

# GREAT CANFIELD DESIGN STATEMENT QUESTIONNAIRE

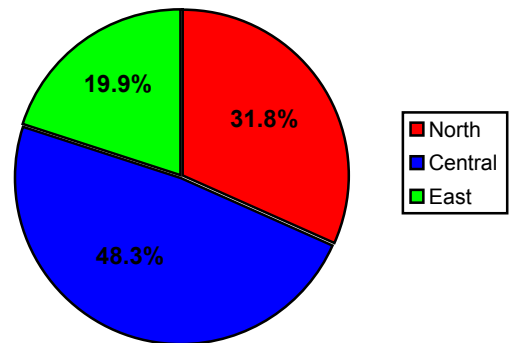
## Summary of responses

215 people in Great Canfield, representing 109 households, gave their views. They represented 72% of individuals, and 76% of households, that were accessible at the time of the survey. In this context "not accessible" refers to property that was unoccupied, or individuals away from home, for the whole of the last three weeks of March 2008.

The questionnaire requested not only the ticking of boxes but also comments. This summary sets out the statistics from the boxes and summarises (omitting duplication) the wealth of comments. Proportions in the pie charts are in relation to the total number of people answering the question.

1. Which part of Great Canfield do you live in? (Please ring one)

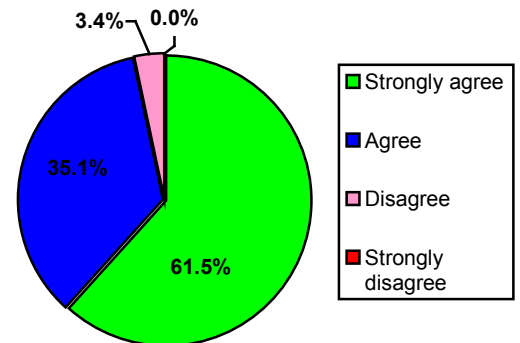
- North (Puttocks End, Hope End)
- Central (covers Green Street from Canfield Hart to Badgers; Marsh Lane, Fitzjohn's End, Cuckoos Lane, Ashfields)
- East (Bacon End)



## BUILDING FORM, STYLE & PURPOSE

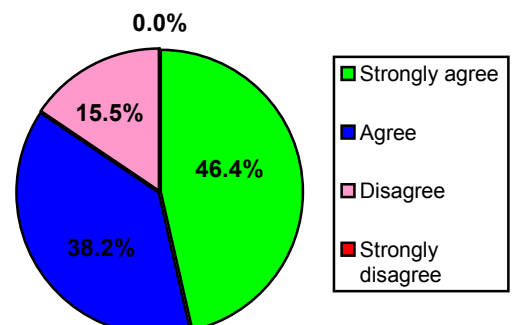
2. Any new building or conversion should be sympathetic in style and design to property in the immediate area

'Sympathetic' in style should not necessarily mean the same – we need not have exact copies, we want buildings that are attractive to live in and to look at! – but they should be in sympathy with the area: most should be sympathetic but a few could be strikingly different: we must, however, allow style to change as it has done over history



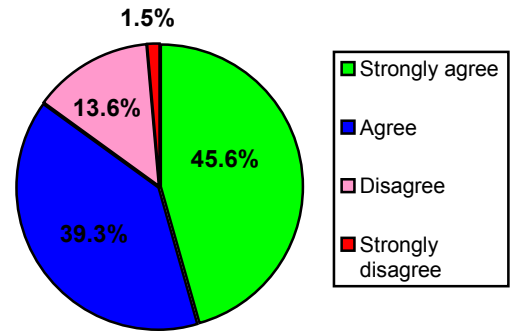
3. Windows, doors and roofs of new houses or conversions should match the style of the existing or nearby property

Most should match but – could be strikingly different: where possible but fitting with design of the dwelling: we must, however, allow style to change as it has done over history



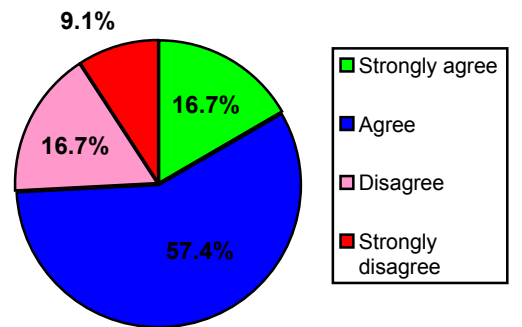
4. *Roof heights should be in keeping with adjacent buildings*

Most should be in keeping but – could be strikingly different: we must, however, allow style to change as it has done over history



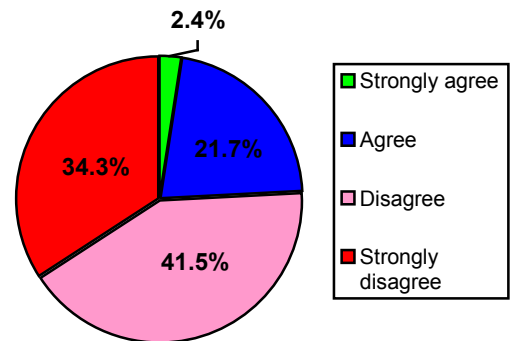
5. *The conversion of redundant farm buildings to private houses should be encouraged*

We have enough barn conversions – all virtually identical in style and reflecting little of the character of the original buildings’: within reason: if the alternative is new build: encouraged as opposed to new building: we would have preferred the question to have read “allowed” not encouraged, conversion should be allowed only for buildings genuinely redundant: each on individual merit



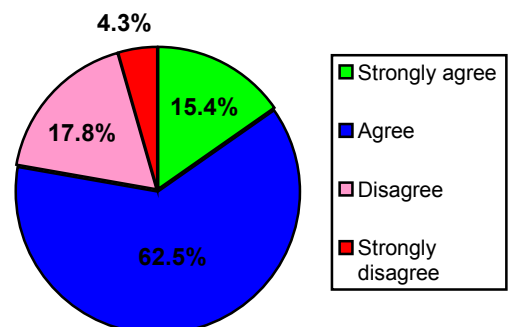
6. *The conversion of redundant farm buildings for industrial use should be encouraged*

Agree for light industrial only: they are erected without the normal planning restrictions to meet a particular need and when that need changes or ceases to exist they should be demolished not used as a back door route to industrialisation



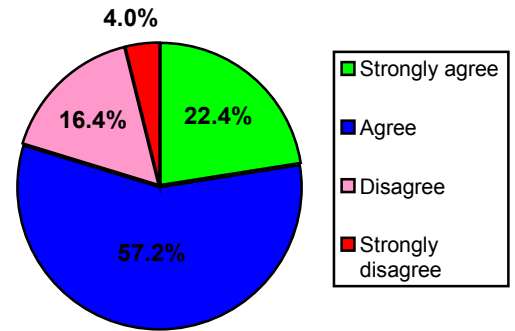
7. *Modern innovative design which is compatible with local character should be allowed*

Agree only if exceptional

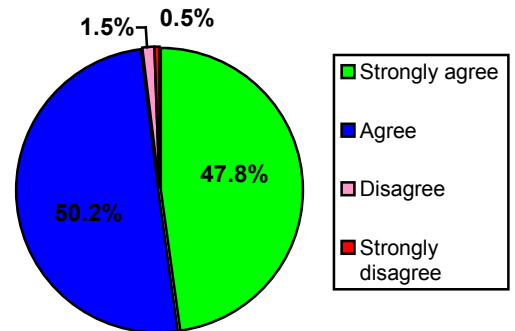


8. *Design concessions should be made to permit sustainable and renewable energy measures such as domestic turbines and solar panels*

Disagree at present



9. *Fences, gates and walls should be compatible with our rural setting*



10. *Please make any other comments you wish about building form, style and purpose*

**Building design**

*Should be traditional* Building character should be maintained, using local materials.

