of CS policy CS8, because it is not on the proposals map, nonetheless I attribute the inclusion of the area in the management plan significant weight. I do appreciate however that the area is extensive and not all parts of it will have equal landscape quality.

48. LP policy RLP 80 amongst other matters requires development not to be detrimental to the distinctive landscape features and habitats of the area such as trees, hedges, woodlands, grasslands, ponds and rivers. Development that would not successfully integrate into the local landscape will not be permitted.
49. Paragraph 109 of the Framework identifies that the planning system should contribute to and enhance natural and local environments by amongst other matters protecting and enhancing valued landscapes. The term valued is not defined. There have been several hundred objections from local residents, some of whom gave evidence at the Inquiry. I am in no doubt from the many representations about this matter that the landscape south of Steeple Bumpstead is held in high regard locally.
50. Nonetheless it seems to me that the approach to be followed is that followed in the Nanpanton Road Loughborough appeal<sup>2</sup> and Leckhampton appeal<sup>3</sup> brought to my attention. This approach was supported in the High Court<sup>4</sup>. This involves assessing the site and its role or value in the wider area. There should be demonstrable physical attributes that take it beyond mere countryside.
51. The Council and the appellant have considered the landscape value of the site by reference to Guidelines for Landscape and Visual Impact Assessment, third edition 2013 (GLVIA3) which lists factors that can be useful in indicating landscape value. There is nothing negative about the appearance of the land, it forms part of a larger field and its most interesting features are its steeply sloping topography and frontage hedgerow for part of the site. Viewed from the footpaths and highways and also from rear gardens backing onto the site, the open agricultural land is viewed in the wider landscape. I am satisfied that its quality is medium to high.
52. Historically this land was associated with a long demolished historic Bower House. It might have been park land rather than agricultural land. It might have been tithe land associated with the church, but that is conjecture as there is nothing on the ground now and no documentary evidence. Furthermore, field enclosures shown as being in existence as late as 1949 have been removed and nothing now remains.
53. The appeal site is part of much larger arable field. There is a hedgerow to the roadside which does not extend for the whole of the frontage. There are few trees on the northern boundary and a copse of trees to the west of the site outside its boundaries. A hedge has been recently planted to delineate the

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<sup>2</sup> APP/X2410/W/15/3028159 and 3028161

<sup>3</sup> APP/B1605/W/14/3001717

<sup>4</sup> Submitted document 2

southern extent of the site within the arable crop. It is part of a steeply sloping large field.

54. The value of the landscape is to be interpreted as that placed on it by people. People will be viewing on approach to Steeple Bumpstead from the south along Finchingfield Road, from the north along Haverhill Road and as users of numerous local public rights of way. They will be sensitive receptors, particularly those who are local to the area seeing the site regularly, or are using public footpaths for recreation.
55. There are several published walking routes around the area, most notably the Steeple Bumpstead Circular Walk, the Steeple Bumpstead Trailman 8km walk and the Bumpsteads Haverhill and Castle Camps Walk. On my site inspection I walked along parts of these routes and found much tranquillity during my experience of the countryside setting to the south of Steeple Bumpstead. The site could be viewed from parts of these footpaths and from the vehicular approach along the Finchingfield and Haverhill Roads. There are extensive views towards the site from the south and from across the valley to the north.
56. It has to be seen in the wider context with which it is viewed. That is with other fields and woodland forming the countryside on valley sides and tops surrounding Steeple Bumpstead which lies in the bottom of the valley. The site is open to view from various viewpoints. It is also viewed with the church tower. Together, the scenic quality is also medium to high.
57. There was much discussion at the inquiry about the appearance of the existing dwellings on the edge of the settlement and their effect on scenic quality. Many of the dwellings have relatively low boundaries and short back gardens. The properties benefit from the extensive views towards the site and other farmland and the rising hill, with little built development thereon.
58. These dwellings are sited close in to the village without rising much in height on the southern valley slope. Overall, the character of Steeple Bumpstead could be described best as nestling within the valley bottom with trees within the settlement creating a verdant impression.
59. The landscape is not rare but it is representative of the locality with a medium value. Although there is no public access to the site, it is close to walking routes. It has a high value in that regard. There are no particular associations with the site.
60. The site is within Historic Landscape Area 13 Belchamps Ridge and within this is type Post 1950 Boundary Loss – with Relic element as identified in the Historic Landscape Characterisation Report for Essex. The report identifies that historically settlement was very dispersed in the landscape.
61. Overall, I conclude having considered all the matters raised, that the site has a high landscape value to which I attribute substantial weight. Having considered all its characteristics and the inclusion of the site within the Stour Valley Project Area, I conclude that it is a valued landscape in terms of paragraph 109 of the Framework.
62. The development, even though there would be open space and a line of dispersed trees on the southern boundary would be a dense development of dwellings in an estate layout with a standard 5.5m wide access. The layout would significantly harm the landscape of the area and would harm the



character and appearance of the area. It would not be nestled in the valley as the existing settlement pattern. It would not follow any logical boundary on the ground. It would not reflect the importance of cross valley views and would not be small scale.

63. Open space with some tree planting on its southerly edge would be incorporated into the scheme. It is suggested that planting could be of appropriate species so that it would reach at maximum height of some 15m after some 20 years. Also larger trees could form a small percentage of the mix and all could be detailed at reserved matters stage. I am not satisfied on the basis of the evidence put forward as an outline scheme that even on this basis there would not ultimately be a harmful effect of obscuring views of the valley slopes. Also new planting along the frontage would need to respect visibility splays which in themselves would take the landscape away from its countryside appearance, with hedgerows on banks close to highways.
64. Built development would appear severely harmful to the landscape from the vicinity of footpath no 40 close to Finchingfield Road and along the approaches to Steeple Bumpstead in both directions. It would also be harmful in views from the public footpath at the appellant's viewpoint 4 to the east. There would be conflict with the Framework paragraph 109 which sets the requirement to protect and enhance valued landscapes.
65. Although the weight to be attached to CS policy CS 5 is affected somewhat because its wording does not accord tightly with the Framework, it still requires the protection and enhancement of landscape character and the amenity of the countryside. I have already attributed the greater weight in the light of Framework paragraph 215 to the policy. The development would fail to achieve that requirement.
66. It would also fail to comply with CS policy CS 8 which states that development must have regard to the character of the landscape and its sensitivity to change and where development is permitted it will need to enhance the locally distinctive character of the landscape in accordance with the landscape character assessment. Also LP policy RLP 80 states that development that would not be successfully integrated into the local landscape will not be permitted. There would be conflict with this policy.
67. The development would not comply with the landscape guidelines of the LCA as it would not protect and maintain cross valley and characteristic views across and into the valleys, rising to the same level as the top of the church tower. It would when viewed from the north, create a backdrop to the village heavily influenced by housing. Furthermore, it would not be small scale responding to the historic settlement pattern and the landscape setting. As the development would not protect or enhance a valued landscape, it would be contrary to paragraph 109 of the Framework. It would not recognise the intrinsic character and beauty of the countryside, part of a core principle of the Framework.

#### *Access to shops, facilities and services*

68. CS policy CS 7 states that future development will be provided in accessible locations to reduce the need to travel. Steeple Bumpstead is a small village, but nonetheless it has grown at a comparable rate to the rest of the District over the last 10 years. There is no demonstrated decline or lack of growth in

the village. The Council is also proposing a site allocation in Steeple Bumpstead in its emerging plan<sup>5</sup>, although this is subject to representations in the latest consultation exercise and can be attributed limited weight at present.

69. There is an accepted need to boost significantly the supply of housing nationally. Even where there is a deliverable 5 year supply of housing sites that is not a limit. Nonetheless, the Framework identifies that development that generates significant movement should be located where the need for travel can be minimised and the use of sustainable transport modes can be maximised. However, this needs to take into account policies such as set out elsewhere in the Framework, particularly in rural areas. Furthermore the national picture is of high car usage.
70. The Planning Practice Guidance identifies that all settlements can play a role in delivering sustainable development in rural areas. There is no blanket ban on development in Steeple Bumpstead. Planning permission has been granted for many small schemes over the last few years. I saw much sensitively designed development within the village. Also planning permission has been granted recently for another 9 dwellings locally.<sup>6</sup>
71. Although a small village, Steeple Bumpstead has some shops, services and facilities. Guidelines for Providing Journeys on Foot indicate 800m as being an acceptable walking distance. The Stanley Drapkin primary school, which has surplus school places, would be within an 800m walk of the site. There would be a footpath linking the site by way of George Gent Close to the primary school some 300m away, the adjacent doctor's surgery and beyond. The UU would contribute to securing additional healthcare requirements arising from the development.
72. Two churches are located within an 800m walk. There is a lecture hall in the Congregational Church. Other local facilities include a village hall some 500m away. Community activities locally include a community choir, line dancing, bowls, scouts and girl guides.
73. Close by are located a pottery store, two public houses and a recreation ground and an outdoor play area. A small library occupies the Moot Hall which also acts as a meeting place for the Parish Council. These are all within 800m. Further open space and a contribution to the existing play space would be provided by the UU.
74. Within 1130m walking distance of the site a convenience store provides for top-up shopping and includes a post office and an ATM cash machine. At the same location there is a petrol filling station.
75. The local shop does not have a wide choice of provisions. I noticed on my site visit that fruit and vegetable provision was particularly limited. But it does provide for a range of top-up shopping including some frozen foods, has a post office, sells cards and some toys and gifts and has an off-licence. The main weekly shopping could be undertaken in Haverhill where there are several large supermarkets. Haverhill is only some 5.4 km to the north of the site and has a wide range of shops, services and employment.

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<sup>5</sup> STEB395-25 dwellings on 1.25 Ha at Freezes Barns northwest of the village

<sup>6</sup> Council ref 16/01525/OUT – 4 Helions Road, Steeple Bumpstead

76. A number of small businesses operate from the local business centre which is within 2 km of the site. There is a nursery and day centre next to the business centre. There are other local employment opportunities in the wider area.
77. No secondary school exists in the village. The UU makes provision for payment for school transport for the first five years. There is the possibility that children could go to school in Haverhill. However I was advised at the Inquiry that there would be no school transport unless the children attended school in Essex, leading to journey times of some 30 minutes. This is not ideal.
78. Whilst there are some limited shops, facilities and services locally, LP policy RLP 53 states that major new development proposals that are likely to generate significant levels of travel demand will only be permitted where direct public transport services exist, or there is potential for the development to be well served by public transport and the layout of the developments has been designed to ensure that access to existing or potential public transport lies within easy walking distance of the entire site. Easy walking distance is defined as 400 metres from the centre of the site. Major development is housing sites of 1 hectare or 30 dwellings or more. The appeal development is therefore more than double the size of the minimum for classification as major development.
79. Although the dwellings would be sited within a relatively easy walking route to bus stops, there is only 1 bus stop within 400m of the entire site and the local bus service is extremely limited, comprising route 60, some 5 times a day in either direction during the week, more limited on a Saturday and no services at all on a Sunday. The 438 route is primarily a school service. The Dart 3 service is no longer an on demand service and provides a twice a week service to Haverhill and once a week to Braintree. Because of the severely restricted timetables, bus is not an obvious mode of travel choice for most journeys, even if promoted in travel packs to new residents.
80. Furthermore, cycling is not an attractive option out of the village in an area with hills, and narrow country lanes without lighting. Except those most fit and determined, most would be deterred from cycling. The train station is some 21km away, some 1.5km west of Saffron Waldren at Audley End. Reliance would therefore be on the private motor car.
81. The appellant's view is that the development would not generate significant travel demand. The Highway Authority stated in its consultation response that from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to mitigation and conditions.
82. The Highway Authority has however specified that access to key facilities, public transport, employment and leisure opportunities is limited and for the vast majority of journeys the only practical option will be the car. They have also specified that this should be taken into consideration by the planning authority when assessing the overall sustainability and acceptability of the site. This indicates that it was for the District Council to consider these matters.
83. Whilst I acknowledge the later Highways and Transportation statement of common ground with the Highway Authority and its reference to the



opportunities for sustainable transport, I consider it clear in their consultation response that it was for the local planning authority to assess overall sustainability. There is no reference by the Highway Authority to consideration of CS policy CS 7 or LP policy RLP 53. It seems to me that the development would be major and the travel demand would therefore be significant at 37 trips in peak hours, albeit that it would not be harmful to highway safety and the capacity of the local highway network would be adequate, subject to conditions.

84. I acknowledge that frequency of rural public transport will not be the same as in urban areas, but the level of provision is so small as to be extremely limited. All but the most organised and determined persons would be dissuaded from using it. The figures for use of the Dart3 service for example indicated that only 69 journeys had started in Steeple Bumpstead in nearly a year. The other services are not even on an hourly basis.
85. Given the limited accessibility to other forms of transport to the private motor car, future residents would be dependent on the private motor car for access to most shops, services and facilities elsewhere. As such the development would be contrary to LP policy RLP 53 and CS policy CS7 which are consistent with the thrust of the Framework to focus significant development in locations that are or can be made accessible.

### **Other matters**

86. Local residents have expressed concerns about the adequacy of the surface water drainage system. Bumpstead Brook has been subject to substantial engineering works in recent years.
87. A statement of common ground between the appellant and Essex County Council has been submitted in relation to surface water drainage. This identifies that the site is located within flood zone 1 at a low risk of flooding. Static ponding would be managed through the adoption of a surface water management strategy. Furthermore, flood risk from all other sources is low.
88. Whilst there are some matters which would still need to be resolved in respect of storage volume of up to 10% urban creep, the appropriate level of treatment for all run off leaving the site in line with CIRIA SuDs manual C753 and infiltration test results, these matters are capable of resolution at reserved matters stage.
89. The appellant has conducted three surveys of speed on the site frontage to ascertain what the appropriate visibility splays should be at the vehicular access. The appellant, Highway Authority and the Council are agreed that safe and suitable access can be achieved. The Highway Authority agrees that visibility would be sufficient even if there were a margin of error in the speed surveys. There have only been three slight personal injury accidents in the area over a 5 year period. Subject to conditions, the Council accepts that no issues of highway safety should stand against the proposals.
90. I have paid careful attention to the local highway network and local traffic conditions, as there have been substantial objections from local residents on these matters, but the trip generation even at peak hours would not be substantial and adequate visibility would be provided at the access.