*Would allow modern design* Much of Great Canfield’s charm lies in the diversity of styles and ages: modern designs should be integrated with the local character: new designs should “suit their plot” - they do not need to match existing buildings or we will not be showing what our “age” in housing designed - we have Elizabethan, Georgian, and we must show our design for our times: any new build should be well designed and imaginative, not necessarily traditional: I would love to see a truly modern design in Gt Canfield as long as it was high quality.

*General* It is important to keep the existing rural character of the district: some UDC “Style Guides” given in the SPD on extensions are only of use in an urban setting – some guidance on what does and does not work in a rural areas is needed: native species of trees and hedges should be used.

**Conversion of Redundant Farm Buildings**

*Allow* Redundant farm buildings should be converted to save using new plots of land for new buildings: for industrial use so long as there are little or no effects on the village: and, if of architectural and historical value, to preserve them.

*Disallow* There should be no more barn conversions: old derelict farm buildings which are an eyesore should be demolished

**Extensions**

*Allow* Annexes should be allowed to cater for elderly relatives or provide separate accommodation for young adult family members.

*Disallow* The size of buildings should be similar to surrounding properties – preventing more large extensions resulting in ‘manor’ size properties

## **Ecological issues**

*General* Ecobuildings should be encouraged: we need to be green but needs careful thought and design

*Solar panels* OK: but need to be unobtrusive

*Wind turbines: Allow* If unobtrusive

*Disallow* No turbines

## **Limitations as to use**

light industrial use:

*Allow* small businesses provide employment for locals

*Disallow* industrial buildings would increase HGV traffic

pub, restaurant, shop or store, affordable housing, offices

11. *How if at all would you like to see Great Canfield develop?*

## **Some new development (45)**

Small, slow, piecemeal approach with no mass developments, maintaining its rural village character, shape and form: acceptably near to existing properties: to keep the village alive, with a good community spirit with young, middle and older people: in small groups of houses: only the odd single new build as infill: to match its own needs, not that of local government or property developers: in keeping with its rural past: and with a more central feel to village and a greater sense of community and interaction between residents: as little as possible, we do not want to become part of High Roding Existing homes should be allowed to extend / show to suit modern family demands: no large developments: individual new builds on brown field sites either modern or traditional should be allowed as suitable. A limited number of individual dwellings: any new building going hand in hand with facilities: shop, tennis courts, more hedges & trees, playground etc: no new major development, I am not against householders improving their homes with extensions or the odd house on a brown field site.

## **No new development (39)**

It is fine as is and we would not wish to see further development – this would spoil its charm: Great Canfield is very much a rural spread out village, sleepy without modern amenities to service the influx of housing estates: low cost housing would be of a quality completely at odds with the rest of the housing stock: to disturb this countryside in development would be tragic: we should retain Essex village life: there's enough development going on at Takeley: there's plenty of spare land available without destroying centuries-old villages: the beauty of its open spaces, once lost, can never be restored.

## **Some development but limited as to use (14)**

Affordable housing *Allow* – 5 At present very few younger families can afford to live in Great Canfield: find ways to develop existing buildings for the benefit of local first time buyers and elderly.

*Other* – 1 some farmers sell off 'tied cottages' or other property and then apply for new housing for employees which depletes the stock of affordable housing and is an abuse.

Village amenities – 4 Some shops, a pub and a tennis court would be welcome

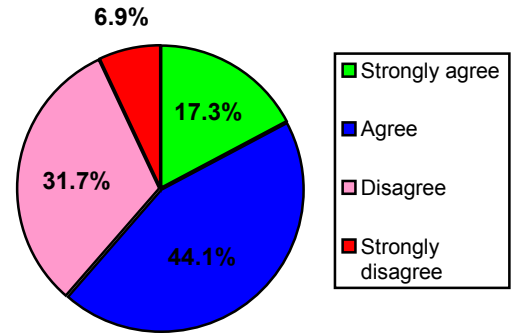
## **Other**

Community projects are to be encouraged and more community based facilities would be nice, perhaps centred around the village hall: as a farming area, should only be developed according to the needs of farms: but farmers should consider visual impact on near neighbours and the village as a whole when erecting new barns: let the market dictate this.

**COMMUNITY & SETTLEMENT**

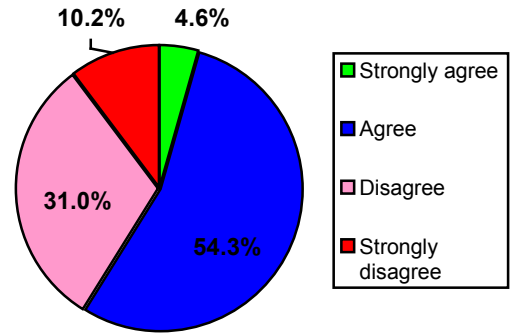
12. *A range of houses by cost and size is needed to maintain a village population with a mix of age and income*

Along with amenities



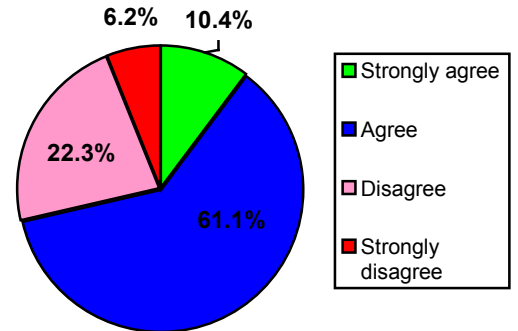
13. *It is acceptable to combine small houses into larger single dwellings*

Depends on situation e.g. big plot: these options give young people the opportunity to remain in the village as their families expand.



14. *It is acceptable for an extension to change the size of a house significantly*

As long as consistent with surrounding property & in proportion to plot size: if done with the in keeping of this existing property and the plot size: depends on situation e.g. big plot: disagree – unless sympathetically done: depends on individual circumstances/size of plot/style of extension and original houses etc.



15. *Please tick any option that you support for new development:*

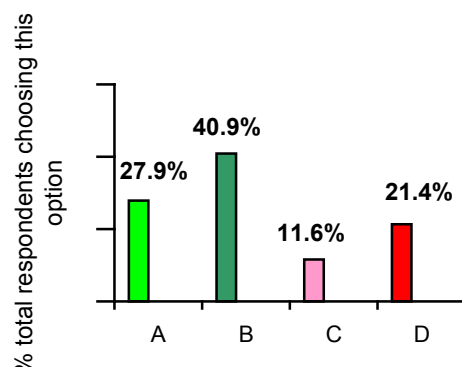
Numbers of respondents answering per box	No development	Single Houses only	Small Groups of 2-10 houses	Larger estates of over 10 houses
North (Hope & Puttocks Ends)	60	90	29	4
Central (Green St & roads off)	63	76	26	1
East (Bacon End)	66	79	27	1

I would prefer just single house but that's because I live here! depends on particular situation e.g. brown field/community benefit/what other facilities exist: only development should be on old nursery site (ticked single houses only, North): not applicable, this is a leading question depending on where you live

16. *In the event of new housing, preference should be given to (please tick as needed)*

- A first time buyers/low cost housing
- B family houses 3-5 beds
- C the elderly
- D None of these

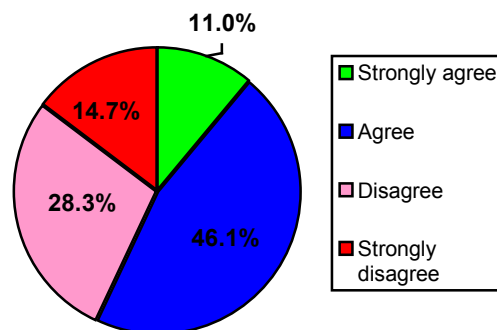
No facilities: no amenities: no bus service



17. *A survey should be undertaken to assess the need of local people in Great Canfield for (please ring) affordable /sheltered housing/both/other (please specify)*

Of those agreeing or strongly agreeing, 20 specified affordable housing, 3 sheltered housing, 42 both, and 4 other.

Needs of family to remain in area: strongly disagree – no need for affordable housing



18. *Over what time scale should this development be absorbed?*

Never – 15

Up to 5 years - 10

5 to 10 years - 22

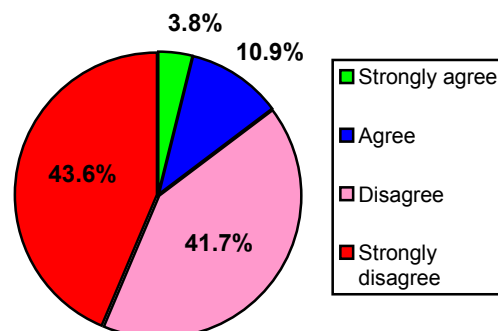
Up to 20 years - 21

More than 20 - 100 years - 4

Unspecified – 18 Slowly: as long as it takes: locals only, no affordable housing for non locals: no major new builds only in fill over time: to coincide with airport expansion: what development?: development has not been agreed upon: as needed by those living in Gt Canfield.

19. *There should be more light industrial development in Great Canfield*

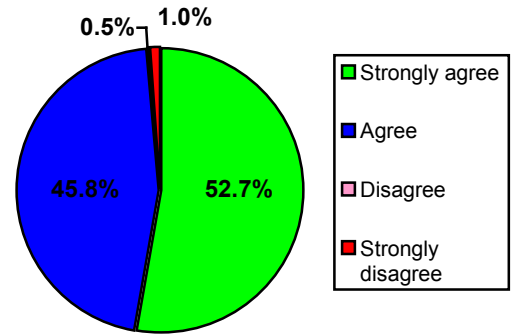
There should be LIMITED light industrial development in Great Canfield: feel neutral really: agree, for local people to support village



20. *Native trees and hedging should be used to manage the visual impact of (please ring) new housing/industrial development/c both/d other (please specify)*

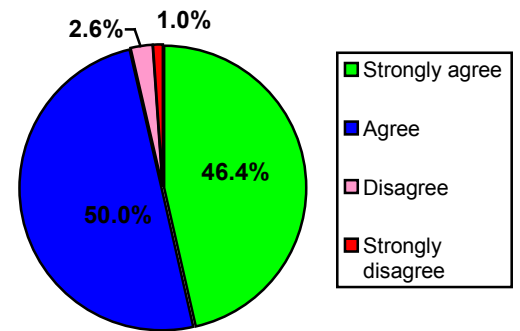
Of those agreeing or strongly agreeing, 10 people specified new housing, 1 industrial development, 116 both, 3 other, and 2 "all".

All: no new housing: you already have to do this anyway: great care is needed if bunds are used instead e.g. those visible from Bacon End are ugly: strongly agree – other – visually intrusive modern farm buildings: disagree that should be more industrial development



21. *The historic layout of the village into "Ends" linked by limited linear development should be maintained*

No attempt should be made to link the "Ends" with ribbon development



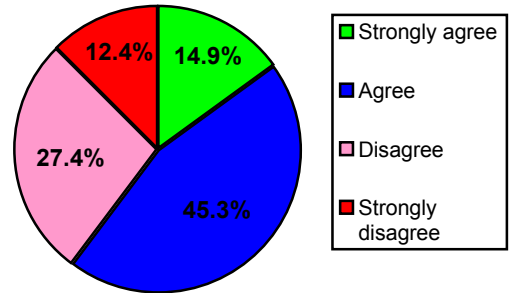
**ROADS**

22. *The road system is suitable for current traffic conditions*

*If you disagree, what should be done to improve the situation?*

**Restriction on large vehicles (34)**

Restrict large vehicles and horseboxes: limit large vehicles to access only: establish weight limit except where access is required: weight limit over bridge at Hope End should be enforced – it is frequently ignored: with Ashfields getting built up and working fully with horse events etc., we will have horse lorries and vans more often: more and more traffic is using these roads including large lorries possibly due to SatNav: discourage through traffic, whether private, LGV or HGV by speed limits and other means including request to Operators of GV: weight and size restrictions are needed if verges are to survive: establish passing places where this does not damage householder convenience: roads are not wide enough for modern farm vehicles: less industrial development: any development bringing in more heavy lorries should be discouraged: really large vehicles are using narrow roads causing oncoming vehicles to back up, sometimes a significant distance: either stop large vehicles or provide better passing places: no big lorries (HGV).



**Introduction of speed limits (32)**

Speed limits: 40 mph limit: 30 mph limit: speed restrictions in certain parts of the village: Green Street needs a lower speed limit: Reduce speed of traffic between Peckers Farm and Cuckoo's Lane: speed restrictions before there is a nasty accident: visual speed retardants should be considered: calming measures needed to limit speed of traffic

**Improvements and Repairs (15)**

More passing places: improve the repair of smaller roads with large volume of traffic: fill in potholes: road improvements with pavements: due to the development the traffic has increased and there is significant damage to the road & verges: verges should be maintained to stop roads getting wider/faster: where possible improve visibility on bends etc: keep good visibility at the junction of Bacon End with High Roding road: widen the roads by the banana depot: improve surfacing and provide more passing bays Improved passing places

**Other**

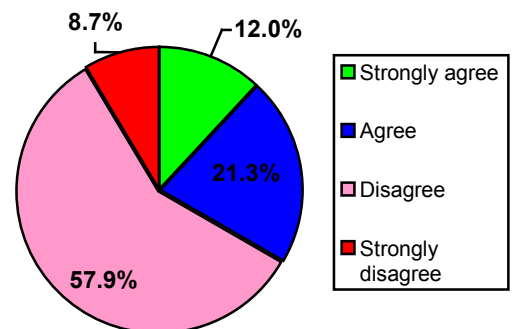
reduction of 'rat run' traffic: quiet lanes would be beneficial: do not widen the roads: the road system is not suitable but we live in a car society: speed limits are disregarded, lorries are needed: short of widening the roads not much can be done: inconsiderate use of our roads is apparent, i.e. litter and speed: no road humps: no cameras: I don't think anyone can: better management of narrow roads / passing places etc: only just suitable but whilst we have SatNav, building works, on line shopping, 2 car homes, this is not going to improve

23. *Facilities for pedestrians should be improved*

*If you agree please suggest how this can be achieved*

**Improvements to verges, kerbs and footpaths (24)**

*Verges:* Verges should be managed to enable pedestrians to use them as a path or refuge from traffic, particularly when walking with small children or dogs there is a constant threat from speeding or too large





vehicles: many verges are just piles of soil dumped when digging out the ditches: maintain verges at suitable height and width - in many parts of the village you are forced to walk on the road. It is not always possible for pedestrians to step up and down the verges - pedestrian refuges at road level might help: better verges: footpaths marked more clearly

*Kerbs and pavements:* By having clearly defined kerbs wherever possible: if there is more development there would be more need to be pavements etc. but at the moment it is ok: pavements and/or road widening: provide pedestrian lay-bys

*Footpaths:* By use of existing footpaths: more footpaths: hard with asphalt, but maybe verges should be kept mown: where possible make grass or tarmac walking at least on one side of the road: Could small walkways be incorporated into areas around fields adjacent to roads? Footpaths on dangerous bends only: on lots of back roads, it would be nice to have a running path