91. Concern has been expressed about the use of protected lanes. Some of the protected lanes were assessed in 2013 as being below the threshold for protected lane status. The Highway Authority considers there would be no materially adverse effects on the wider highway network. The trip generation and distribution of traffic is acceptable. The impact of traffic on the wider network is not significant in terms of capacity. There would be no conflict with the Framework in these regards.
92. Whilst there has been local concern about the effect of increased traffic on the historic core of the village, including the church wall and lock-up, and on the Moot Hall, the layout of Steeple Bumpstead does not lend itself to high speed traffic and I have no reason to consider these buildings to be at risk by the extra traffic generated by any new residents, albeit that they would add to the congestion caused by negotiating parked cars at peak times.
93. I am satisfied that there would be sufficient space within the scheme to ensure that living conditions in respect of privacy of local residents would not be harmed. Some concerns overlap with their private concerns as householders in respect of landscape character and appearance. I have already concluded that the development would be harmful in relation to the character and appearance of the area, which is a matter of public interest, and accept that is held in high regard. Nonetheless, whilst I acknowledge that the views from properties would be to housing, that outlook need not be oppressive.
94. The land is grade 2 quality farmland, but as most of the farmland in the District is of such high quality, the Council accepts that such land will be required to meet its housing requirement.
95. There have been representations made about ecology and protected species on and near the site. Since it is predominantly agricultural land which suffers disturbance from that activity, subject to bat and badger surveys, and ecological enhancement measures, I consider that there is no reason to withhold planning permission.
96. The Council has submitted a statement of compliance of the UU with the CIL Regulations 2010. The affordable housing provision responds to the requirement of CS policy CS2. The contribution to school transport is in accordance with CS policy CS11 and is directly related to the number of secondary school children likely to be living in the dwellings. It is reasonably related to the development in scale and kind. As there is no secondary school in Steeple Bumpstead this is a reasonable and necessary requirement.
97. The contribution to health care relates to the consultation response of the NHS. There are no other pooled contributions and the finance would be used to create additional capacity at the GP surgery locally. The provision and management of open space arises directly from the demand that would be created by future residents. In conclusion, I am satisfied that the UU would comply with the CIL Regulations.
98. Many other matters have been raised in written representations, but none were main issues for the main parties. Conditions and details at reserved matters could address the significant other matters.

## Conclusions

99. The Council and the appellant advocate different approaches as to how I should determine this appeal. The appellant considered that I should, because certain development plan policies are out of date, grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
100. For the Council it was argued that I need not undertake that exercise because specific policies of the Framework indicate that development should be restricted.
101. I have concluded earlier that there is a failure to preserve the setting of the grade I listed church and the setting of the conservation area. Historic environment policies within the Framework restrict development.
102. Furthermore, paragraph 109 of the Framework identifies that the planning system should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes. I have identified that the appeal site should be regarded as part of a valued landscape.
103. It is not specified in footnote 9 of the Framework that being a valued landscape is a restrictive policy for the purposes of paragraph 14. However those are only examples. The Leckhampton appeal previously referred to was a decision by the Secretary of State and he agreed with the reporting Inspector that paragraph 109 of the Framework was a policy that indicated that development should be restricted.
104. Subsequently, upon challenge to that decision Lewis J found the decision was not arguably wrong on this point. Even though that appeal decision is currently on appeal to the Court of Appeal, I consider it a solid enough basis to conclude paragraph 109 of the Framework is a policy of the Framework that indicates that development should be restricted.
105. Although I note the contrary view of a colleague Inspector in the Coggeshall appeal, to which I have paid careful attention, I do not know all the information that led her to take a contrary view. I shall not apply her conclusion.
106. For these reasons I conclude that it is correct to follow the approach advocated by the Council. I have already considered the public benefits of the proposal in the planning balance on heritage matters. To the combined harm in respect of the contravention of restrictive policies, I add the inadequacies of the development in terms of accessibility to shops, facilities and services.
107. Even if the Court of Appeal determines that paragraph 109 of the Framework is to be considered as not dis-applying the tilted balance of paragraph 14 of the Framework, I would have reached a similar conclusion to dismiss the appeal having regard to my earlier findings on the main issues.
108. I conclude that the development would be contrary to the provisions of the development plan and the Framework. There are no other matters which as material considerations would have sufficient weight to indicate that the proposal should be determined other than in accordance with the



development plan. For the reasons given above I conclude that the appeal should be dismissed.

*Julia Gregory*

Inspector

## **APPEARANCES**

FOR THE LOCAL PLANNING AUTHORITY: Ashley Bowes of Counsel

He called  
Michelle Bolger of  
Michelle Bolger Expert  
Landscape Consultancy

Adrian Gascoyne, Head  
of Place Services, Essex  
County Council

Alison Hutchinson,  
Partner, Hutchinsons  
Planning and  
Development  
Consultants

FOR THE APPELLANT: Thea Osmund Smith of Counsel

She called

Gail Stoten, Heritage  
Director, Pegasus  
Planning Group

Tim Jackson,  
Partner/Director FPCR  
Environment and Design  
Ltd

Duncan Hartley, Director  
of Planning, Rural  
Solutions Ltd

Luke Regan, Associate  
Director WYG

Peter Dutton, Senior  
Planner Gladman  
Developments Ltd

FOR THE RULE 6 PARTY, HANDS OFF STEEPLE BUMPSTEAD: Lisa Foster of Richard Buxton

She called

Bruce Bamber, Director,  
Railton TPC Ltd

#### INTERESTED PERSONS - LOCAL RESIDENTS

Steve Goldsmith  
Neville Nicholson  
Jonathan Borges  
Ian Price on behalf of his son  
Angela Rymills, on behalf of Mayes Family  
Ian Mackenzie  
Frank Aldred  
Philip Whittome  
Rachel O'Connell  
Andrew Heywood  
Anne Heywood  
Victoria Taylor  
David Kuyper

#### INTERESTED PERSONS - PARISH COUNCILS

Kerry Barnes, Steeple Bumpstead Parish Council  
Neville Nicholson, Helions Bumpstead Parish Council

#### **DOCUMENTS SUBMITTED AT THE INQUIRY**

- 1 Coggeshall appeal decision APP/Z1510/W/16/3160474
- 2 Leckhampton appeal decision APP/B1605/W/14/3001717 and Bovis Homes Ltd v SSCLG –order of Lewis J 28 July 2016
- 3 Daventry DC v SSCLG [2015] EWHC 3459 (Admin)
- 4 Gladman Developments Ltd v Daventry DC [2016] EWCA Civ. 1146
- 5 R (Palmer) v Herefordshire DC [ 2016] EWCA Civ.1061
- 6 R (Steer) V SSCLG [2017] EWHC 1456
- 7 Hopkins Homes Ltd v SSCLG [2016] EWCA Civ. 168
- 8 Landscape Institute Technical Guidance Note
- 9 UU
- 10 Peter Dutton-Planning rebuttal
- 11 Tim Jackson-Landscape rebuttal
- 12 Luke Regan-Highways rebuttal
- 13 Church tower photos
- 14 AONB Management Plan
- 15 Email Mr Bamber to Arrow Taxis regarding Dart service 28.6.17
- 16 Historic Landscape Character Area 13

17 LP policy RLP 8  
18 LP policy RLP 81  
19 Moot Hall Listing Description  
20 Appellant opening and appearances  
21 Council opening  
22 Rule 6 party opening  
23 Ian Mackenzie's statement  
24 Steve Goldsmith's statement  
25 James Price letter  
26 Kerry Barnes Steeple Bumpstead Parish Council statement  
27 Michael Mayes' statement  
28 Andrew Heywood's statement and documents  
29 Anne Heywood's statement and documents  
30 Neville Nicholson Helions Bumpstead Parish Council statement  
31 Jonathan Borges statement including other objections  
32 Frank Aldred's statement  
33 Philip Whittome's statement  
34 Gillian and James Barrett's letter  
35 Conservation area designation details and plan  
36 Emerging Local Plan-Steeple Bumpstead allocation plan  
37 Distance travelled to work  
38 Access plan  
39 Victoria Taylor's Statement  
40 PPG13 extract  
41 Guidance for Journeys on Foot  
42 Visual analysis plan  
43 Extract bundle from publication Draft local plan re new communities  
44 Note on new garden communities  
45 Publication Draft local plan appendix 3 Residential housing allocations  
46 Extract from North Essex Garden Communities website  
47 Note and bundle of documents of consultation and representations on  
Publication draft local plan  
48 Site visit details and map  
49 Decision 16/01525/OUT- 4 Helions Road, Steeple Bumpstead  
50 Hands of Steeple Bumpstead representation dated 28 October 2016  
51 CS pages 29-38  
52 Extract from Essex Transport  
53 APP/Z1510/W/16/3162004 Land off Stone Path Drive, Hatfield Peverel  
54 Jonathan Borges comment 25/5 2017  
55 Luke Regan comments on third party representations 25 July 2017  
56 Plan showing speed survey positions  
57 CS Appendix 5 evidence base  
58 Conditions with comments from appellant  
59 Conditions with comments from appellant and rule 6 party  
60 Statement of compliance with CIL Regulations by Braintree District Council  
61 Extract from S106 of the Town and Country Planning Act 1990  
62 Re-printed bundle of questionnaire representation letters  
63 Closing submissions on behalf of Braintree District Council  
64 Closing submissions on behalf of the Rule 6 party Hands off Steeple Bumpstead  
65 Closing statement on behalf of the appellant  
66 Bundle of appellant's footnote reference documents supplied after the close of  
the Inquiry



UTTLESFORD DISTRICT COUNCIL

## SAFFRON WALDEN LOCAL PLAN



UTTLESFORD DISTRICT COUNCIL

SAFFRON WALDEN LOCAL PLAN

C J Knight MRTPI  
Director of Planning  
July 1983



## SAFFRON WALDEN LOCAL PLAN

### CHAPTER 1 - INTRODUCTION

#### Scope of Plan

The Saffron Walden Local Plan provides a comprehensive statement of planning policies for the urban area of the town and its immediate rural hinterland, as identified on the accompanying proposals maps.

#### Relationship to other Local Plans

The Plan is one of five being produced by the District Council, which will provide a comprehensive framework of planning policies throughout Uttlesford District.

The Great Dunmow District Plan, the Newport District Plan, and Part One of the Rural Areas Local Plan, (the Written Statement of General Policies for the Rural Areas of the District as a whole), have been approved. Village Policy Statements for the principal villages have also been approved. Individual policy statements for other significant settlements in the District are in the process of preparation.

A Conservation Study for Saffron Walden was published in 1979, which included interim policies pertinent to the Town Centre Conservation Area. These have now been incorporated into this Local Plan. Part One of the Conservation Study is still in print and available as informal guidance where appropriate.

#### Duration and Revision of Plan

The Saffron Walden Local Plan is intended to operate until 1991.

#### Legislative Background

One of the current approved statutory planning documents in Essex is the Approved Review Development Plan, of which the Saffron Walden Town Map forms part. These were originally prepared in 1964 but not formally approved by the Secretary of State for the Environment until 1976. Once the Local Plan for Saffron Walden has been formally adopted, the existing Town Map and the Approved Review Development Plan in so far as it relates to the built-up area of the town and the rural area beyond, will be revoked.

The Saffron Walden Local Plan has been prepared by the Uttlesford District Council in accordance with the provisions of the Town and Country Planning Act 1971 as amended.

#### Relationship to Regional Policy and the Essex Structure Plan

The Strategic Plan for the South East, approved in principle by the Government in 1971, provided a strategic framework for the region and introduced a policy of development restraint in North West Essex. In 1976 a consultation document entitled Development of the Strategic Plan for the South East (DSPSE) was published, to review policies contained in the 1971 plan. This was followed in 1978 by the publication of the



Strategic Plan for the South East Review Government Statement, which re-affirmed that North Essex should remain in an area of development restraint in which high quality farmland should be preserved and the outward spread of London resisted. The present Government's more recent general regional strategic guidance statement endorses this approach.

The Essex Structure Plan provides a broad strategic framework for the county as a whole, and the proposals made in the Saffron Walden Local Plan conform to the principles it lays down.

#### Public Consultation

The District Council has liaised with the appropriate organizations. A well attended public meeting was held on 24th November 1982, at which many individuals offered their comments. All comments including written representations were carefully considered before the Plan was approved.

## CHAPTER 2 - CONSTRAINTS ON FUTURE DEVELOPMENT

### Regional Planning Policies

The Government considers that there are three basic objectives for the development of the South East Planning Region during the 1980's:

- (a) to improve the attractions of London for people and firms,
- (b) to make provision for orderly development in 'growth areas' identified during the 1970's and now approved in Structure Plans whilst safeguarding better quality agricultural land and other open countryside,
- (c) to improve certain regional transport links.

A balance is sought between release of land on an appropriate scale to provide houses and support industry and commerce, and rural conservation.

### The Approved Essex Structure Plan

This is the strategic planning document for the County which reflects the regional policies stated above. It recognises that Saffron Walden lies in an area of restraint. During the period 1977 - 1991 the Structure Plan suggests 1000 additional houses would be appropriate in Saffron Walden. Existing commitments count towards this guide figure.

The District Council is in agreement with the principle of restraint, and accepts the Regional and County policies in this respect.

### Environmental Qualities

#### Historical Background

The site of Saffron Walden has been settled from early times. A detailed account of its historical development can be found in 'Saffron Walden, A Conservation Study Part 1'. Suffice to say it flourished in medieval times and this is reflected in the present fabric and layout of the town.

#### Quality of Buildings

Saffron Walden possesses first rate examples of church and domestic architecture. The growth has been organic and many periods are represented. The town is particularly fortunate to have retained these buildings in their original settings. A large number of buildings are 'listed' as being of special architectural or historic interest. A Conservation Area was designated by the County Council in 1968 giving the District Council powers to control the felling of trees and demolition of 'non-listed' buildings.

In 1976 a Town Scheme jointly operated by the District Council, the County Council and the Department of the Environment was set up. This has been operating since that time continuously and has proved extremely effective.

### Landscape Qualities

The entire countryside setting around Saffron Walden is designated as an area of Special Landscape Value in the Essex Structure Plan. In such areas there is a particular presumption against development unless it accords with the character of the area.

In the immediate environs of Saffron Walden groups of mature trees greatly enhance the town, giving variety of shape, texture and colour, and softening the complex angular forms of the man-made structures. They are extremely important.

From the north of the town, or from the much used footpaths descending into it from the west, the canopy effect both within and without gives Saffron Walden an air of self containment and tranquility.

It is unfortunate that the southern and eastern approaches to the town are considerably worse in this respect. Supplementary planting in these areas would be of considerable benefit.

### Topography

Saffron Walden is contained within a bowl set in gently undulating landscape. The town itself possesses a number of subtle variations in level which are of great importance to its character. St. Mary's Church, in particular, occupies a dominant physical position. Because of the topographical layout many areas of the town are visible from its approaches. It is unfortunate that this was not sufficiently well recognised in the preparation of the Town Map; modern development on the southern approaches of the town is a constant reminder. It is remarkable that such development and on such a scale should ever have been allocated in such an historic and charming town. It must not occur again.

Despite the comments contained in the previous paragraph, Saffron Walden still possesses an invaluable combination and concentration of environmental qualities. These are essential to the character of the town and must be protected at all costs.

### Agricultural Land

Agricultural Land in England and Wales is classified by the Ministry of Agriculture, Fisheries and Food into five main Grades, 1, the highest quality land, to 5. Around Saffron Walden the great majority of land in agricultural use is designated as Grade 2.

Uttlesford as a whole is a prosperous arable farming area, high quality agricultural land being the District's major natural resource, with 83% classified Grade 2. Uttlesford's farmland is an import asset.

It is the main element that gives the countryside its character, adding varied colour and texture throughout the seasons.

In order to safeguard this resource the District Council has approved suitable planning policies and endorses the County Council's relevant Structure Plan policies. In addition the District Council has been guided by government pronouncements on the subject including the 1979 White Paper 'Farming and the Nation'.

The District Council fully endorses Government, Regional and County Policies on the essential need to protect and safeguard high quality agricultural land.