### Introduction of speed limits (9)

By speed limits: 30 mph: speed limit in Green Street

### Quiet lanes (2)

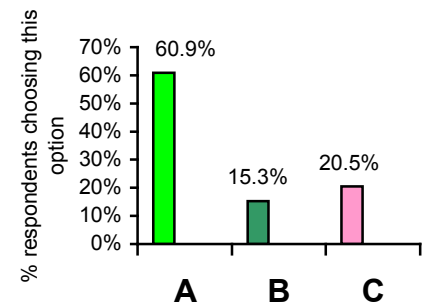
Quiet lanes status, would give pedestrians, riders, etc., precedence over cars and lorries

### Other

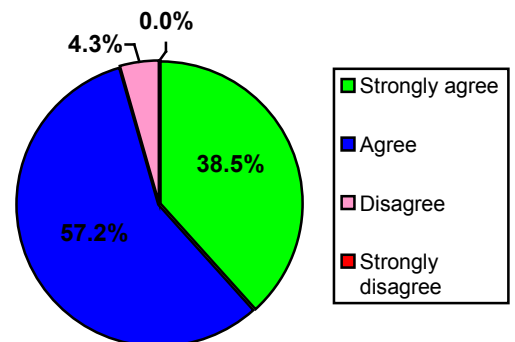
Signs warning cars of pedestrians and horses should be put up to warn drivers: lighting in designated areas: I disagree with pavements, I agree with the quiet lane scheme: agree but uncertain how can be achieved.

24. *Ways to limit vehicle speed through the village should be pursued (NOTE: current rules and regulations make this difficult to achieve)*

- A Speed Limits
- B Speed bumps and constrictions
- C No need

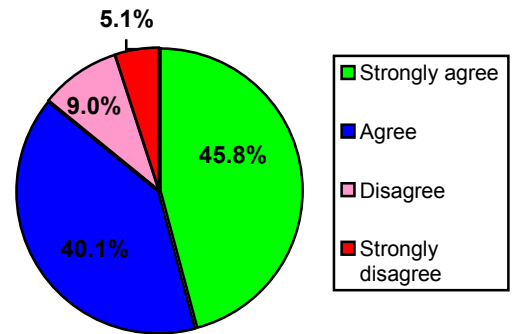


25. *Great Canfield should press to limit the number and size of signs to those needed for essential information and the safety of road users*



26. A network of "quiet lanes" through the village should be introduced (this is a new category of designated minor roads to be used at safe speeds. Further information can be obtained from the Council for the Preservation of Rural England at [www.cpre.org.uk/quiet-lanes](http://www.cpre.org.uk/quiet-lanes))

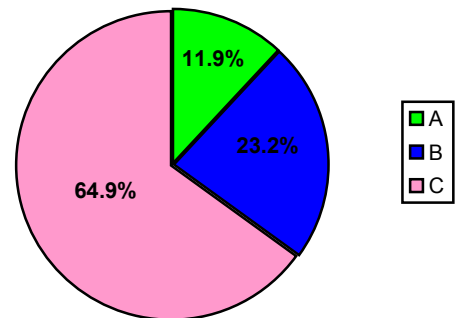
Where would you put these lanes? depends on details: agree if enforced



27. The number of large vehicles going through Great Canfield is

- A Not an issue
- B Not a problem now, but could be later
- C A problem now
- D No opinion

If vehicles are a problem, what are the main issues for you?



### Damage to roads and verges (39)

Damage to often poorly maintained roads and verges: large vehicles at speed forcing cars into verges: and to hedges: roads are not wide enough for two larger vehicles to pass each other – which can damage the grass verges: large lorries constantly eat into the grass verges, cracking drainpipes and destroying carefully maintained borders: over the years this has caused many feet of verge to be lost: eroding verges making roads wider & faster: weight restriction needed: driveways damaged where large vehicles pass each other: local agricultural vehicles of large size and with large attachments contribute to the destruction of verges which they make no effort to repair: agricultural vehicles leave dangerous amounts of mud – if they want to use public roads paid for by all they should ensure the safety of other road users and clear it up: the verges at the side of the roads in the village are constantly turned to mud because of HGVs: turning lorries at Hope End damage the green at Bullocks Lane: damage to trees hedges and verges,

### Blocking roads (23)

Lorries which often cannot back up take up all road width and block narrow lanes with blind bends: many with no business in Great Canfield: includes horseboxes and carriages: speed of large vehicles especially round blind corners: they do not tend to pull over to let traffic pass: inability of normal cars to pass without delay, reversing, etc: not a congestion problem: not being able to get through the village at weekends due to horseboxes when there is an event in the village: either restrict lorry size or make a network of passing places: local agricultural vehicles of large size and with large attachments rarely stop at convenient passing places: the increase in horse boxes/vans has caused a problem on certain days and can be dangerous: large vehicles blocking the roads

### Noise (15)

Noise: causes property to shake: large vehicles are extremely noisy and selfish drivers

### Speed (12)

Speed of vehicles is the problem: people who assume it is everybody else who should get out of the way: local agricultural vehicles drive at excessive speeds: speed of vehicles, mainly those using our lanes as a cut through: too many large vehicles going too fast on narrow lanes.

### Weight limits (10)

Large vans and lorries are still using the bridge out onto the B1256 even though there is a 3 ton limit

**Safety (10)**

Risk of accidents as they are too big to get past on narrow roads: going too fast to stop: danger to pedestrians, cyclists, horse riders and animals: danger to other traffic

**Rat runs (6)**

Use by non local traffic as run throughs: the number of vehicles, especially large ones, which use the village as a cut through between the Rodings and Takeley roads: vehicles mostly heading to High Roding and beyond e.g. HTP lorries

**Lack of courtesy (5)**

Inconsiderate drivers using lanes on way home from industrial units: company vehicles driving through as a cut through too fast, with no care: drivers of large vehicles are uncourteous: I know of people having been pushed off roads by lorries

**Passing places (3)**

lack of passing places

**Pollution (2)**

Pollution

**Damage to trees (1)**

Large vehicles damage trees, resulting in trailing broken branches becoming a hazard

**Other**

Some HGVs based in the village – not an issue for access only: Great Canfield is a working village – lorries and large trailers are necessary: problems in parking: a large increase in commercial vans, because of increased commercial activity (including online shopping) and SatNav.

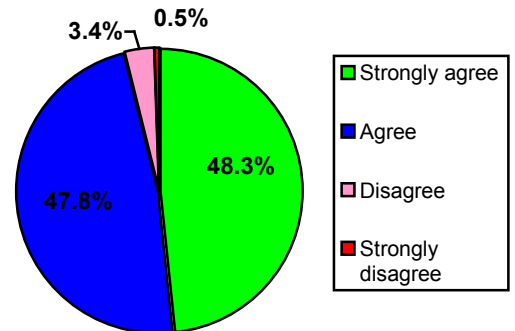
**Solutions**

Ban lorries and horse trailers: large vehicles limited to access only and farm vehicles: heavy vehicles speed restricted: large vehicles and horse boxes from Ashfields should be encouraged to access the village from High Roding

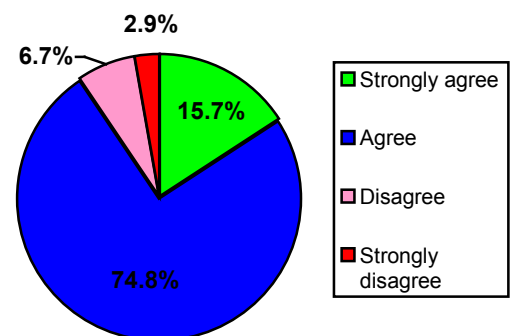
## GENERAL ENVIRONMENT

28. *It is important that resources be spent on preserving hedgerows and trees*

Where branches are hanging off they cause a danger and should be removed rather than simply tied back: the junction at Bacon End / Ongar Road not trimmed to enable vision towards Dunmow.