## The Past Growth of Saffron Walden

Post-war expansion of Saffron Walden was promoted as part of the Essex County Council's strategy of limiting the spread of Greater London and precluding the coalescence of towns within the Metropolitan Green Belt. The strategy involved, on the one hand, development restraint in the Green Belt, and on the other, the release of land in certain towns outside the Green Belt to accommodate the decentralised population and industry from London and Metropolitan Essex. The strategy was first formally endorsed by the Minister of Housing and Local Government in 1957 when he approved the original County of Essex Development Plan. Although no Town Map for Saffron Walden, with detailed land allocations, was produced until the Development Plan was reviewed in the mid 60's, planning permissions for new housing estates on the edge of the town were granted in the late 50's and early 60's. The table below indicates the rate of population growth within the former Municipal Borough since 1931.

	<u>Population</u>	<u>Population Increase Over Previous Decade(s)</u>	
1931	5930		
1951	6828	898	15%
1961	7817	989	14%
1971	9971	2154	28%
1981	12592	2621	26%

The Approved Review Development Plan set a population target of 13,100 for the former Municipal Borough, (12,600, for the Town Map area) to be achieved by 1981.

The idea of anticipating a certain population target by a certain date is of dubious value and will not be repeated in this Plan as there are many variable factors that cannot be satisfactorily anticipated.

### Traffic Issues

Saffron Walden's traffic problems were highlighted in the Saffron Walden Conservation Study. The Study detailed damage to individual buildings, particularly in Bridge Street and High Street, and pointed to the general detraction from the quality of the townscape which road traffic causes.

The opening of the M11 and the downgrading of the former A130 route to a secondary distributor with attendant re-signing of routes has led to an appreciable decrease in through traffic, particularly in the number of heavy goods vehicles passing through the town streets.

The B184 (formerly A130) carries 20% less traffic in total than it did in October 1979 and the number of lorries has fallen by 45% approximately.

Traffic in the town still remains a problem, but has to be viewed in the context of wider priorities. Other towns in the County suffer to a greater extent, and it is largely for this reason that previous schemes for relieving Saffron Walden have not proceeded.

Both the District Council and the County Surveyor have abandoned the option of constructing an inner relief road, the route for which was originally safeguarded in the Town Map. The District Council considers the impact of an inner relief road would be unacceptable in environmental terms.

The County Council considers that the construction of an outer bypass could never be justified.

Lack of car parking facilities has become an increasing problem in Saffron Walden. Redevelopment of the Pig Market and the existing Fairycroft car park will provide a net increase in spaces. Further provision will be made during the Plan period on a site close to the town centre, following deliberations taking into account the results of a car parking survey conducted in December 1982 - January 1983.

Major relief from traffic problems is unlikely to materialise during the plan period.

#### GENERAL CONCLUSION

Because of these constraints the District Council proposes a strategy of firm restraint for the Plan Period upto 1991, especially in view of the pressures discussed in the next section.

In a nutshell the position is that Saffron Walden, principally through past commitments made in the former Town Map, has expanded rapidly. The town is contained in a 'bowl' and the limits of the existing urban area extend to the edge of that bowl. The quality of the countryside beyond the town both as landscape and productive farmland is high.

In the foreward to the Conservation Study, Jennifer Jenkins, Chairman of Historic Buildings Council for England states in relation to Saffron Walden that the emphasis must be on planning for Conservation. The same Study acknowledges that the town is probably one of the best preserved market towns in the region. Regional and County Policies define the area as being one of restraint.

For these reasons the District Council holds the view that no expansion beyond the existing built up area of the town should be tolerated. Consequently Policy 1 is central to the Council's philosophy.

#### POLICY 1

DEVELOPMENT WHICH WOULD INVOLVE AN EXTENSION OF THE BUILT-UP AREA OF SAFFRON WALDEN, BEYOND THE TOWN DEVELOPMENT LIMIT AS IDENTIFIED ON THE PROPOSALS MAP, WILL NOT BE PERMITTED.

### CHAPTER 3 - PRESSURES FOR DEVELOPMENT

As discussed in Chapter 2, Saffron Walden has expanded rapidly in the last 20 years. Although this can in part be attributed to the large scale allocations made in the Town Map, the popularity of these developments, stimulating extensive immigration, and their rapid completion can be attributed to other reasons.

There can be little doubt that accessibility to large employment centres brought about by the London - Cambridge railway line and the M11 motorway to the west of the town has influenced property transactions. The future electrification of the railway may well increase pressures for the release of further substantial sites. The District Council is committed to resist such pressures.

#### POLICY 2

PROXIMITY TO THE RAILWAY OR M11 MOTORWAY WILL NOT BE ACCEPTED AS A JUSTIFICATION FOR DEVELOPMENT, AS SUCH DEVELOPMENT WOULD SERIOUSLY UNDERMINE THE MAIN AIMS OF REGIONAL, COUNTY AND DISTRICT PLANNING POLICIES.

Whilst no final decision has been reached regarding the location of London's third airport, the February 1978 Government White Paper on Airports Policy has stated that the Government sees no objection to the British Airports Authority bringing forward proposals to develop Stansted Airport to accommodate four million passengers a year so that these may be examined through the appropriate planning procedures.

The BAA have submitted a planning application for the development of Stansted Airport to accommodate 15m p.p.a.. This has been the subject of a public inquiry which started in September 1981.

The District and County Councils are firmly opposed to any substantial expansion of Stansted Airport beyond the two million annual passenger throughput understood to be possible utilising existing terminal facilities.

In opposing large scale expansion at Stansted Airport the Local Authorities have as their prime objective the protection of the existing character of the area, not only in Saffron Walden but also in the surrounding villages and countryside. The quality of Saffron Walden has been recognised by the BAA in its written submissions to the Airport Inquiry and as a consequence the Authority did not seek to suggest urbanization in the town related to airport expansion. Nevertheless, being within easy reach of the Airport and being a particularly attractive place in which to live, proximity to the airport may well be cited by applicants as a justification for development proposals. This will not be accepted by the District Council as a valid reason for permitting development, even if the airport were to expand to a figure substantially less than 15 million passengers per annum.

#### POLICY 3

PROXIMITY TO STANSTED AIRPORT WILL NOT BE ACCEPTED AS JUSTIFICATION FOR ANY DEVELOPMENT.



## CHAPTER 4 - HOUSING - EXISTING COMMITMENTS AND FUTURE ALLOCATIONS

The Structure Plan provides for 1000 additional houses in the town over the period 1977 - 1991 plus a further number by intensification. This is central to the District Council's consideration of future housing proposals. 750 of these had been constructed by April 1983, 276 had detailed permission and a further 40 outline permission. 100 dwellings were also under construction or committed on development classed as intensification i.e. sub-division of the existing house stock, conversion to residential use and minor infilling. The amount of land proposed for housing in this plan is accordingly limited and low density development is sought. In order to ensure a phased release of land throughout the plan period Policy 4 will be applied.

### POLICY 4

EXCEPT FOR DEVELOPMENT WHICH ACCORDS WITH POLICY 6 ONLY THE AREAS IDENTIFIED ON THE PROPOSALS MAP AS BEING COMMITTED FOR HOUSING DEVELOPMENT WILL BE RELEASED BEFORE 31 DECEMBER 1985.

### Housing Allocations Post 31 December 1985

The Proposals Map identifies 6 sites within the built-up area of the town.

These are: Two sites at the Friends School:

- |  |                |
|--|----------------|
| (a) adjacent to Debden Road                  | - 0.5 hectares |
| (b) adjoining Winstanley Road                | - 1.0 hectares |
| Land to the rear of the London Road Hospital | - 0.6 hectares |
| Land at Hunters Way                          | - 1.2 hectares |
| Land at the northern end of Fair Leas        | - 0.5 hectares |
| Land at Fairycroft                           | - 0.5 hectares |

Development of these sites would be consistent with the Structure Plan provision.

The sites have been proposed because

- (a) they show that the District Council is serious in its intent to provide a continuing supply of residential land within the town upto 1991.
- (b) their allocation accords with Policy 1 requirements.
- (c) they represent suitable rounding off of existing or committed development or they are likely to be redundant to their current use or owner.

A brief description of these sites is set out below.

### Friends School

The two areas at the Friends School are surplus to foreseeable educational requirements. Access to the larger eastern site should be gained from Winstanley Road via Greenways.

The site should be developed with 15 dwellings per hectare, since a lower density scheme than the estate to the east is sought.

The smaller site fronting Debden Road has become available by relocation of the non-statutory allotments which previously occupied the site. A maximum of eight dwellings should be provided on this 0.5 hectare site.

### Land to the rear of Saffron Walden Hospital, London Road

0.6 ha is proposed for housing. The site owners, the Area Health Authority, are keen to dispose of this land for which they now have no use related to the authority's function.

The 0.6ha represents the northern part of the site which has fallen into disuse. However the area closest to the hospital is still generally well cultivated as allotments, a use of benefit to the community which the Council does not wish to prejudice.

Access to the residential site can be obtained from Saxon Way. The layout of development will need to provide for retention of the walls, hedges and trees around the site perimeter which contribute significantly to the character of this part of the town.

#### Hunters Way

3.9 ha of land at Hunters Way in District Council ownership remained undeveloped in January 1982. This site represents the District Council's major housing land reserve in Saffron Walden. It is proposed that the site should continue to be regarded as suitable for residential development. 2.3 ha already has planning permission for development and the remainder of the site (1.6 ha) represents sensible 'rounding off'. Care should be taken to retain the fine hedgerows along Seven Devils Lane. Development should also make provision for 0.4 ha of open space. The net area proposed for housing is therefore 1.2 ha.

#### Fair Leas

A 0.5 ha site at the northern end of Fair Leas was allocated on the 1976 Approved Town Map for residential development as a rounding off of expansion in this area of the town. Although bordering open allotments at the edge of the built-up area the site is low lying in a slight valley, and development would be inconspicuous.

#### Fairycroft

The County Council owned land in Fairycroft Road may become surplus to that Authority's needs. The future of this land consisting of 0.5 hectares is a complicated issue as it accommodates a number of different uses, and is centrally located adjacent to the Fairycroft car park and Pig Market development. One potential use for the site in whole or part would be for sheltered accommodation.

#### POLICY 5

DEVELOPMENT OF THE FOLLOWING SITES, IDENTIFIED ON THE PROPOSALS MAP FOR RESIDENTIAL DEVELOPMENT, WILL NOT BE STARTED BEFORE 31 DECEMBER 1985. THEY ARE:-

- 1.5 HECTARES OF LAND AT THE FRIENDS SCHOOL
- 0.6 HECTARES OF LAND IN ALLOTMENT USE ADJACENT TO THE LONDON ROAD HOSPITAL
- 1.2 HECTARES OF LAND AT HUNTERS WAY
- 0.5 HECTARES OF LAND AT THE NORTHERN END OF FAIR LEAS

THE SITE AT THE FRIENDS SCHOOL AND THE SITE OFF FAIRLEAS SHALL BE DEVELOPED AT A DENSITY NOT EXCEEDING 15 DWELLINGS PER HECTARE.

#### POLICY 5A

THE DISTRICT COUNCIL WILL PREPARE A DESIGN BRIEF TO ASSESS THE SUITABILITY OF 0.5 HECTARES OF LAND TO THE REAR OF FAIRYCROFT FOR HOUSING WERE THIS LAND TO BE DECLARED SURPLUS BY ESSEX COUNTY COUNCIL.

#### Minor Residential Development

The Essex Structure Plan estimates that 480 extra dwellings will be provided within Uttlesford during the period 1977 - 1991 by what is termed intensification.

Clearly there is reason to doubt the sense of tying minor residential proposals to an overall total figure and as a consequence Policy 6 will apply. The spirit of restraint is satisfied but vigilance will be required to ensure that any such consolidation within the existing fabric does not result in a loss of character or amenity.



The figure of 0.25 ha has been chosen to prevent the rate of intensification that has taken place since 1977 occurring during the Plan period, and limits such development to what might truly be defined as minor sites.

Policy 7 indicates the corresponding Policy which will apply in the countryside beyond the Town Development Limits. Policies 8 to 10 elaborate upon and qualify both Policy 6 and 7.

#### POLICY 6

INFILLING OR MINOR RESIDENTIAL DEVELOPMENT ON SITES OF LESS THAN 0.25 HECTARES, WITHIN THE TOWN DEVELOPMENT LIMITS AS DEFINED ON THE PROPOSALS MAP, WILL NORMALLY BE PERMITTED SUBJECT TO COMPLIANCE WITH OTHER DISTRICT PLAN POLICIES.

#### POLICY 7

OUTSIDE THE TOWN DEVELOPMENT LIMIT AS DEFINED ON THE PROPOSALS MAP RESIDENTIAL DEVELOPMENT WILL GENERALLY ONLY BE PERMITTED IF IT MUST TAKE PLACE IN THE PROPOSED LOCATION BECAUSE THE DWELLING IS REQUIRED FOR A KEY AGRICULTURAL WORKER EMPLOYED LOCALLY. THOSE DEVELOPMENTS APPROVED WILL NEED TO COMPLY WITH THE SPECIAL LANDSCAPE AREA POLICY. SUCH DEVELOPMENT WILL BE SITED NEXT TO EXISTING BUILDINGS WHEREVER FEASIBLE IN ORDER TO MINIMISE THE DEVELOPMENT'S IMPACT UPON THE RURAL ENVIRONMENT. THIS POLICY DOES NOT APPLY TO AUDLEY END CONSERVATION AREA, WHICH IS SUBJECT TO POLICY 50.

#### POLICY 8

THROUGHOUT THE PLAN AREA, EXTENSIONS TO EXISTING DWELLINGS, PROVIDED THEY ARE SUITABLY DESIGNED AND OF AN APPROPRIATE SCALE IN PROPORTION WITH THE EXISTING STRUCTURE, WILL USUALLY BE PERMITTED. THE CONSTRUCTION OF SELF CONTAINED EXTENSIONS FOR ELDERLY OR OTHERWISE DEPENDENT PEOPLE MAY BE APPROVED, SUBJECT TO A CONDITION THAT THE DWELLING AS EXTENDED SHALL ONLY BE USED FOR SINGLE FAMILY OCCUPANCY AND NOT SPLIT FOR USE AS TWO OR MORE DWELLING UNITS. THE ERECTION OF A NEW DWELLING TO REPLACE A HOUSE WHICH POSSESSES EXISTING ESTABLISHED USE RIGHTS AND/OR STILL STANDS SUBSTANTIALLY INTACT OR WHICH HAS BEEN IRRETRIEVABLY DAMAGED BY FIRE OR OTHER DISASTER WILL NORMALLY BE APPROVED. REPLACEMENT DWELLINGS WITH A FLOOR-SPACE SIGNIFICANTLY GREATER THAN THAT OF THE EXISTING DWELLING WILL ONLY BE APPROVED IN THE COUNTRYSIDE WHERE ENVIRONMENTALLY APPROPRIATE. THE REPLACEMENT OF BUILDINGS OF ENVIRONMENTAL, ARCHITECTURAL OR HISTORIC VALUE WILL NOT BE ACCEPTED WHERE THEY ARE CAPABLE OF RENOVATION.

#### POLICY 9

THE SYMPATHETIC CONVERSION OF OBSOLETE BUILDINGS OF ENVIRONMENTAL, ARCHITECTURAL OR HISTORIC VALUE INTO ONE OR MORE DWELLINGS OR OTHER SUITABLE USES WILL NORMALLY BE PERMITTED, PROVIDING THE LOCATION IS SUITABLE IN ENVIRONMENTAL AND HIGHWAY SAFETY TERMS AND OTHER LOCAL PLAN POLICIES ARE COMPLIED WITH.