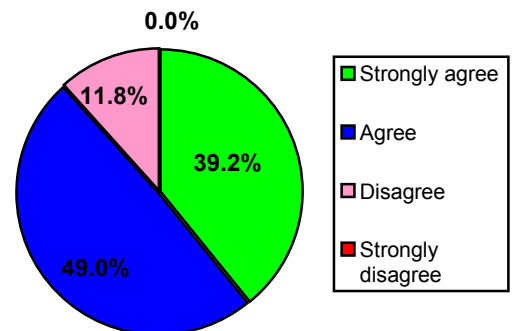
29. *The state of hedges in the village is acceptable. (Hedge cutting is dependent on Highway Authority budget constraints and Regulations – e.g. no cutting during nesting time etc)*



30. *It is important that resources be spent on preserving road verges*  
*If agree, what measures should be taken?*

### Repair verges (36)

Verges and paths should be regularly maintained: highways to repair grass verges after the winter to maintain agreed width of road, not patching road edges with tarmac: must look natural: keep edges low: keep drains and ditches maintained for water overflow problems: road verges cut twice a year – limited to one width of cut: foliage should be cut back for better vision for traffic and pedestrians often in summer months: need discussion on how this could be maintained: the existing road dimensions form an intrinsic part of the character of the village – the width should not be increased because of erosion, but should be restored: notes taken of vehicles that damage the verges and made to pay for the maintenance: perhaps local farmers would be prepared to help with reinstatement: they are an essential part of the village character: no kerbs Cutting grass, general maintenance



### Protect verges (18)

Allow residents to place deterrents on verges: white stones on boundaries: posts or fencing where the verges are being damaged: bollards or kerbs in places: 'natural deterrents to vehicles': stop people parking on them: no kerb stones - kerb defences made to be legal, as most are right near the roadside: not with stones or other obstacles on edge as at Bacon End – very dangerous: pegs or stones to mark the verges edges: allow placing of rocks and posts to stop cars going onto verges with provision of proper passing places.

**Restrict large vehicles (13)**

Limit vehicle size and speed: stop heavy vehicles from driving on verges: by restricting wide vehicles: no big lorries

**More passing places (11)**

More passing places: higher verges: narrow the roads to make squeezing past impossible – then add passing places: where this is not to the detriment of existing householders: restricted use of kerb lines and positive construction of passing places: better passing places ?

**Traffic measures (8)**

Slow vehicles down: 30 mph limit: reduce traffic: prioritise direction of traffic at narrow points: weight restrictions: a little more courtesy on the roads, ie use passing places get out of the way for lorries etc. they cannot pull over because of their weight

**Signage (6)**

Signs and posts should be erected to keep vehicles off the verges

**Road repair (6)**

Wear and tear on the road surface has a knock on effect on the verges: roads when repaired should not pave over damaged verges: fill potholes

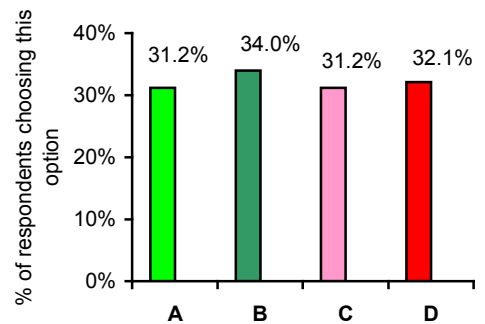
**Other**

Villagers themselves should be encouraged not to run over the verges: Council should work in partnership with residents: where hedgerows border someone’s property they should take some responsibility for maintenance: cannot see how it can be done without visual impact. Judicious road widening ? Shoot anyone who drives on them !!!

31. *Footpaths and bridleways should be ...*

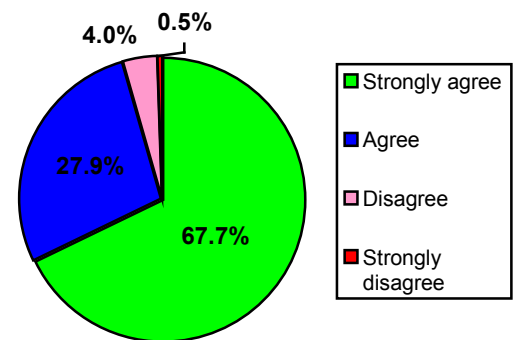
- A Better promoted with better information
- B Cleared more effectively
- C Waymarked better
- D Fine as they are

When footpath is ploughed the farmer should be made to follow the law and reinstate: please note I don’t think they are in a bad state



32. *It is very important that existing open spaces in the village be kept green and undeveloped*

Sympathetic in style with the area: cricket pitch, Green Street, Church End, Bacon End, view across Bury Farm from Church End



33. *Are there notable views in the Parish that should be preserved? If so, please specify*

**General (21)**

All of it: all the open views of fields & countryside: all notable views within the Parish should be preserved: views from all the footpaths: it is lovely to look between the trees and be able to see the uninterrupted views over the fields: there are many offering a hint of dwellings seen across fields that have hedges and copses, e.g. from Green Street to Little Canfield Church, but the view from Bullocks Farm is spoilt by Crumps Farm: sun setting over the fields: none

**Church End (20)**

Church End Area: north side of Church End: Church: Church yard: Church from the bridge over the River Roding: the area around the Parish Church

**Motte & Bailey (12)**

Motte and Bailey: from High Roding: from the bridge over the River Roding: do we make the most of our Mott & Bailey - there is no footpath access I believe?

**Green Street (8)**

Green Street: the Chestnut avenue: the Chestnut avenue from Pound House to Hellmans Cross: Chestnut Villa to Little Canfield Church: between Hellmans Cross and Peckers: the open rural character of Green St.

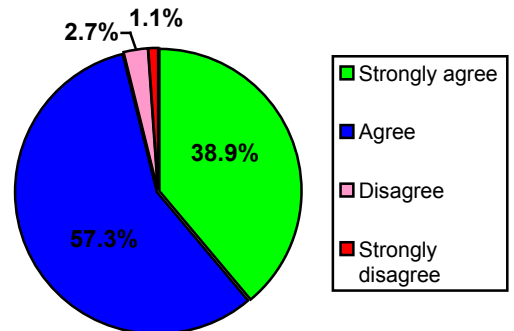
**Cricket Pitch (3)**

**Other**

Roding Valley from The Hall Farm: Red Post Box and Red Telephone Box: bottom of Fitzjohns: Stocks: Village hall & functions: Views of Hart Wood: view from Oak Lane:(Jack's): Bacon End green: Hart Wood: Boxley Lane to High Roding: Fields from Boxley Lane: Oaks along road to Bacon End: View from northmost point in Bacon End south across Great Canfield to High Roding wood: the two ponds should be made a feature as well as the banks of the River Roding: looking towards High Roding and down the Roding Valley.

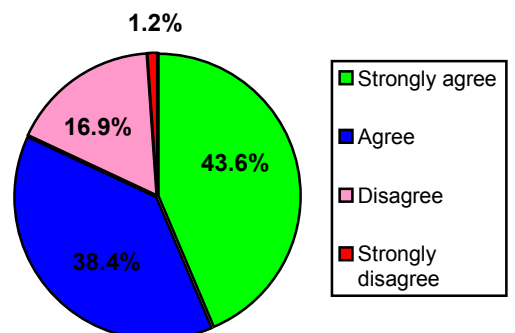
34. *It is important that the biodiversity of the village be preserved*

What does this mean? P.C. twaddle: this requires the active co-operation of the farming community, some farms are much better than others: what is bio diversity?