#### POLICY 10

THE SUBDIVISION OF EXISTING LARGE HOUSES INTO TWO OR MORE DWELLINGS WILL NORMALLY BE APPROVED, PROVIDING THEIR GROUNDS ARE SUFFICIENT TO SERVE MORE THAN ONE DWELLING AND THE WORKS WOULD NOT BE DETRIMENTAL TO THE CHARACTER OF A BUILDING OF ENVIRONMENTAL, ARCHITECTURAL OR HISTORIC VALUE, OR TO HIGHWAY SAFETY.



## Residential development potential in excess of allocated sites

Policy 1 which generally restricts development to the existing built-up area of the town as defined by the town development limits is central to the Council's philosophy. In the past some sites allocated on the Town Map for particular non residential uses were brought forward as major residential developments and this on occasions caused local consternation. With this in mind it is proposed that any unallocated sites are not developed in the plan period and are kept for future needs, with a view to retaining development of the town within 'the bowl' for as long as possible. Development of such sites will not be permitted within the plan period.

### POLICY 11

NO SITES IN EXCESS OF 0.25 HECTARES OTHER THAN THOSE IDENTIFIED ON THE PROPOSALS MAP WILL BE RELEASED FOR RESIDENTIAL DEVELOPMENT BEFORE 1991.

### Housing type and density

In recent years the range of size of houses built in Saffron Walden has broadened. A substantial number of dwellings have been built specifically for the needs of small households, which are relatively cheaper both to purchase and run. Of the 1250 dwellings granted planning permission on major sites in the town since 1974, over 500 have been one or two bedroom units. 200 of them were part of Local Authority or Housing Association schemes, which have concentrated on providing this type of accommodation. Most however have been planned by the private sector.

This trend is a market response to the growing numbers of small households which can be identified at both local and national levels. Central government advocates flexibility in relation to market pressures, and the provision of small dwellings in Saffron Walden has met a social need.

The relevant approved Essex Structure Plan policy states "residential development should in general achieve the highest density compatible with local environmental considerations and with the desirability of providing a wide range of sizes and types of houses. Densities will be related to the function and existing character of the area. Estate development should usually achieve a density of not less than 30 dwellings per hectare and/or 150 habitable rooms per hectare."

The District Council is intent that within a small town like Saffron Walden particular regard is had to maintaining the quality of the built environment wherever residential development is proposed. Recent experience suggests that provision of a range of house types whilst ensuring environmental quality is maintained would best be achieved by a policy requiring the overall density of development to be compatible with that adjacent. Where necessary the appropriate density for development of a particular proposals site is specified.

### POLICY 12

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT PROPOSALS FOR HOUSING DEVELOPMENT MAKE PROVISION FOR A WIDE VARIETY OF DWELLING TYPES AND THAT THE OVERALL DENSITY OF SUCH RESIDENTIAL DEVELOPMENT SHALL NORMALLY BE COMPATIBLE WITH ADJACENT DEVELOPMENT. POLICY 5 SPECIFIES THE DENSITY REQUIREMENTS IN RESPECT OF CERTAIN SITES.

## Residential Development Design

The District Council consider it to be of fundamental importance to maintain and enhance the attractiveness of Saffron Walden. The District Council will require that new development is of a scale and size in keeping with adjoining buildings, that buildings are carefully sited so as to relate well to each other and existing buildings in both visual and functional terms, and that external building finishes are from the traditional local range. The District Council will constantly seek to improve the standard of development, by ensuring that basic design principles are adhered to.

### POLICY 13

RESIDENTIAL DEVELOPMENT PROPOSALS WITHIN THE PLAN AREA WILL NOT BE APPROVED UNLESS ENVIRONMENTALLY APPROPRIATE IN SIZE, SCALE, SITING, DESIGN AND MATERIALS.

### The Essex Design Guide

The District Council supports the design principles of the Essex Design Guide, and considers that if interpreted in a suitably flexible manner to meet the circumstances of a particular proposal the guide offers useful practical advice.

## CHAPTER 5 - COMMERCE AND EMPLOYMENT

A healthy and broadly based economy is essential to the prosperity of Saffron Walden and the surrounding rural areas.

Saffron Walden is not just a dormitory community. Although 19% of workers resident in the town find employment outside Uttlesford (1981 Census) the town provides jobs for many townspeople and those who travel in from surrounding rural areas.

Saffron Walden's role as a centre of employment will be nurtured for the following reasons:-

1. To create additional wealth by enabling enterprise to grow.
2. To provide jobs for those who no longer wish to travel out of the District to work.
3. To provide jobs for the families of workers who have migrated to the town.
4. To increase the range of job opportunities in the town.

This will be compatible with the overall policy of limiting development to the Town Development Limit because of the extent of existing commitments and accommodation available within the town. In April 1983 4 hectares of land was available for industrial development in the town, with benefit of planning permission. Industrial and commercial development beyond the Town Development Limits will not normally be permitted.

No sites are proposed for industrial or commercial development in this plan but existing commitments for industrial development are necessary to meet industrial employment needs in Saffron Walden during the Plan period. Accordingly these are shown on the Proposals map.

The major sites committed for industrial/commercial development during the Plan period are part of Engelmanns Nursery (1.48 ha) and land at Shire Hill Industrial Estate.

### Engelmann's Nursery Site

1.48 hectares of the former nursery has benefit of planning permission for light industrial development to provide for the needs of small firms and growing industries proposing to set up in the District. Comprehensive re-development of the site will provide the opportunity for an improved road network with benefits to the community at large to the east of The Common. It will be a pre-condition of any permission for development of the nursery site that substantial benefits accrue. The District Council will seek to secure a through link between Radwinter Road and Ashdon Road, rear access to existing properties in Radwinter Road, which residents may take advantage of, open space, which is lacking in this part of the Town, together with landscaping and planting to help assimilate the new development into the local scene. Details of the scheme sought by the Council for this site are available in a Design Brief.



Heavy planting and earth mounding will be required in the vicinity of the Radwinter Road Hospital site. The scheme will also provide for the separation of industrial development from the hospital, and from the proposed residential development on the western part of the nursery site. However because of the proximity of these uses, only light industrial activities will be permitted, with no outdoor working.

The Engelmann's Nursery industrial commitment represents the major remaining non-residential development site in the town. The District Council regards its retention for industrial development as imperative.

Enquiries have already been received from interested parties seeking to develop the whole of the site for residential purposes. Whilst at present the demand for industrial development sites is slack the District Council is mindful of the fact this is the only major site within the Town Development Limits that has industrial potential. Although spare capacity on existing sites may mean this site is not needed in the early part of the plan period its development for residential purposes would mean that no land would be available to meet industrial needs materialising in the final years of the plan period or beyond.

#### POLICY 14

1.48 HA OF LAND AT ENGELMANNS NURSERY SITE AS IDENTIFIED ON THE PROPOSALS MAP SHALL BE DEVELOPED FOR LIGHT INDUSTRIAL PURPOSES ONLY. RESIDENTIAL USE OF THIS PART OF THE SITE WILL NOT BE CONSIDERED DURING THE PLAN PERIOD. DUE TO THE PROXIMITY OF OTHER SENSITIVE LAND USES THE DISTRICT COUNCIL WILL IMPOSE RESTRICTIONS ON THE OPERATION OF PLANT AND TOOLS OUTSIDE OF BUILDINGS.

A survey of industrialists carried out in 1980 revealed congestion on access roads to industrial premises was a significant problem. Careful planning control will need to be applied to ensure that adequate car parking and unloading areas are retained within curtilages, where extensions to existing premises are proposed.

#### POLICY 15

THERE WILL BE A PRESUMPTION IN FAVOUR OF EXPANSION PROPOSALS TO EXISTING INDUSTRIAL PREMISES PROVIDED NEW BUILDINGS ARE SATISFACTORILY SITED IN RELATION TO NEIGHBOURING PROPERTY, ARE OF AN APPROPRIATE DESIGN AND ADEQUATE PROVISION IS MADE FOR CAR PARKING AND UNLOADING REQUIREMENTS OFF THE PUBLIC HIGHWAY.

#### Changes of use on established industrial estates

The County Council in 1982 suggested a relaxation of Structure Plan policy suspending the normal restriction on warehousing in established industrial areas, particularly where sites have not been identified for warehousing development in Local Plans, in order to support employment growth. The District Council considered this matter very carefully at its Planning Committee in June 1982 and concluded that this particular approach would not always be appropriate. The District Council will consider each proposal on its merits taking into account, inter alia, the demand at the time for industrial premises. Proposals for the change of use and conversion of existing industrial buildings on modern estates to snooker halls are another recent phenomenon, where similar considerations would apply. Temporary permissions will generally be appropriate when applications are approved so that the District Council can respond to change in circumstances during the plan period.

## POLICY 16

THERE WILL BE A GENERAL PRESUMPTION AGAINST PROPOSALS FOR CHANGE OF USE FROM INDUSTRIAL TO WAREHOUSING AND OTHER USES. SUCH PROPOSALS WILL BE PERMITTED HOWEVER WHERE APPLICANTS CAN DEMONSTRATE TO THE DISTRICT COUNCIL'S SATISFACTION THAT ALL REASONABLE STEPS HAVE BEEN TAKEN TO FIND ALTERNATIVE INDUSTRIAL USERS. WHEN PERMISSION IS GRANTED FOR AN APPROPRIATE CHANGE OF USE THIS WILL NORMALLY BE A TEMPORARY PERMISSION FOR A LIMITED PERIOD OF FIVE YEARS.

### Industrial Activity in Areas of Other Predominant Uses

There are in Saffron Walden industrial uses which are long established but exist in inadequate, cramped premises, close to surrounding residential or office development. Some of these give rise to complaint from time to time but it must be accepted that finance is not available to secure their relocation.

Opportunities may arise where buildings in primarily residential or mixed use areas could be suitable for light industrial use. Light industry is essentially defined as an activity that can be carried out in any residential area without detriment to the amenities of that area because it does not involve noisy, smelly or dirty processes. The District Council believes that a flexible approach to such situations should be adopted in order that business opportunities are not needlessly denied, whilst at the same time recognising that the protection of residential amenities is a fundamental consideration.

New buildings for industrial uses which are out of scale with surrounding properties will not be permitted.

## POLICY 17

SMALL SCALE LIGHT INDUSTRY WILL NORMALLY BE PERMITTED TO LOCATE IN AREAS WHERE OTHER LAND USES PREDOMINATE PROVIDED THAT NO SERIOUS LOSS OF AMENITY WOULD RESULT, SUBJECT TO CONSIDERATIONS OF HIGHWAY SAFETY AND EFFICIENCY AND PROVIDED THAT ANY DEVELOPMENT IS IN ACCORDANCE WITH OTHER RELEVANT POLICIES SET OUT IN THIS DOCUMENT. IT MAY BE NECESSARY TO GRANT ONLY PERSONAL AND/OR TEMPORARY PERMISSIONS.

## POLICY 18

DEVELOPMENT INVOLVING THE ERECTION OF LARGE SCALE BUILDINGS FOR INDUSTRIAL OR STORAGE USES WILL NOT BE PERMITTED WITHIN THE DESIGNATED CENTRAL CONSERVATION AREA, OR ON ANY OTHER SITE WITHIN THE PLAN AREA WHERE OTHER LAND USES PREDOMINATE, IF THE PROPOSED DEVELOPMENT WOULD DOMINATE SURROUNDING PROPERTY, INTRODUCE AN ALIEN BULKY BUILDING INTO THE TOWNSCAPE OR LANDSCAPE, OR WOULD CREATE SIGNIFICANT TRAFFIC AND PARKING PROBLEMS.

### Office and other Commercial Non Retail Business Activity in the Central Conservation Area

The present mix of land uses in the Town Centre is for the most part satisfactory. The District Council is, however, concerned that the introduction of new uses in the wrong location or totally inappropriate uses would destroy the character of this Conservation Area.



The Essex Structure Plan provides for one 1000 sq.m. office development in Uttlesford during the Plan period to meet local needs. Planning permission has been granted for a scheme of this size on the former Cattle Market in Market Street. Another suitable site would be the site of the Hill Street baths and land to the west thereof owned by the District Council. This site which has a potential ground area of 850 sq.m. could become available if a proposal to incorporate a new pool in a Sports Centre were to come to fruition. The Structure Plan proposed a total figure of 1000 sq.m floorspace in order to avoid undue redevelopment pressure in the town centre. This would be detrimental to its diverse and small scale character. However in view of the very limited number of opportunities where redevelopment in the town centre would be beneficial in townscape terms as identified in the Conservation Study, there would seem to be no need to regard one 1000 sq.m. office floorspace development as the absolute maximum, provided the following policy is applied.

#### POLICY 19

PROPOSALS INVOLVING A CHANGE OF USE OF LARGE BUILDINGS UNSUITABLE FOR ANY OTHER USE TO OFFICES AND FOR OFFICE REDEVELOPMENT IN THE CENTRAL CONSERVATION AREA WILL BE CONSIDERED ON THEIR MERITS, PROVIDED THE PROPOSAL WOULD BENEFIT THE TOWNSCAPE, ADEQUATE PROVISION IS MADE FOR ACCESS, CAR PARKING AND SERVICING, INITIAL OCCUPANCY IS RESTRICTED TO A LOCAL BUSINESS AND OTHER PLAN POLICIES ARE COMPLIED WITH.

An attractive feature of the Town Centre, is the lively diversity of uses, which should be retained. Office and related uses will not be permitted to displace either retail activity from the shopping core, where retail uses are concentrated, or residential uses from streets outside this area.

#### POLICY 20

A CONCENTRATION OF OFFICE, COMMERCIAL AND NON-RETAIL USES IS UNDESIRABLE IN ANY LOCATION. SUCH DEVELOPMENT WHERE IT REQUIRES GROUND FLOOR ACCOMMODATION SHOULD BE RELATIVELY DISPERSED, AND NORMALLY BE LOCATED IN THE HIGH STREET (EXCLUDING THE STRETCH IN THE DESIGNATED SHOPPING AREA), EMSON CLOSE, AND THE WESTERN END OF CHURCH STREET AS SHOWN ON THE PROPOSALS MAP.

#### POLICY 21

CHANGE OF USE TO OFFICE, COMMERCIAL, AND OTHER NON RETAIL BUSINESS USES WHERE ONLY UPPER FLOOR ACCOMMODATION IS INVOLVED, WILL NORMALLY BE PERMITTED WITHIN THE AREAS REFERRED TO ABOVE OR IN THE DESIGNATED SHOPPING AREA. HOWEVER WHERE SUCH DEVELOPMENT PROPOSALS INVOLVE THE CHANGE OF USE OF A SUBSTANTIALLY RESIDENTIAL PROPERTY THIS WILL NORMALLY BE RESISTED.

#### Office & Commercial Development Elsewhere in the Town.

There may be other opportunities where it will be appropriate to permit the change of use of redundant buildings to offices. Careful consideration will need to be given to the associated traffic generation, particularly in quiet residential streets, but provided there is adequate access and car parking facilities are available off the highway within the curtilage of the building, and the introduction of an office use would not fundamentally change the character of the area, in principle there would seem to be no objection to this type of development.