35. *I am concerned about the Crumps Farm Composting application*

Insufficient information to judge: I know nothing about it: not aware



36. *Light/noise pollution is a concern*

Of those agreeing or strongly agreeing, 56 people specified light and 64 noise pollution.

**Light**

*House (8)*

Too many unnecessary strong and glaring 'security' lights on permanently or on timers Floodlit homes: many houses have acquired an urban environment with their outsides lit up like Christmas trees day and night: too many houses look like pubs or status symbols

*Airport (3)*

Light pollution from Stansted Airport

**Noise**

*Stansted (4)*

aircraft noise: ground noise: no more aircraft

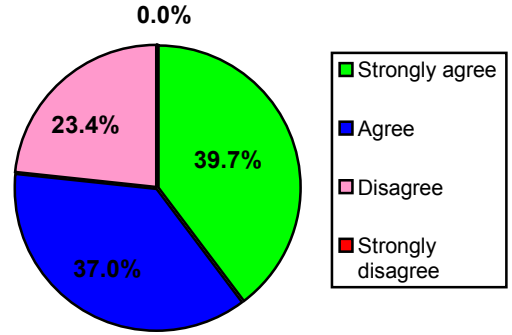
*Ashfields (2)*

Non-stop loud: noise from Ashfield on event days etc

*Vehicles (1)*

Heavy vehicles

*Other:* In the future it is.



37. *Do you support BAA's application for a second runway at Stansted Airport?*

Y Yes

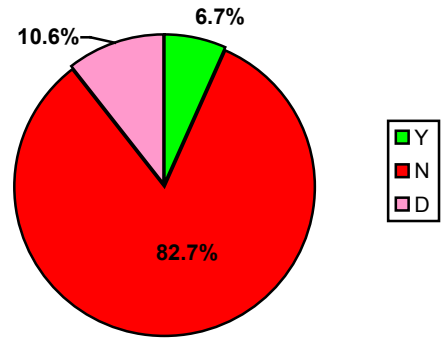
N No

D Don't know

*Yes* It is inevitable. I feel sympathy for someone who has lived here before the airport

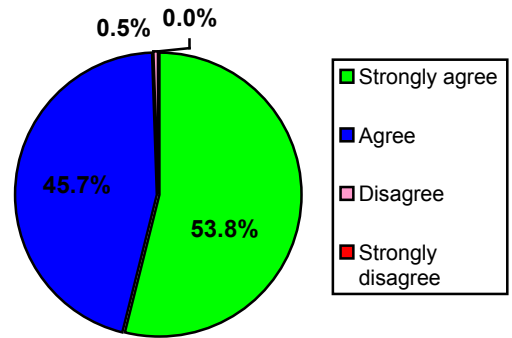
*No* Please note I use the airport about 5 time / years so I can't be too hypocritical. it's OK as it is: where will the poor deer, foxes, badgers go? Makes one mad. Why can't folks stay in this country like everybody used to years ago. We were HAPPY then.

*Other* Not bothered either way



## GENERAL

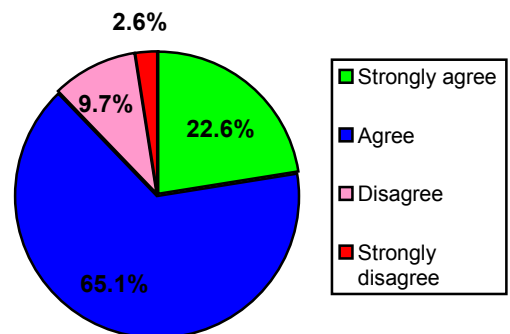
38. *A Village Hall is an important asset for the Village*



39. *The current Village Hall is satisfactory for Village events*  
*Any further comments to questions 38 and 39*

### Satisfactory at present (11)

Fine as it is: should be protected at all costs, not only for village events but to promote village life past and present: as it is not used as much as it could be, why change it?: do not lose it, use it: the old village hall is so traditional and some things should be preserved, not changed for change's sake: better than Ashfields – very cold when playing carpet bowls: occasionally a larger hall would be welcome, but it's limited size makes for a better atmosphere more often than not: having no village hall as such, the parish hall is adequate at the moment: I'm not sure that I could vote anywhere else.



### Parking (8)

More parking spaces

### Needs improvement (5)

Money needs to be spent to improve the village hall to make it more comfortable and more welcoming: needs refurbishment at limited cost: some improvements needed to village hall

### Courses (2)

More courses, not everyone loves Pilates! More publicity, perhaps on notice board at Hope End: Is it possible to use it for more classes e.g. art or WEA type lectures?

### Other

Its current usage pattern is a sad reflection of a trickling away of community spirit in the village: we should have joined forces with the Cricket Club and have a larger pavilion that also could be a Community Centre: some events could use the cricket club with bar: the village hall is far too small for many communal events: an opportunity to expand/amalgamate was lost: it's a church hall not a village hall: if the village hall is sold by church, consider buying it – or replace with new one: We would have preferred the question to have been "the current Village Hall is an important asset for the village" - the answers to questions 38 & 39 could have been "yes" and the answer to the question posed above is "no"



40. *The following services should be provided*

- A Mains Gas
- B Street Lighting
- C Mobile Masts
- D Broadband Connection
- E Wind Turbines
- F Main Drainage
- G Bus Service

**None (8)**

None: none, it is suitable at present for rural environment: do not spoil what we've got: don't urbanise countryside: I do not want any more houses & I have a concern that mains gas & main drainage will bring them

**Wind Turbines (4)**

*For* – 2 Not against Wind Turbines, wind turbines would be well situated to landfill areas.

*Against* – 2 No wind turbines

**Bus (3)**

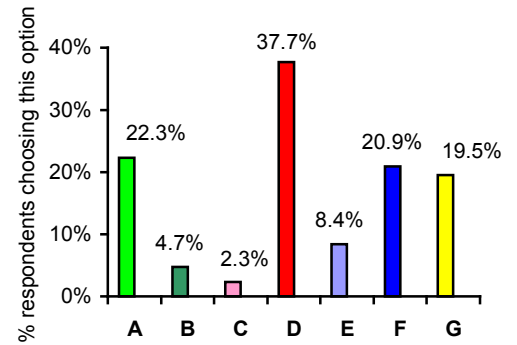
Some innovative form of "taxi bus" is more realistic than traditional bus services: in theory a bus would be good – doubts it one will be provided though!: a regular bus service is unlikely to be practical – however what about a voluntary service with the local community bus to e.g. Dunmow/B.S on market days?

**Broadband (3)**

Why are we one of the 5% in the UK that can't get a broadband connection and only 10 mins from the M11 (nb from Ashfields): Green St. has access to broadband

**Other**

Pub: theatre: cinema: ten pin bowling: Bottle bank( at Church End or the Hall?): reinstate the skips at the Church: a library van stop at Helman's Cross: Equine facilities and cross country jumps on bridle paths: against street lighting: we would just like an uninterrupted electricity supply / too many power cuts



41. *How long have you lived in the village and why did you move here?*

**Up to 5 years (40)**

**6 to 10 years (26)**

**11 to 20 years (42)**

**More than 20 years (54)**

**Since birth (14)**

Rural, village life – 41

Peace & quiet, tranquillity – 31

For reasons of work – 11

Liked the area – 10

Family and friends – 9

Liked a specific property – 12

Access to: London – 6

Other – Bishop's Stortford: Dunmow: Cambridge: Chelmsford: Takeley: Stansted Airport: M11: local pubs

For the children – 6

Equestrian reasons - 5

Larger garden – 3

Marriage – 2

Security, lack of crime – 2

Quality of life – 2  
Privacy – 2

Other – schools: space: unspoilt yet close to amenities: very traditional with no new developments: good neighbours and real country people like us: beautiful views: lack of noise and light pollution: because I am a local Essex man: could not afford to live in the village I grew up in: more room: we thought it a nice place to live: environment: we wanted to bring our children up in unspoilt countryside away from busy roads and streetlights

42. *What are the most important features of Great Canfield for you? What is special about your part of it? What don't you like?*

## **LIKES**

### **Rural aspects (51)**

Unspoilt rural location: rural tranquillity: a quiet village with attractive houses: the still unspoilt beauty of its countryside: the views: greenery and green spaces: footpaths and bridleways: woods, mixed mature trees, hedges and wild flowers and wild life: lack of development.: rural character (cricket ground, fete etc): countryside: accessibility of countryside

### **Open aspects (43)**

Open spaces: open views: open countryside: farming, fields and farmland: uninterrupted views: space

### **Tranquillity (40)**

The peace and quiet: peaceful environment with limited expansion: an oasis from urbanisation of surrounding towns and villages Peace ( although diminishing due to the airport)

### **Community (21)**

Friendly, decent people: good neighbours: supportive community: social cohesion: general feeling of well being: This is a mixed community with different ages from young families to the elderly: established non-changing community good neighbours: community spirit: community feel

### **Specific features (14)**

The Church: Motte & Bailey: Church End: River Roding: the ponds on Green Street: the feeling of balance along Green St: Ashfields Farm - it is important that it stays as an untouched hamlet: the newly built Coach & Polo club & events has brightened up what was a sad misused polo centre

### **Houses (14)**

Attractive houses: mix of housing styles – old and new: interesting houses over the centuries: a variety of housing styles which have evolved not been imposed en bloc: well kept single dwellings: large gardens give privacy: housing layout Interesting and different styles of housing: space between houses: nice homes

### **Village life (13)**

What living in a rural village is all about: but need for a focal point e.g. public house or village green: the quiet country feel of a village mainly unspoilt: an 'oasis' in the midst of an ever encroaching desert but we must consider some development to protect the continuity of the village community: old world nature of the village: it's a rural hamlet, lets keep it that way

### **Wildlife (11)**

Native wild life: birds: deer: wildlife fantastic

### **Unspoilt nature (9)**

Unspoilt: lack of facilities does not encourage visitors: not overdeveloped

### **Access (6)**

to London, Bishop's Stortford, Dunmow and Stansted and M11

**Agricultural character (5)**

Agricultural atmosphere: traditional farming village with a difference to most : the surrounding farm lands associated to Canfield life

**Security (4)**

Very little crime: few vandals: safe environment

**Cricket Club (4)****Historical aspects (3)**

Its history, variety and longevity, reflected in so many ways

**Privacy (3)**

Privacy: seclusion

**Other**

Limited use of signs: the ability to walk our dogs without having to put them in a car: no pub: quiet lanes: footpaths: bridleways: country lanes

**DISLIKES****Traffic (23)**

The amount and speed of commercial and private traffic: traffic too fast on Green Street and blind bends: heavy lorries on narrow country lanes, churning up grass verges: 4 x 4s (inconsiderate drivers): Selfish driving - a refusal to slow down or wait at passing places.

**Housing (11)**

Escalation of house sizes: new builds: large estates: overdevelopment: pressure of urbanisation and risk of losing character

**Stansted (7)**

The airport and impact of expansion: increased aircraft noise: the airport is ruining the whole district

**Ashfields (2)**

Buildings and activities of the equestrian centre

**Light pollution (2)**

The bright lights at Badgers, Ashfields and Perses: growing urbanisation leading to light pollution

**Noise pollution (2)**

Noise: farmers bangs to scare the birds

**Other**

Ugly farm buildings: Crumps Farm excavation works: wheelie bins on permanent roadside display: the ornamental trees on Green Street common are out of place - native or fruit trees would be more rural: lack of village shop / post office and community centre is a pity but not a disaster: lack of hedgerows: the commercial traffic.

43. *What are the most important issues in Great Canfield for you?*

**Concern re Development (44)**

To protect the green belt: loss of countryside: no development: industrialisation: to keep it as undeveloped as possible: pressure for unwelcome development from greedy developers: the threat of housing expansion foisted on us by central govt: that the powers that be are not allowed to override residents wishes on development as is being done over the airport development: fear ( like most people in Essex) that a development of 3500 homes could be visited upon us

Future development of housing to be managed to enable a more affordable type of home to be built whilst still maintaining the character of the village: very small scale development: stopping urbanisation of countryside & restricting harmful development: no development like the present ones in Little Canfield and Takeley): restricting multiple new builds: maintaining the balance across the price range of properties: for Great Canfield to evolve in a managed pattern - it seems to have suddenly found the 21<sup>st</sup> century, this will spoil the village if it expands too quickly: planning difficulties for listed buildings: we are keen to see the layout of the hamlets preserved

Some light industry (controlled)

To see that the farm land remains as farming and not for building or commercial use

Hope End must be considered part of the village and not as a dumping ground for housing like the urban sprawl of Takeley

**Preserving tranquil, rural character (38)**

To remain a traditional peaceful rural village with little or no development: to maintain the character of this Essex gem: to preserve the best of a rural lifestyle: to resist pressure to erode our countryside: To prevent it becoming just a suburb (like villages around London): to preserve our roads, stop them becoming rat-runs and make them safer: preserving the safety of our wildlife: its continued rural environment - any attempt to make any material change would be a mistake

**Concern re Stansted (24)**

The impact and expansion of Stansted Airport, which should be prevented: the amount of airport noise: population growth along B 1256: we must protect our rural communities at all cost – all rural areas Airport

**Concern re Traffic (22)**

Traffic speed, especially along Green Street - speed limits should be introduced: increase in heavy lorries, farm vehicles and horseboxes and the damage they cause – they should be restricted: Canfield Road has had a lot of extra traffic since Takeley has been developed and this and other commuter traffic are making it a rat-run: road safety: traffic – lowering speeds and number of large vehicles: traffic on small roads: the way large lorries use the lanes as a rat run - put in give way signs and narrowed roads: the increase in commercial traffic in the past few years

**Concern re Community (11)**

*Likes*

A happy community: friendly people with little crime: my family farming for 80 years and 'Canfield Bury' and playing Carpet Bowls for 18 years: getting to Church and social events

*Concerns*

There is a sad lack of the feeling of a community working together for the benefit of the village - the VDS is a welcome exception: to reverse the deterioration in community feeling: the future of employment in the village

*Needs*

More community get-togethers: to integrate old and new - a far better balance: to get younger families from all walks of life: to increase the use of the Village Hall and /or Cricket Pavilion for social events.

**State of roads (5)**

Resurfacing roads: Bacon End roads: correct management of roads

**Noise pollution (4)****Other**

Roads and verges: a bus route to main towns, e.g. Chelmsford even if only at weekends: water supply: electricity: ditches cleared of litter, weeds: wildlife preservation: Crumps farm: protecting the wildlife: people moving in & taking over without regard for local farmers: no close circular bridle way routes - safe riding off road

44. *What additional amenities would you like to see in Great Canfield?*

**None (45)**

None: we are happy as it is: there is all we need i.e. post box, village hall and stocks: maintaining the status quo & fear of disruption by airport expansion: we do not need any more amenities

**Public house (27)**

Pub: a comfortable meeting place – bar: for the teens maybe: pub/restaurant

**Shop (15)**

Village shop: a farm shop: community shop run by residents (possibly in the village hall): selling local goods and services: reputable travelling shop, post office, fish van etc. to enable a village shopping morning e.g. based around the village hall or cricket club?