## POLICY 22

CIRCUMSTANCES MAY PREVAIL WHERE PROPOSALS FOR THE CHANGE OF USE OF REDUNDANT BUILDINGS WITHIN THE TOWN DEVELOPMENT LIMITS TO OFFICE USE WILL BE PERMITTED OUTSIDE THE TOWN CENTRE CONSERVATION AREA, SUBJECT TO THE PROVISION OF ADEQUATE ACCESS AND PARKING FACILITIES, AND PROVIDED THAT SUCH DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA.

### Warehousing, Storage and Transport

Warehousing, storage and distribution facilities such as haulage depots and container compounds require extensive sites, often creating fewer jobs in relation to the amount of land used. They are particularly unsuitable in Saffron Walden, on account of their sizeable land requirements and the traffic congestion they would create in the town.

Therefore, unless the proposal is for ancillary storage required in connection with the expansion of existing local industrial concerns or in exceptional circumstances for the re-location of a user from an inappropriate town centre site, warehousing, storage, and distribution facilities will normally not be permitted within the Local Plan Area. The use of premises between Gold Street and High Street zoned for warehousing and other storage uses on the Town Map, a zoning which simply reflected existing land uses, is considered particularly inappropriate and no such proposal is made in this Local Plan. On the contrary the District Council will seek to reintroduce of residential uses onto these sites.

## POLICY 23

SUBJECT TO THE PROVISOS OF POLICY 16, WAREHOUSING, STORAGE AND DISTRIBUTION FACILITIES WILL NOT NORMALLY BE PERMITTED WITHIN THE LOCAL PLAN AREA UNLESS THE PROPOSAL IS FOR ANCILLARY STORAGE REQUIRED IN CONNECTION WITH THE EXPANSION OF EXISTING LOCAL INDUSTRIAL CONCERNS OR, IN EXCEPTIONAL CIRCUMSTANCES FOR THE RE-LOCATION OF A USER FROM AN INAPPROPRIATE TOWN CENTRE SITE.

## CHAPTER 6 - RETAILING

Saffron Walden is identified in the Structure Plan as a 'major district shopping centre' and the policies in this Chapter reflect this status.

Retailing facilities are, in the main, concentrated in the historic core of the town, in King Street, High Street, Market Square, and the surrounding streets, and together with offices constitutes the predominant use in these streets. Although containing much 19th and 20th century architecture, the area still retains many buildings of architectural interest, despite conversions of some medieval buildings which would now be considered inappropriate. Were the commercial turnover of the town centre to decline it is self evident that the condition of these buildings would deteriorate. Conversely if there were to be a great deal of economic pressure many of the old buildings might be threatened by redevelopment proposals.

The general development restraint policy applying during the plan period is designed to avoid excessive pressures for redevelopment. The Conservation Study draws attention to the fact that it is considered essential to retain the compact nature of the existing shopping area. It is felt that further encroachment into the zone by office or other commercial non retail uses at street level would be detrimental.

### **POLICY 24**

USE OF GROUND FLOOR PREMISES WITHIN THE SHOPPING AREA AS DEFINED ON THE PROPOSALS MAP WILL NORMALLY BE RESTRICTED TO RETAIL SHOPPING USE, PROVIDED THAT SUCH USES WILL NOT BE DETRIMENTAL TO THE CHARACTER OF THE BUILDINGS.

The economic well-being of the town centre is of fundamental importance, and any proposal which is likely to prejudice this will not be permitted. For this reason any retail development outside the designated Shopping Area will only be acceptable to meet purely localised needs. Large scale retail uses on industrial estates in the form of retail/cash and carry warehouses are considered to be inappropriate in Saffron Walden. They would be likely to have a significant impact on the economic function of the town centre, and would add to the already difficult traffic problems.

### **POLICY 25**

APART FROM THE PROVISION OF SHOPPING FACILITIES IN THE HOUSING ESTATES AWAY FROM THE TOWN CENTRE TO MEET PURELY LOCALISED NEED, RETAIL DEVELOPMENT OUTSIDE THE DESIGNATED SHOPPING AREA WILL ONLY BE PERMITTED IF IT IS ON A VERY SMALL SCALE. SUCH DEVELOPMENT WILL NORMALLY BE RESTRICTED TO THOSE SITUATIONS INVOLVING A CHANGE OF USE FROM RESIDENTIAL.

### Wholesale/Retail Warehouses

Wholesale and retail warehouses are a relatively new phenomenon, which in planning law terms are difficult to define. In its generally accepted sense a whole sale warehouse denotes a building to be used mainly for the storage of goods prior to distribution and sale elsewhere, and any wholesale sales which do take place on such premises must, to be permitted, be ancillary to the use of the building as a warehouse. In this context "wholesale" is taken to mean selling, generally in bulk, to retailers in the trade for resale elsewhere, or selling to manufacturers, professional builders and the like. The selling of goods to the general public in larger quantities than are usual at a retail shop or at a discount, would not bring such sales within the term 'wholesale'.

### **POLICY 26**

THE USE OF INDUSTRIAL/WAREHOUSING PREMISES PRIMARILY FOR RETAILING PURPOSES WILL NOT NORMALLY BE PERMITTED.



### Central Food Store

The Conservation Study established a theoretical need for an additional 1000 sq.m. of net retail food shopping floor space which has provided to be reasonably accurate several years on. The study concluded that this should be provided in a single new store in a central location. This would act as a 'magnet' with minimal effect on existing small scale specialist shops, boosting trade and not posing a major threat to the historic fabric of the town. The former Pig Market is proposed as the location for this new central food store. Planning permission has now been granted.

#### POLICY 27

PROPOSALS FOR THE CONSTRUCTION OF A NEW RETAIL FOOD STORE WITH 1000 SQ.M. NET SHOPPING FLOOR SPACE WILL BE PERMITTED ON THE FORMER PIG MARKET SITE, SUBJECT TO BEING OF A SATISFACTORY DESIGN AND INCLUDING ADEQUATE PROVISION FOR ACCESS, CAR PARKING AND SERVICING.

### Other Retail Developments within the Designated Shopping Area

The Saffron Walden Conservation Study also indicated that the town could support an additional 950 sq.m. of non food retail floor space. This development should occur by incremental expansion in the Designated Shopping Area.

#### POLICY 28

THE ERECTION OF SMALL NEW PURPOSE BUILT SHOP UNITS WILL NORMALLY BE PERMITTED WITHIN THE DESIGNATED SHOPPING AREA SHOWN ON THE PROPOSALS MAP, PROVIDED THE NEW BUILDINGS SATISFY ENVIRONMENTAL POLICIES SET OUT ELSEWHERE IN THIS PLAN.

#### POLICY 29

DEVELOPMENT INVOLVING EXTENSIONS TO EXISTING SHOPS WITHIN THE DESIGNATED SHOPPING AREA WILL NORMALLY BE PERMITTED, PROVIDED SUCH EXTENSIONS SATISFY ENVIRONMENTAL POLICIES.

### Modernisation of Existing Shops to more efficient Units

The level of efficiency in the use of retail floorspace in Saffron Walden is low when measured in terms of turnover per sq.m. This is inevitable because the retail activities mainly take place in historic buildings. The Conservation Study concludes that conversion to more efficient units may be expected in the future. The principle aim must be to achieve the correct balance between retaining the historic environment including internal features of buildings, and ensuring that commercial viability remains. It would be unreasonable to propose an absolutely negative policy towards conversion.

#### POLICY 30

DEVELOPMENT AFFECTING HISTORIC BUILDINGS IN RETAIL USE SO THAT A MORE EFFICIENT USE OF FLOORSACE IS ACHIEVED WILL NORMALLY BE PERMITTED PROVIDED THAT THEIR EXISTING CHARACTERISTICS OF INDIVIDUALITY AND SMALL SCALE STAY SUBSTANTIALLY UNALTERED. THIS WILL NORMALLY MEAN THAT THE EXISTING SPACIAL SEQUENCE, FENESTRATION, FASCIA DETAILING, OTHER DECORATIVE FEATURES BOTH INTERNAL AND EXTERNAL, AND TIMBER FRAMES, WILL BE RETAINED.



## CHAPTER 7 - ENVIRONMENTAL POLICIES

### Town Centre Conservation Area

The central core of Saffron Walden is unique in its aesthetic qualities and historic association. It is imperative that these be retained and enhanced. The quality of the environment has been formally recognised since 1968 when a Conservation Area was designated in the historic core of the market town. The Historic Buildings Council accorded this designation 'Outstanding' status, and its boundaries have been enlarged to include areas of aesthetic quality previously excluded. Conservation Area status affords a high degree of environmental protection. Buildings, other than minor structures, cannot be demolished, nor trees lopped or felled without the consent of the District Council. In addition to other policies set out the Council will pursue the following environmental policies.

#### POLICY 31

WITHIN THE DESIGNATED TOWN CENTRE CONSERVATION AREA THE PROTECTION AND ENHANCEMENT OF THE OVERALL ENVIRONMENT IS THE PRINCIPAL OBJECTIVE OF THE DISTRICT COUNCIL. DEMOLITION OF BUILDINGS OF ARCHITECTURAL OR HISTORIC VALUE WILL NOT BE PERMITTED UNLESS THE MOST EXCEPTIONAL CIRCUMSTANCES APPLY, A SITUATION WHICH WILL NEED TO BE ESTABLISHED AT A LOCAL PUBLIC INQUIRY.

Saffron Walden contains not only a wealth of good buildings, but also an attractive variety of architectural detailing which is a characteristic of the town.

#### POLICY 32

WITHIN THE DESIGNATED TOWN CENTRE CONSERVATION AREA DEVELOPMENT AFFECTING WALLS, SHOPFRONTS, AND ARCHITECTURAL DETAIL OF QUALITY WILL NOT NORMALLY BE PERMITTED WHEREVER SUCH DEVELOPMENT WILL MEAN THE REMOVAL OF THESE FEATURES OR ADVERSELY CHANGE THEIR EXISTING CHARACTER.

One of the characteristics of greatest significance in the town is the medieval roofline, the variety of roof shapes, materials and particularly chimneys.

#### POLICY 33

WITHIN THE DESIGNATED TOWN CENTRE CONSERVATION AREA DEVELOPMENT PROPOSALS ADVERSELY AFFECTING THE CHARACTER OF THE EXISTING SKY-LINE WILL NOT BE PERMITTED.

Although it is impossible to define the exact alignment of the original street pattern, a problem discussed in the Saffron Walden Conservation Study, there is a general conclusion that Saffron Walden owes much of its present form and spatial dimensions to the historic 'Town Plan'. A feature of the town centre is the variety of street widths with buildings generally abutting the back edge of the pavement. The retention of this feature is particularly important.

#### POLICY 34

WITHIN THE DESIGNATED TOWN CENTRE CONSERVATION AREA THE DISTRICT COUNCIL WILL SEEK TO RETAIN THE EXISTING STREET PATTERN AND BUILDING LINES. NEW

DEVELOPMENT WILL GENERALLY RESPECT THE PRINCIPLE OF A CONTINUOUS STREET FRONTAGE ABUTTING THE PAVEMENT.

Within the Outstanding Conservation Area the District Council, County Council, and Department of Environment operate a Town Scheme under which financial assistance is offered for the repair of historic buildings. This scheme has proved to be successful and must continue. Between its inception in 1976 and 1982 total contributions from the three participating bodies amounted to £68,000. Essential repairs, mainly to roofs, have been carried out in an environmentally sensitive manner. Properties in Castle Street have particularly benefited from the scheme. It is important that this scheme continues to operate throughout the Plan period as there are still many properties in need of repairs, scattered throughout the Town Conservation Area.

#### POLICY 35

WITHIN THE DESIGNATED TOWN CENTRE CONSERVATION AREA THE DISTRICT COUNCIL'S INTENT IS TO CONTINUE TO OFFER FINANCIAL ASSISTANCE FOR THE RESTORATION OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST FOR THE DURATION OF THE PLAN PERIOD.

#### POLICY 36

THE DISTRICT COUNCIL CONSIDERS THAT ADDITIONAL FINANCIAL CONTRIBUTIONS ARE REQUIRED TO IMPLEMENT OTHER ASPECTS OF ENVIRONMENTAL ENHANCEMENT. THE DISTRICT COUNCIL WILL ADVISE AND ASSIST IN THE PREPARATION OF DETAILED ENHANCEMENT SCHEMES AND EXPLORE ALL METHODS BY WHICH ADDITIONAL FINANCE CAN BE PROVIDED. TO THIS END DISCUSSIONS WILL TAKE PLACE BETWEEN THE DISTRICT COUNCIL, COUNTY COUNCIL, THE TOWN COUNCIL, AND THE DEPARTMENT OF THE ENVIRONMENT.

There is a wealth of historic features throughout the District Plan Area. Some are of such significance that they must be protected for their historic value alone. Within the historic core of the town the sites in question are The Common, The Castle, The Battle Ditches, and the Maze. The latter three are scheduled Ancient Monuments, being surviving features of more extensive remains beneath the existing fabric of the town.

#### POLICY 37

DEVELOPMENT ON THE COMMON, THE OPEN AREA SURROUNDING THE CASTLE KEEP, THE BATTLE DITCHES NOW VISIBLE, AND THE MAZE, WILL NOT BE PERMITTED. THE USE OF THE COMMON CAR PARK WILL BE RESTRICTED TO SURFACE LEVEL ONLY. IF AT A FUTURE DATE IT BECOMES POSSIBLE TO SUITABLY RE-LOCATE THIS CAR PARK A REVERSION TO PUBLIC OPEN SPACE WILL BE THE ONLY USE LEGALLY PERMITTED.

#### POLICY 38

DEVELOPMENT ON SITES ADJOINING THE ABOVE WILL NORMALLY BE RESISTED, WHEREVER SUCH WORKS WOULD THREATEN THE CHARACTER OF THEIR SETTING.

There are extensive additional areas which are of archaeological interest, including the entire historic core of the town, which must not



be developed or redeveloped without the opportunity being given for proper investigation, where this is felt to be appropriate.

#### POLICY 39

WHERE PERMISSION IS GRANTED FOR DEVELOPMENT WHICH AFFECTS SITES OF ARCHAEOLOGICAL INTEREST THE DISTRICT COUNCIL WILL, IN APPROPRIATE CIRCUMSTANCES, ENSURE THAT PROVISION IS MADE FOR SUCH ARCHAEOLOGICAL INVESTIGATION AS MAY BE NECESSARY EITHER PRIOR TO, OR DURING, THE WORKS BEING CARRIED OUT.

The District Council will implement the following policy in respect of new development permitted within the Town Centre Conservation Area.

#### POLICY 40

WITHIN THE DESIGNATED TOWN CENTRE CONSERVATION AREA THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT ALL NEW BUILDINGS ARE WELL DESIGNED IN THEMSELVES AND APPROPRIATE TO THEIR LOCATION.

In order to satisfy the requirements of Policy 40 it is considered that new buildings should normally:-

- a. have traditional pitched roofs.
- b. be composed of facing materials chosen from the traditional range used in the town.

For Example:

- i. Walls - good quality new red facing bricks, lime wash or painted render. Secondhand red or gault facing bricks are also considered appropriate. Panels of flintwork (suitably detailed) could add appropriate visual interest, particularly for new boundary walling.
- ii. Roofs - new or second hand, hand made, clay plain tiles are most appropriate. Welsh or Cornish Slate and second hand red clay pantiles provide additional variety. It is generally thought that the use of concrete tiles and asbestos slates is inappropriate.
- c. have a varied and angular roof line, with chimney stacks, dormers or cupolas, to provide an appropriate degree of visual interest.
- d. have facades incorporating a substantial degree of visual intricacy, compatible with that of the facades of existing historic buildings.
- e. have a scale compatible with adjoining historic buildings.
- f. have harmonious elevational treatment, with a predominance of solid as against void areas, and a comfortable balance of horizontal and vertical elements.
- g. avoid the use of harsh non-traditional external finishes.



The character of the Conservation Area is not only dependent on the appearance of buildings. Saffron Walden's charm is derived equally from the variety of uses that is to be found in the town centre of such a historic market town. Visual qualities and land use are obviously inter-linked. The existing mix of land use patterns in the Town Conservation Area is for the most part, satisfactory, but the District Council intends to guard against changes of use which would destroy the special character of the town centre.

#### POLICY 41

THE DISTRICT COUNCIL WILL SEEK TO ATTAIN A CORRECT BALANCE OF LAND USES WITHIN THE DESIGNATED TOWN CENTRE CONSERVATION AREA, COMPATIBLE WITH THE ENVIRONMENTAL AND ECONOMIC WELL BEING OF THE TOWN.

Land use policies, some general, some specific, are dealt with in their respective chapters, and these policies are framed with the objective of ensuring that the architectural and historic character of the town centre Conservation Area is not undermined by inappropriate activities. Of particular relevance to the protection of the Conservation Area is the need to retain residential uses in and adjacent to the town centre.

#### POLICY 42

DEVELOPMENT INVOLVING A CHANGE OF USE FROM RESIDENTIAL WILL NOT NORMALLY BE PERMITTED IN THE FOLLOWING STREETS; ABBEY LANE, BRIDGE STREET, CASTLE STREET, CHURCH PATH, COMMON HILL (NORTH OF EMSON CLOSE), FRESHWELL STREET, GOLD STREET, MUSEUM STREET, MYDDLETON PLACE AND PARK LANE.

#### POLICY 43

ELSEWHERE IN THE DESIGNATED CONSERVATION AREA THE DISTRICT COUNCIL WILL SEEK TO RETAIN, AND WHEREVER POSSIBLE, INCREASE THE EXISTING RESIDENTIAL COMPONENT, PARTICULARLY IN THOSE STREETS OF MIXED USE, CHURCH STREET AND HIGH STREET.

#### Open Space and the Town Edge

One of the charms of Saffron Walden is that the historic area remains more or less distinct from its surroundings. To the north the land slopes away from the rear of buildings in Castle Street. The northern end of Bridge Street terminates very abruptly in open countryside and this feature is of paramount importance. The ground rising away from the built-up area adds extra emphasis to this sharp transition.

To the west, Audley End Park and the Swan Water Meadows have effected a limit to development and have only suffered minor encroachment. The rising ground to the south of Hill Street marks the extent of early development to the south-east where Gold Street and Cuckingstool End form a well defined rectangle of old buildings rising up the north facing slopes.

The Common, to the east, has prevented development and provided an interesting edge composed in part of backyards and in part by building front-ages. The informal nature of this edge has become less apparent with the increasing importance of the Common Hill road and early 20th century planting on its margins.

The overall result means that the old town can be seen as a physical entity, generally separate from the areas of 19th and 20th century expansion.

#### POLICY 44

THE DISTRICT COUNCIL WILL RETAIN THE DISTINCT BREAK BETWEEN TOWN AND COUNTRY ON THE NORTHERN AND WESTERN EDGES OF THE TOWN. DEVELOPMENT OF WHATEVER NATURE WHICH WOULD BLUR THIS ABRUPT TRANSITION WILL NOT BE PERMITTED.

#### POLICY 45

THE ERECTION OF BUILDINGS OR OTHER FORMS OF CONSTRUCTION WILL NOT BE PERMITTED TO OCCUR ON THE FOLLOWING SITES AS IDENTIFIED ON THE PROPOSALS MAP UNLESS EXCEPTIONAL CIRCUMSTANCES PREVAIL : ST. MARYS CHURCHYARD, AUDLEY END PARK, BRIDGE END GARDENS, THE BOROUGH MEADOWS, SWAN MEADOWS, THE CLOSE GARDEN (BETWEEN HIGH STREET AND THE PARISH CHURCH), JUBILEE GARDENS, AND THE REMAINDER OF THE GROUNDS OF WALDEN PLACE.

#### POLICY 46

DEVELOPMENT ON SITES ADJOINING THOSE SPECIFIED IN POLICY 45 WILL NOT BE PERMITTED IF SUCH DEVELOPMENT WOULD THREATEN THE CHARACTER OF THE SETTING OF THOSE SITES.

#### Trees

In Saffron Walden mature groups of trees greatly enhance the setting of the town's buildings. Their importance cannot be overstated, giving an infinite variety of shape, texture, and colour, and softening the complex and angular forms of the man made structures.

Several of the principal groups of trees are reaching maturity, and positive measures need to be taken to ensure their protection and ultimate replacement. There is in addition a need for new planting on the periphery of the town to improve the appearance of the approaches.

#### POLICY 47

FINE INDIVIDUAL TREES OR GROUPS OF TREES, OR THOSE SIGNIFICANTLY CONTRIBUTING TO THE SETTING OF EITHER THE TOWN AS A WHOLE, OR THE SETTING OF INDIVIDUAL BUILDINGS OR GROUPS OF BUILDINGS, WILL BE PROTECTED BY TREE PRESERVATION ORDERS.

#### POLICY 48

THE DISTRICT COUNCIL WILL PROVIDE TREES FOR PLANTING ON APPROPRIATE SITES WITHIN AND AROUND THE TOWN.

#### POLICY 49

THE DISTRICT COUNCIL WILL, AS FINANCES ALLOW, PREPARE AND IMPLEMENT A LANDSCAPING SCHEME FOR BRIDGE END GARDENS, RETAINING AND, WHERE POSSIBLE, ENHANCING THE ORIGINAL DESIGN CONCEPT.

#### Audley End Conservation Area

Audley End Village is a designated Conservation Area. There is a particular need to protect the Conservation Area from development which

would significantly alter the character of this estate village, consisting as it does of many exceptional buildings and features. There are for example an 18th century bridge said to be of an Adams design, Listed Grade II\*; Audley End House, built 1603 - 1613 for Thomas Howard with landscaping and lake attributed to Capability Brown, Grade I; The Obelisk in the Deer Park, Grade II\*; the village street consisting of many Grade II\* cottages and the Grade I St.Marks College. Clearly such a concentration is exceptional and in its rural and parkland setting merits the maximum protection that can be afforded.

#### POLICY 50

DEVELOPMENT INVOLVING THE ERECTION OF NEW FREESTANDING BUILDINGS WITHIN THE CONSERVATION AREA OF AUDLEY END AS DESIGNATED ON THE PROPOSALS MAP WILL NOT NORMALLY BE PERMITTED. ANY PROPOSAL TO ALTER OR EXTEND LISTED PROPERTIES WITHIN THE AREA WILL ONLY BE CONSIDERED FAVOURABLY IF IT CAN BE DEMONSTRATED THAT SUCH A PROPOSAL WILL NOT BE TO THE DETRIMENT OF THAT INDIVIDUAL PROPERTY OR GROUP OF BUILDINGS OR TO THE LANDSCAPE SETTING. IN SUCH CIRCUMSTANCES THE HIGHEST ARCHITECTURAL STANDARDS WILL BE SOUGHT.

#### Environmental Policies for the Countryside around the Town

##### Areas of Special Landscape Value

The countryside around the town lying within the District Plan area is of an attractive, undulating nature, and has been identified in the Essex Structure Plan as an area of Special Landscape Value. This designation extends throughout the Saffron Walden District Plan area beyond the Town Development Limit.

#### POLICY 51

WITHIN AREAS OF SPECIAL LANDSCAPE VALUE, AS DESIGNATED ON THE PROPOSALS MAPS, IN ADDITION TO OTHER POLICIES CONTAINED IN THIS PLAN, THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENT UNLESS ITS LOCATION, SITING, DESIGN, MATERIALS AND LANDSCAPING ACCORD WITH THE CHARACTER OF THE AREA IN WHICH THE DEVELOPMENT IS PROPOSED.

##### Protected Lanes

Chestnut Avenue, south of Ring Hill, is a rural feature of particular environmental character.

#### POLICY 52

THE DISTRICT COUNCIL WILL SEEK TO CONSERVE THE TRADITIONAL CHARACTER OF CHESTNUT AVENUE, A DESIGNATED PROTECTED LANE, INCLUDING ITS ASSOCIATED VERGES, TREES, BANKS AND DITCHES. ANY PROPOSALS WHICH WOULD ADVERSELY AFFECT THE APPEARANCES OF THE LANE AND ITS ECOLOGICAL VALUE, OR WOULD GIVE RISE TO A MATERIAL INCREASE IN THE AMOUNT OF TRAFFIC USING THIS ROAD, WILL NOT BE PERMITTED. REPLACEMENT TREES WILL BE PROVIDED BY THE DISTRICT COUNCIL.

##### Ancient Monuments

There are three scheduled Ancient Monuments in the countryside surrounding the town: Ring Hill, Audley End Park and The Obelisk. Policy 45 does not permit development anywhere in Audley End Park unless exceptional circumstances prevail. This will safeguard the larger site. Such a policy should also apply to Ring Hill.



POLICY 53

DEVELOPMENT WILL NOT BE PERMITTED TO OCCUR ON THE FOLLOWING SCHEDULED ANCIENT MONUMENTS OR ON ADJACENT LAND IF IT WOULD AFFECT THE CHARACTER OF THE ANCIENT MONUMENT'S SETTING, UNLESS EXCEPTIONAL CIRCUMSTANCES APPLY: RING HILL, AUDLEY END PARK AND THE OBELISK.

POLICY 54

ANY PERMISSION FOR DEVELOPMENT AFFECTING OTHER SITES OF ARCHAEOLOGICAL INTEREST WILL BE CONDITIONAL UPON PROVISION BEING MADE FOR SUCH ARCHAEOLOGICAL INVESTIGATION AS MAY BE NECESSARY EITHER PRIOR TO, OR DURING, THE WORKS BEING CARRIED OUT.

## CHAPTER 8 - ADVERTISEMENT CONTROL

### Town Centre Conservation Area

Circular 12/81 urged local planning authorities to make the fullest appropriate use of their powers under the Town and Country Planning (Control of Advertisements) Regulations 1969 to improve the quality of outdoor advertising in Conservation Areas.

Two separate powers are available : 'discontinuance notices' to secure the removal of particularly unattractive advertisements even though they may have 'deemed consent' and definition of 'Areas of Special Control of Advertisements' which limits the numbers and size of advertisements with 'deemed consent'.

The visual qualities of the Town Centre Conservation Area's built environment are such that very careful control of advertisements is required to protect its integrity. With its concentration of shops and offices the risk of a proliferation of signs of an unsympathetic size or nature is considerable given the inherent competition between traders. The town centre has an intimate scale which could easily be dominated by overlarge or otherwise insensitive signs. The District Council will apply to the Secretary of State for the Town Centre Conservation Area to be designated an Area of Special Control of Advertisements.

The following policies will be applied with the Town Centre Conservation Area.

#### POLICY 55

WITHIN THE DESIGNATED TOWN CONSERVATION AREA THE DISTRICT COUNCIL WILL ENSURE THAT ALL ADVERTISEMENTS, SHOP FASCIAS AND SIGNS REQUIRING EXPRESS CONSENT ARE WELL DESIGNED, IN SCALE, APPROPRIATE TO THE BUILDING AND ITS USE, AND POSITIONED SO AS TO ENHANCE RATHER THAN DETRACT FROM THE OVERALL APPEARANCE OF THE BUILDING.

#### POLICY 56

WITHIN THE DESIGNATED TOWN CONSERVATION AREA, THE DISTRICT COUNCIL WILL ENCOURAGE THE USE OF SIGN WRITTEN ADVERTISEMENTS, HAND PAINTED DIRECTLY ONTO THE WALLS OF RENDERED BUILDINGS OR FASCIAS WHEREVER THIS CAN BE ACHIEVED.

#### POLICY 57

WITHIN THE DESIGNATED TOWN CONSERVATION AREA THE DISTRICT COUNCIL WILL ENCOURAGE THE USE OF "TRADE SYMBOL" HANGING SIGNS WHERE THESE ARE CONSIDERED APPROPRIATE.

#### POLICY 58

WITHIN THE DESIGNATED TOWN CONSERVATION AREA THE DISTRICT COUNCIL WILL RESIST THE USE OF SIGNS, FASCIAS OR HANGING SIGNS THAT ARE INTERNALLY ILLUMINATED OR ARE COMPOSED OF PLASTIC LETTERING, ALUMINIUM LETTERING, OR "MOAIC" FASCIAS.

### Signs elsewhere within the Town Development Limit

Advertisements within the built-up area outside the Town Centre Conservation Area requiring express consent will be carefully controlled. Regard will be had to their size, and position in relation to surroundings. However in such locations internally illuminated

advertisements will normally be acceptable on commercial and retail sites.

#### POLICY 59

WITHIN THE TOWN DEVELOPMENT LIMIT AND BEYOND THE TOWN CENTRE CONSERVATION AREA, ADVERTISEMENTS REQUIRING EXPRESS CONSENT WILL BE WELL DESIGNED, IN SCALE, APPROPRIATE TO THE BUILDING OR SITE WHERE IT IS TO BE DISPLAYED AND TO ITS USE, AND POSITIONED SO AS TO ENHANCE RATHER THAN DETRACT FROM THE OVERALL APPEARANCE OF THE BUILDING AND ITS SETTING. ON COMMERCIAL AND RETAIL SITES IN THESE LOCATIONS INTERNALLY ILLUMINATED SIGNS WILL NORMALLY BE ACCEPTABLE. ADEQUATE REGARD WILL NEED TO BE PAID TO HIGHWAY SAFETY CONSIDERATIONS.

#### Signs outside the Town Development Limit

Outside the Town Development Limit stricter control will be applied.

#### POLICY 60

OUTSIDE THE TOWN DEVELOPMENT LIMIT ADVERTISEMENTS REQUIRING EXPRESS CONSENT WILL BE REQUIRED TO BE WELL DESIGNED, IN SCALE AND APPROPRIATE TO THE CHARACTER OF THE SITE WHERE IT IS TO BE DISPLAYED. INTERNALLY ILLUMINATED SIGNS WILL NOT NORMALLY BE PERMITTED.



## CHAPTER 9 - TRAFFIC PROPOSALS

The Saffron Walden Conservation Study highlighted the town's traffic problems. These are summarised in Chapter 2, with the conclusion that no major relief from the problems can be expected within the Plan period.

The Conservation Study identified the damage which traffic causes to the fabric of buildings in terms of direct impact and vibration. To this must be added the general environmental problems of noise, smell, dirt, safety and general inconvenience. The Plan's key policy of containment will help in controlling new traffic generating uses.

### POLICY 61

THE DISTRICT COUNCIL REGARDS THE PRESENT TRAFFIC SITUATION IN SAFFRON WALDEN AS INTOLERABLE AND WILL FIRMLY RESIST ANY DEVELOPMENT ON A SCALE UNRELATED TO DISTRICT NEEDS FOR EMPLOYMENT AND HOUSING ON THE GROUNDS THAT SUCH A LEVEL OF DEVELOPMENT WOULD FURTHER EXACERBATE THE TRAFFIC PROBLEM AND INVOLVE IRREPARABLE DAMAGE TO THE HISTORIC FABRIC OF THE TOWN CENTRE.

For reasons already stated in Chapter 2 both the proposed by-pass and inner relief roads have been abandoned. The most effective means of removing extraneous traffic are therefore no longer valid options. The District Council remains firmly of the view however that all other means of solving the problems must be examined, even though it is acknowledged scope is limited.

### POLICY 62

THE DISTRICT COUNCIL REGARDS THE IMPLEMENTATION OF ADEQUATE TRAFFIC MANAGEMENT PROPOSALS ESSENTIAL AS A MEANS OF ENHANCING AND PROTECTING THE CHARACTER OF THE DESIGNATED OUTSTANDING CONSERVATION AREA, AND NECESSARY FOR THE SAFETY OF PERSONS, THE ECONOMIC WELL BEING OF THE TOWN, A MORE SATISFACTORY MOVEMENT OF TRAFFIC, AND THE STRUCTURAL SAFETY OF BUILDINGS.

### Through Traffic

The medieval street pattern of the town is inadequate even to meet the needs of internal traffic movements, and cannot cope with a high volume of through traffic, especially heavy lorries for which the negotiation of the narrow streets and tight junctions is a particular problem.

### POLICY 63

WHILST THE DISTRICT COUNCILS TRAFFIC MANAGEMENT POWERS ARE LIMITED, THE COUNCIL WILL PRESS FOR THE RE-ROUTING OF THROUGH TRAFFIC AWAY FROM THE TOWN BY ACHIEVING MAXIMUM UTILISATION OF THE M11 AND A120.

### Internal Traffic

Although the construction of the M11 has certainly removed some traffic from the town, the volume of local traffic is still at such a level that action must be considered to improve the quality of the environment. The need is further emphasised by selective traffic forecasts produced by the County Council which indicate that traffic is likely to double over



the period 1971 - 91. By virtue of substantial development, much of the increase has already taken place. Clearly further developments, even though limited by the policies of constraint, will exacerbate the problem. Because of the abandonment of both of the long term options the short term improvements needed must be found within the confines of the existing street pattern. Any improvements will need to take into account the interests of local residents public transport operators and local firms.

#### POLICY 64

THE DISTRICT COUNCIL REGARDS MODIFICATION OR EXTENSION OF THE ONE WAY TRAFFIC GYRATORY SYSTEM AS THE ONLY REALISTIC MEANS BY WHICH REAL IMPROVEMENTS OVER THE EXISTING SITUATION CAN BE ACHIEVED IN THE SHORT TERM. THE PRECISE DETAILS OF ANY SUCH SCHEME WILL BE SUBJECT TO EXTENSIVE PUBLIC CONSULTATION.

#### POLICY 65

IN ORDER TO ACHIEVE A REDUCTION OF DAMAGE TO PROPERTY IN BRIDGE STREET, THE DISTRICT COUNCIL WILL URGE THE ESSEX COUNTY COUNCIL TO CONSIDER MEANS BY WHICH TRAFFIC SPEEDS CAN BE REDUCED, ESPECIALLY WHEN ENTERING THE TOWN FROM WINDMILL HILL.

#### Vehicular access to the historic core

The Conservation Study indicated the desirability of removing localised through traffic from the historic core of the town where some streets, narrow and unsuitable for the passage of large numbers of vehicles, are suffering environmental damage. The details of any proposals drawn up to implement the policy below are likely to be very complicated, and their implementation even more so. Maximum public participation and involvement must therefore occur.

#### POLICY 66

WITHIN THE AREA BOUNDED BY CASTLE STREET, HIGH STREET, AUDLEY ROAD, FAIRCROFT ROAD, COMMON HILL AND CASTLE HILL THE DISTRICT COUNCIL WILL REQUEST THE COUNTY COUNCIL TO DRAW UP DETAILED PROPOSALS LIMITING ADMISSION TO THIS AREA FOR ESSENTIAL ACCESS ONLY.

#### POLICY 67

NEW DEVELOPMENT WITHIN THE CONSERVATION AREA WILL BE SUITABLY LOCATED IN RELATION TO THE EXISTING AND PROPOSED TRAFFIC CIRCULATION PATTERNS AND ACCESS POINTS RELATING TO SUCH DEVELOPMENT DEVISED SO AS TO MINIMISE VEHICULAR ACCESS TO THE CONSERVATION AREA.

#### Car Parking

The Saffron Walden Conservation Study, and the Traffic Issues Report produced by the District Council showed that on street car parking accounted for more than 50% of the total number of available spaces in the town centre. All the off street car parks are within relatively easy walking distance of the shopping area. The fullest use is made of the Common car park, Faircroft is well patronised, but despite being free Catons Lane is underutilised. Obviously convenience is the highest priority that shoppers require in the town. Additional parking



spaces are required close to the town centre if the town is to retain and consolidate its position as a shopping centre. Policy 37 indicates a presumption against any extension of the Common Car Park, although this site is still under consideration. The other most suitable location for new car parking facilities is in the vicinity of the existing public car park in Fairycroft Road. There is a site to the south of this car park owned by Essex County Council which would appropriately provide additional parking spaces were land to be made available. The District Council will prepare a development brief for this area in the event of such an opportunity arising.

#### POLICY 68

FUTURE PUBLIC CAR PARKING REQUIREMENTS WILL BE LOCATED ON LAND ADJACENT TO FAIRCROFT CAR PARK.

#### POLICY 69

SITES FOR ADDITIONAL CAR PARKING CLOSE TO THE TOWN CENTRE WILL BE IDENTIFIED DURING THE PLAN PERIOD.

Where development in the Town Centre Conservation Area gives rise to a net increase in the number of car parking spaces required as a direct result of that use and sufficient spaces cannot be provided on the site the Council will require contributions towards public car park expenditure as advised by the District Valuer.

#### POLICY 70

WITHIN THE TOWN CONSERVATION AREA THE DISTRICT COUNCIL WILL CONTINUE TO OPERATE ITS POLICY OF COMMUTED CAR PARKING PAYMENTS.

#### POLICY 71

THE LONG TERM AIM OF THE DISTRICT COUNCIL IS TO REDUCE ON-STREET CAR PARKING IN ENVIRONMENTALLY SENSITIVE AREAS BY EXCLUDING NON RESIDENTS' VEHICLES, PROVIDED THAT WHEN SUCH DETAILED PROPOSALS ARE MADE, PUBLIC CAR PARKS CAN ACCOMMODATE SPACES THUS LOST.

#### POLICY 72

THE DISTRICT COUNCIL WILL ASK THE COUNTY COUNCIL TO INITIATE A STUDY TO CONSIDER THE IMPLICATIONS OF INTRODUCING RESIDENT ONLY PARKING SCHEME WITHIN PROBLEM AREAS OF THE TOWN CENTRE CONSERVATION AREA.

#### Pedestrianisation

The Saffron Walden Conservation Study discussed the question of pedestrianisation within the historic core. An experimental scheme has since been implemented. After a six month trial the District Council undertook a public consultation exercise. The Council discovered that although shoppers interviewed in town centre streets were overwhelmingly in favour of the scheme, and most market traders supported it (with some reservations over hours of traffic restriction), any scheme would involve fundamental problems because of loss of access to property within the pedestrianised zone. As a result the District Council has resolved not to support the continued operation of the scheme. The County Council as Highway Authority with the support of the Saffron Walden Town Council has, however, now confirmed the closure of King Street, Market Place, Market Hill and part of Cross Street to traffic on Saturdays.

The Town Centre possesses useful pedestrian links which also contribute to the character of the townscape. There is some scope for developing this network in association with redevelopment. The Pig Market retail development will permit the provision of a direct footpath



between Fairycroft Car Park and Hill Street for example.

#### POLICY 73

THE DISTRICT COUNCIL WILL SEEK TO DEVELOP A NETWORK OF FOOTPATH LINKS WITHIN THE TOWN CENTRE AS OPPORTUNITIES PERMIT. PARTICULAR CONSIDERATION WILL BE GIVEN TO THE OPPORTUNITIES WHICH MAY ARISE IN CONNECTION WITH REDEVELOPMENT PROPOSALS.

There is potential within the existing network of roads and footpaths for providing a town trail linking many of the interesting features of the town. Any proposal for this could include information and interpretation facilities, and should be suitably promoted by the Tourist Information Centre.

#### POLICY 74

THE DISTRICT COUNCIL, IN CONJUNCTION WITH THE COUNTY COUNCIL AND TOWN COUNCIL WILL DEVISE DETAILED PROPOSALS FOR THE ESTABLISHMENT OF A TOWN TRAIL LINKING THE COMMON, THE CASTLE, THE MUSEUM, ST. MARY'S CHURCH AND THE HISTORIC TOWN, INCLUDING BRIDGE END GARDENS.

## CHAPTER 10 - OPEN SPACE, RECREATION AND TOURISM

Chapter 7 deals briefly with the need to protect existing open spaces, but only insofar as this protection is needed in environmental terms. It is also necessary to examine the provision of open space in order to ensure that, as far as possible, the amount provided meets the recreational needs of the population.

### Playing Fields

The schedule below shows the potential area of playing fields if all existing (Development Plan) allocations are brought into use.

<u>PUBLIC</u>	<u>EXISTING</u>	<u>PROPOSED</u>
1. Anglo-American Playing Fields	3.0	3.0 ✓
2. Herberts Farm	3.1 -	3.1 ✓
3. Peasland Road/Thaxted Road	2.0	-
4. West of Little Walden Road	-	5.4 +
5. Fulfen Way	1.6	0.4
<u>PRIVATE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
6. Castle Tennis Courts	0.4	0.4
7. Town Bowling Club, Abbey Lane	0.2	0.2
8. Gate Bowling Green, Thaxted Road	0.1	0.1
9. Grove Tennis Courts	0.7	0.7
10. Acrow Playing Field	2.3	2.3
Total (hectares)		15.6

There is a considerable shortfall between the 32ha that would need to be provided were the National Playing Fields Association recommended standards adhered to, and the area proposed.

It would however be unrealistic to allocate further land for playing fields in the Plan in the knowledge of there being little likelihood of the land being brought into use. It is current practice only to include those proposals where a real likelihood exists of such development occurring within the Plan Period. Although substantial infrastructure contributions from major developers in the town have enabled some sites to be brought into use, clearly such contributions in the future will be limited. It is equally clear that there is little chance of the District Council being able to further finance the provision of playing fields in the foreseeable future.

For these reasons it is not proposed to allocate any further land for playing fields. The District Council would, however, be sympathetic to proposals to provide additional facilities of this nature on suitable town fringe sites, provided such proposals are in accordance with other policies, particularly the environmental ones, contained in the Plan.

It is however considered desirable that the two major outstanding allocations for public open space, namely sites 2 and 4 on the schedule above should be brought into use within the Plan period so that the shortfall to the recommended N.P.F.A. figure can be reduced.



#### POLICY 75

SUBJECT TO ADEQUATE FUNDS BEING AVAILABLE AND AGREEMENT BEING REACHED WITH THE LANDOWNERS, THE DEVELOPMENT OF THE THREE SITES AS IDENTIFIED ON THE PROPOSALS MAP FOR PUBLIC PLAYING FIELDS PURPOSES, WILL BE PURSUED WITHIN THE PLAN PERIOD.

#### POLICY 76

PROPOSALS FOR PLAYING FIELDS ON SITES OTHER THAN THOSE ALLOCATED WILL BE DEALT WITH ON THEIR PLANNING MERITS.

It is to be expected that where sites are brought into use the need for associated proposals such as car parks, pavilions etc may arise. Such proposals will need to be carefully located and designed because the open nature of playing fields tends to make such facilities prominent.

#### POLICY 77

PROPOSALS FOR FACILITIES ASSOCIATED WITH PLAYING FIELDS WILL NORMALLY BE ACCEPTABLE, SUBJECT TO SUITABLE SITING, HIGH STANDARD OF DESIGN, AND ADEQUATE SCREENING WHERE NECESSARY.

#### Informal Open Spaces

The N.P.F.A. recommends a figure of 0.405 ha per 1000 population for parks and gardens. Thus to meet this figure, some 4.7 ha of informal open space is required.

It has been calculated that 14 hectares already exists. Consequently, whilst individual development proposals may for different reasons be required to include informal public open space provision, there is no need to seek an overall expansion of this facility for the town as a whole.

#### Town edge open space

However on the south east and south west of the town, housing development is bounded by land purchased for public open space purposes and public footpaths. There are gaps in this system and it seems opportune to take steps to complete this potential pedestrian circuit. Development of the District Council land at Hunters Way should provide for a landscape belt on its southern edge, and the purchase of Claypits Plantation subject to the agreement of the owners, should be contemplated.

#### POLICY 78

SUBJECT TO AGREEMENT BEING REACHED WITH THE OWNER/S AND ADEQUATE FUNDS BEING AVAILABLE, LAND AS IDENTIFIED ON THE PROPOSALS MAP WILL BE PURCHASED/DEVELOPED FOR PUBLIC OPEN SPACE PURPOSES.

#### Community Centre Site, Herberts Farm Estate

This site was purchased from the estate developers as a location for a community centre. Part of the site is proposed for this purpose and ancillary car parking. The remainder is proposed for informal open space. The District Council will provide trees to improve the appearance of the site.



## POLICY 79

0.4 HA OF LAND OPPOSITE THE KATHERINE SEMAR SCHOOL, ROSS CLOSE, IS PROPOSED FOR THE CONSTRUCTION OF A COMMUNITY CENTRE WITH ANCILLARY CAR PARKING AND INFORMAL OPEN SPACE ON THE REMAINDER OF THE SITE.

### Sports Centre

The District Council recognises the need for a Sports Centre in Saffron Walden to serve the northern part of Uttlesford District and is supported by the Eastern Regional Sports Council. A suitable site large enough for a centre could only be found on the edge of the town and the Thaxted Road/Peaslands Road open space is proposed as being a suitable location. Planning permission has been granted. Landscaping/planting would be required at this location to provide a satisfactory rural/urban edge. The Sports Centre will displace an existing football pitch which it is suggested be relocated on adjacent land, providing that the owners are prepared to enter into negotiations.

## POLICY 80

THE SITE AT PEASLANDS ROAD AS IDENTIFIED ON THE PROPOSALS MAP IS CONSIDERED A SUITABLE LOCATION FOR A SPORTS HALL SUBJECT TO ADEQUATE LANDSCAPING AND CAR PARKING FACILITIES BEING PROVIDED.

### Allotments

There are six allotment sites in excess of 1.0ha and six much smaller sites, the 12 sites totalling approximately 12.0ha in the town. Survey work in 1980 revealed a strong demand for this facility with waiting lists operating. Whilst no additional sites are proposed existing allotment land which is generally under cultivation will be safeguarded, although it is acknowledged it will not be possible to ensure non statutory allotment sites remain in use.

## POLICY 81

EXISTING ALLOTMENT LAND WHICH IS WELL UTILIZED AND CULTIVATED WILL BE SAFEGUARDED FROM DEVELOPMENT WITHIN THE LIMITED POWERS AVAILABLE TO THE DISTRICT COUNCIL.

### Walden Country Park

Until the beginning of 1975 the County Council were considering the establishment of a Country Park in Audley Park, but the proposal has since been held in abeyance because of the current economic situation. This situation has, of course, further worsened, and there is now little prospect of this proposal being advanced in the foreseeable future. Should the idea be resurrected the District Council would need to assess any scheme very carefully, taking into account social, aesthetic and traffic considerations. Alternative recreational uses for Audley Park could be considered but they would need to respect the sensitive nature of this area.

## Tourism

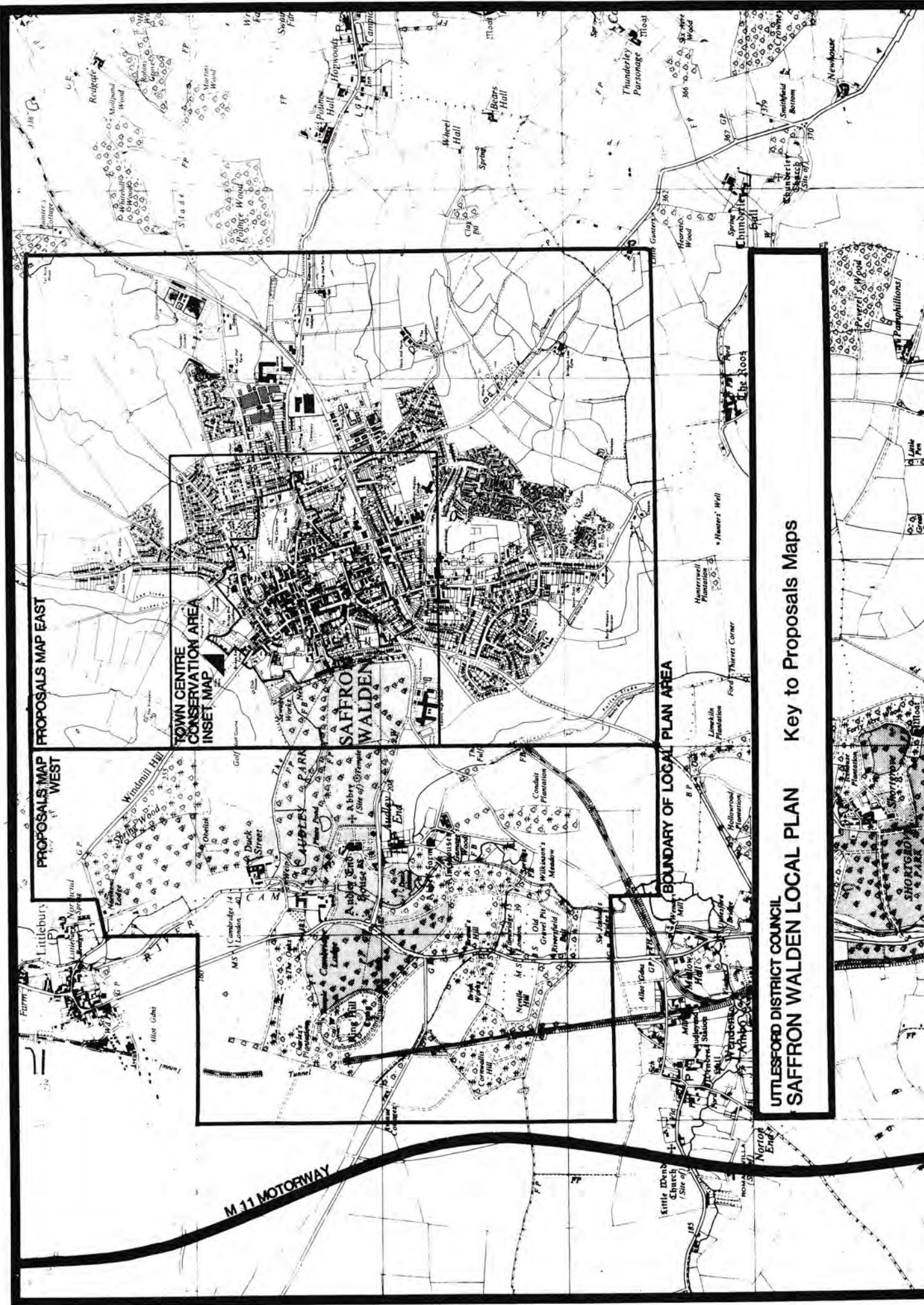
A modest promotion of tourism in Saffron Walden and the surrounding area would be of benefit to the town. In support of this objective additional hotel accommodation in the town would be welcome. The London Road Hospital is suggested as a possible suitable location.

The Tourist Information Centre, situated within the library at the Corn Exchange, was opened in April 1978 and has created considerable interest. Based on the numbers of visitors who have used the facility there would appear to be a need for the Tourist Information Centre operating on a more permanent basis with extended services.

### POLICY 82

THE DISTRICT COUNCIL CONSIDERS THAT A MODEST PROMOTION OF TOURISM IN SAFFRON WALDEN WOULD BENEFIT THE TOWN. IN ASSOCIATION WITH LOCAL BODIES AND THE EAST ANGLIAN TOURIST BOARD DETAILED PROPOSALS WILL BE DRAWN UP. SUCH PROPOSALS WILL CONSIDER THE ESTABLISHMENT OF A PERMANENT TOURIST INFORMATION CENTRE AND ITS EXISTING SERVICES EXTENDED. PROPOSALS FOR HOTEL ACCOMMODATION WHICH ARE COMPATIBLE WITH OTHER LOCAL PLAN POLICIES WILL BE FAVOURABLY CONSIDERED.





PROPOSALS MAP EAST

PROPOSALS MAP WEST

TOWN CENTRE  
CONSERVATION AREA  
INSET MAP

SAFFRON  
WALDEN

BOUNDARY OF LOCAL PLAN AREA

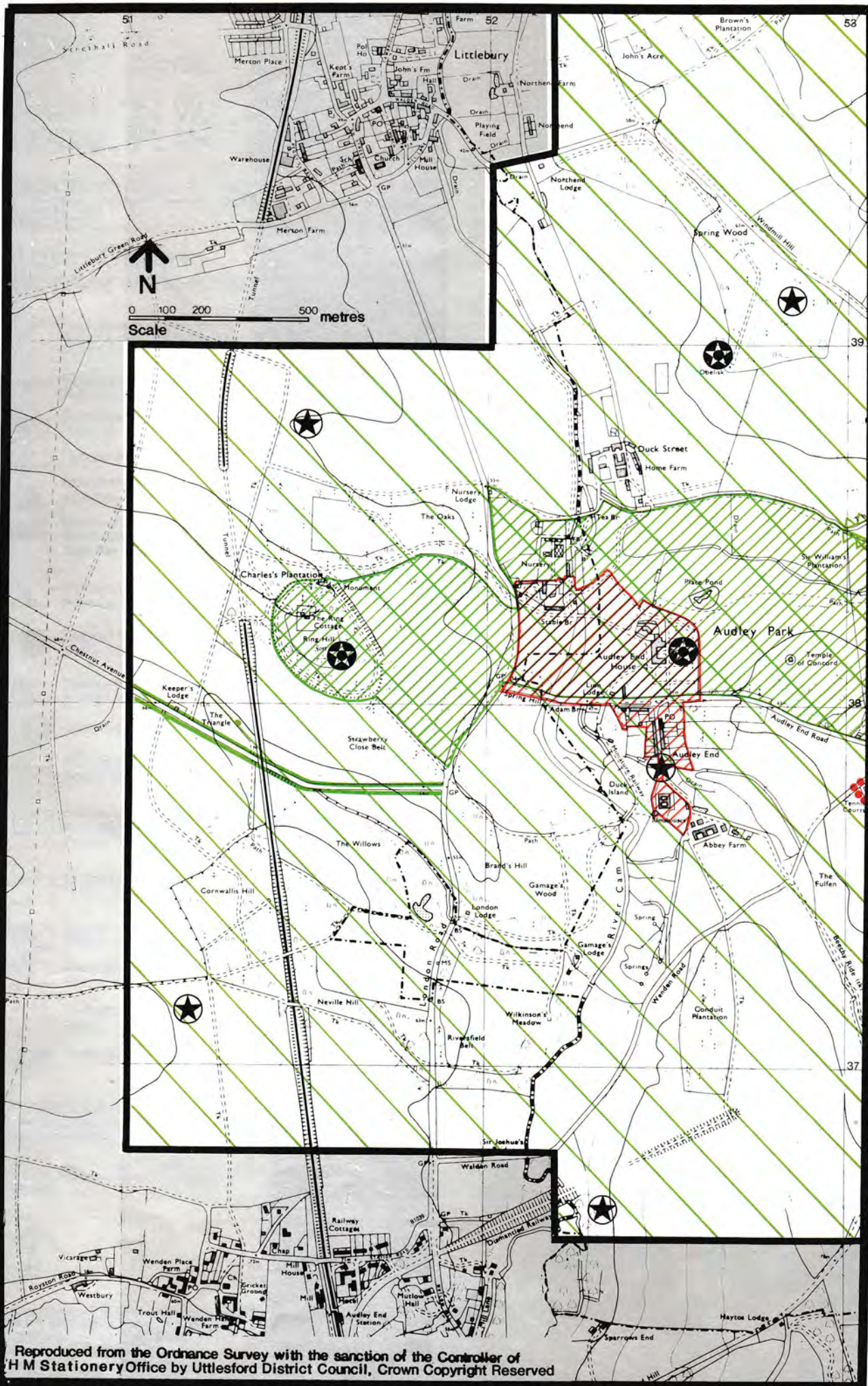
UTLESFORD DISTRICT COUNCIL  
SAFFRON WALDEN LOCAL PLAN

Key to Proposals Maps












# UTTLESFORD DISTRICT COUNCIL


## SAFFRON WALDEN LOCAL PLAN


### PROPOSALS MAP, WEST


#### KEY TO SYMBOLS ON PROPOSALS MAPS

..... Town Development Limit  
Policies 1,6-7,22,59,60


 Committed Major Residential Development  
Policy 4

 Major Residential Development Sites  
and points of access  
Policy 5


 Committed Industrial Development  
Policies 15,16,26


 Established Industrial Site  
Policies 15,16,26


Engelmann's Nursery Site  
Policies 14,15,16,26


 Development not permitted (Battle Ditches)  
Policy 37


 Town Edge  
Policy 44


 Audley End Conservation Area  
Policy 50

 Special Landscape Area  
Policy 51

 Protected Lane (Chestnut Avenue)  
Policy 52

 Scheduled Ancient Monument  
Policy 53


 Site of Archaeological Interest  
Policy 54

 Buildings not permitted unless exceptional  
circumstances prevail  
Policy 45 (Audley Park and Ring Hill)


 Public Playing Fields  
and access points  
Policies 75,77

 Allotments  
Policy 81

 Public Open Space  
Policy 78

 Community Centre Site  
Policy 79

 Sports Centre Site  
and access point  
Policy 80

 Area excluded from the Plan  
Rural Areas Local Plan applies

Policies 2,3,8-13,17,18,23,25,30,38,46-48 and 76  
apply throughout the Local Plan area




UTTLESFORD  
DISTRICT COUNCIL

# SAFFRON WALDEN LOCAL PLAN

## PROPOSALS MAP INSET

### Town Centre Conservation Area


 Town Centre Conservation Area (Inset Area)  
Policies 19 31-36 38-41 43 55-58 66 67  
69-72 74


 Town Development Limit  
Policies 1,6-7,22,59,60


 Committed Residential Development  
Policy 4


 Fairycroft site Policy 5a


 Industrial Site  
Policies 15,16,26


 Preferred location for change of use  
to offices  
Policies 20,21


 Shopping Area  
Policies 21,24,28,29


 Central Food Store  
Policy 27


 Development not permitted  
Policy 37


 Scheduled Ancient Monuments

 Residential Streets  
Policy 42

 Buildings not permitted  
exceptional circumstances prevail  
Policy 45

 Bridge End Gardens  
Policy 49

 Area of Special Landscape Value  
Policy 51

 Car Park extension  
Policy 68

 Pedestrian Link  
Policy 73

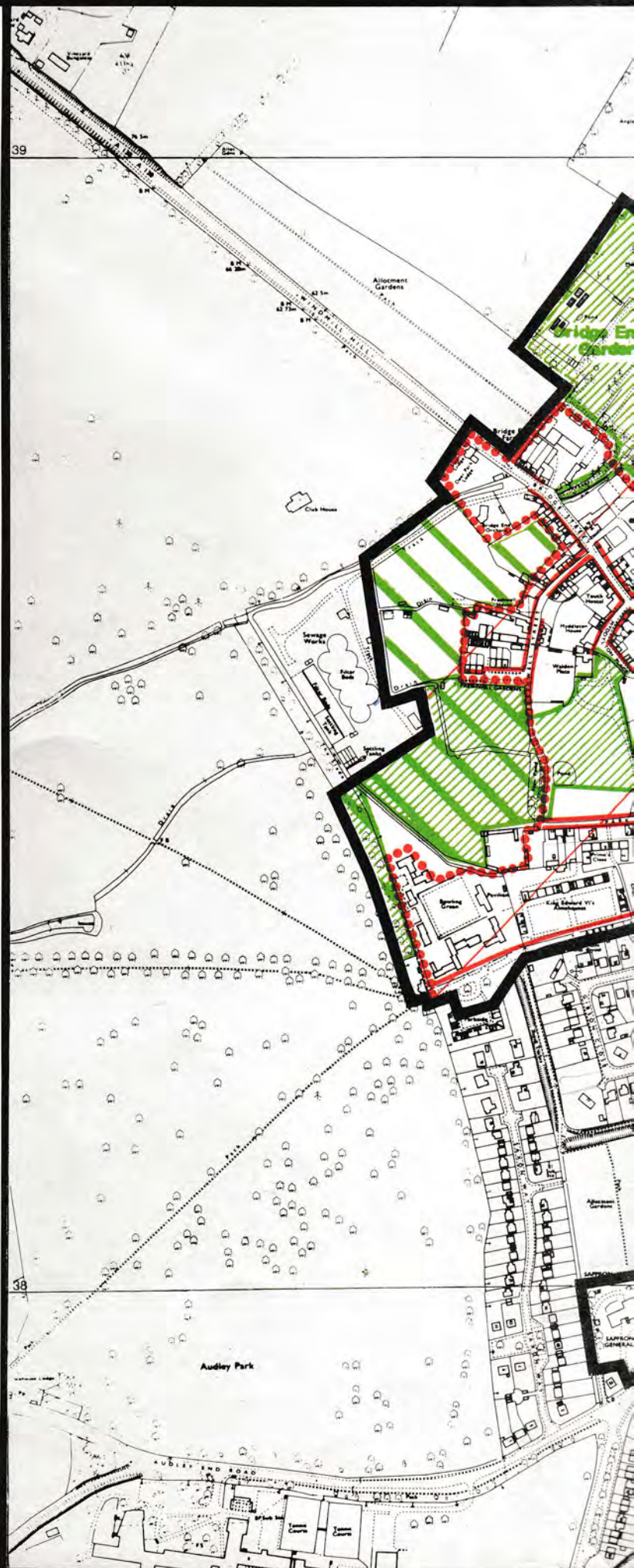
 Main Proposals Map applies

Policies 2,3,8-13,17,18,23,25,30,38,46-48  
and 76 apply throughout the Local Plan Area  
including this Inset Area

0 50 100 150 200 metres  
Scale



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set Area)  
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-48  
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