**Utilities (8)**

Gas: mains drainage, but not at a cost of high population: Recycling bins

**Bus service (5)**

Bus service: but vehicle size would cause problems: if there are enough elderly to support it, a minibus to take people to Dunmow/B. Stortford

**Village Hall (5)**

Increased use of the village hall/cricket club facilities as a joint venture as a substitute for our lack of a pub: new bigger village hall, that can be used to promote more village events

**Post Office (4)****Meeting place (2)**

Some form of "Parish Pump" to meet at: it would be nice to have a regular meeting place, possibly the Cricket Club open once a month for a drink.

**Broadband (2)**

Broad band connections for the whole village.

**Other**

Sporting :- A sports centre A football pitch Golf course would be superb facility and fit with current housing/green areas Bowling green Chapel, nature reserve around the river: jumps on bridlepaths: safe off road riding

**General**

Any amenities would need to be costed – better perhaps to maintain what we already have: more efforts should be directed towards Hope End, as we feel like the poor relation, everything seems to go to Great Canfield

45. *Are there any further comments that you would like to make? For example you may wish to consider:*

- *What building materials (for instance timberframe, brick, plaster, concrete, slates, tiles etc) are appropriate for your part of the village and which do you think should be avoided?*
- *What building styles do you associate with Great Canfield? In particular structures, roofs, windows etc ?*
- *What are the really distinctive buildings in the parish?*

### **Styles (25)**

The old timber framed houses are very special: tiled roofing and pargetting to face of building: thatched  
ppfs: mansard roofs – line rendering and plaster: lath and plaster: tile hung cottages: bargeboards

Cottage dormer windows: windows with glazing bars and particularly those with a horizontal only giving a landscape format, e.g. Fanns Farm House and Rosedale – these should not be lost to standard modern cottage style, with smaller portrait formal panes.

Painted front doors.

Mixed height roofs.

Low building line: traditional low rise , low density (large plots ): varied development but generally in pre 1960's style

Well situated in large gardens.

Unity of housing in Green Street.

The village has many different styles of buildings as well as materials which give a good mix of the centuries that it has been an inhabited village

### **Materials (5)**

*Present - 4*

There are a mixture of traditional materials e.g. thatch, peg tiles, timber frame etc: wattle and daub: mellow and soft red brick

*Future - 1*

The materials used should be a good all round mix, not much concrete.

### **Notable buildings (43)**

Church and some of the houses around the church: Fitzjohns: The Grange: Foxleys: Peckers: Cuckoos: Helmans Cottage: Water Hall: Black Hall: Rose Cottages (Alms Houses): Old Post Office: Stone Hall: Poplars: Lavenhams: Salkyns: Great Canfield Park: Rosedale: Village Hall: Jock's Hut: Green Easter (?): M. Wilson family properties: the few remaining original bungalows in Hope End: the cricket club is a valuable and attractive open space: Badgers: house in Puttocks End (can't remember the name): Knights Farm: Bury Farm.

Thatched cottages from Perses to Helmans: Tile hung cottages: thatched cottages: those using the once locally made red tiles: listed buildings especially those from the 16<sup>th</sup> and 17<sup>th</sup> centuries

The timber framed buildings and thatched buildings are wonderfully preserved plus important to the history of Gt Canfield.

There are many character buildings in Gt Canfield and timber framed, thatched buildings would enhance the area. This area has been a farming one over many years and many of the buildings were associated with the farms and this should be kept in mind when planning any new buildings.

Distinctive buildings – the buildings at Church End (including the Church) and similar houses in the village, assuming you mean distinctive of the village as a whole. The Grange, Fitzjohns and Badgers, if you mean distinctive as distinguished.

Woodlands: Thriftwood

## **The Future**

### **General views on development (15)**

It is not a museum and needs to develop slowly to reflect changing times but jealously protecting its rural and historic character: almost all of the houses & buildings are different which sets it apart from a building estate – each new building should be looked at individually – however I would not like to see modern apartment blocks or mobile home type prefab property: would like to see a steady growth of population from all walks of life, a small amount of local employment - without these we cannot progress: Great Canfield sports a variety of different style homes which all seem quite complimentary so far: keep the village atmosphere, but improve the opportunities for villagers to meet more often: the present village is the product of centuries of slow development and an attractive balance of buildings and amenities: affordable housing e.g. small semi-detached cottage style should be available for the children and /elderly relatives of the residents

Each situation should be considered on its own merit! No more 'Potton' type houses – good quality sympathetic design of building: housing 'estates' or small developments should be avoided: some of the 60's builds still haven't mellowed: some old cottages at e.g. Bacon End have lost character because gardens have been replaced by drives and garages which create a bleak urban aspect

Be careful of greedy landowners and developers: would welcome more chance to have impact into community view on development , when we find out it has generally happened.

### **In favour of development being traditional (20)**

Any new building or conversion should be sympathetic in its design and style to its neighbours: generally rendered finish over timber framed however any improvements, extensions or development must be in keeping – timber frame, thatch and peg tiles: the existing style is in general of the thatched cottage type: the thatched properties add to the village atmosphere as well as cottages with hung tiles: red roofs, traditional windows and doors all add character to the area - the property that has had to have three different types of styles (because of the conservation officer probably), look odd and unsympathetic to the area

It is important that the quality of new developments are of a high standard i.e. not estate type housing: No mass produced type housing: avoid crude pastiche of what's here or modern brick built: the bungalows are not really in keeping with the village, including chalet bungalows: I think new UPVC should be avoided - materials that have already been used in the village should continue to be used i.e. tiles, thatch, timber frame etc.

### **Prepared to see development include modern designs (16)**

New buildings should fit with current: each development should be considered in isolation as an individual project and the applicants wishes should be respected to a large extent - traditional styles are "nice" but alternatives could be OK: happy to see modern structures and good modern design in addition to traditional architectural styles: we have to be more prepared to move with the times and not remain a time warp: the well designed buildings of today will be buildings of interest in the future: new innovative building styles should not be prevented just because they are different to what is already there: any new build should enhance not copy

Most of the village has medium size houses built in varied styles and with the materials that were current at the time they were built We have a number of lovely buildings in Great Canfield of various periods – we should aim to be a vibrant community, not a museum, so I support some modern development (and I don't

mean mass produced houses all the same....): trying to preserve historical layouts and prevent industrial uses can sometimes lead to a stagnant area or a desolated village laid over to holiday let: the old houses in Canfield were once new – so no particular aversion to *new* styles: we associate an assortment of building styles with Great Canfield

Features to avoid are large concrete roof tiles, Southfork style designs and tall stockade like fences and gates. Full..? agricultural building “styles” painted black when other colours would work: to be avoided would be any concrete structure of outside facings: not estates but sympathetic development: maintain green areas

After Badgers anything goes

### **Against any development (5)**

Leave things alone, stop keep messing up the country, it does not belong solely to developers, what about my human rights to live in a quiet countryside: we don't believe Great Canfield needs to be developed more than it is: the only way to preserve Great Canfield is to avoid development completely: people move to the country because of peace and quiet, once this is done it cannot be undone - this is just total and wanton destruction.

### **Specific views (1)**

Make security features (lighting and gates) more compatible with the countryside

### **Hope End issues (3)**

Being in Hope End, I would not really want development to be 'in keeping' with what is already here in the most part. If 'affordable housing' is permitted in Great Canfield, I think we should be very careful that it does not lie in Hope End, where it would then become merged further with Takeley – in effect enlarging the spread of mass development into Great Canfield: now that Colindale is built it is not at all in keeping with the rest of the houses in Hope End. It is much bigger than the property that stood there before. Some of the other houses that now stand on the land which was little hidden are huge compared to what stood there before. We need some more houses built here but which will be affordable for our children to buy when they grow up otherwise they will have to move out and only the very well off or people from the towns will be able to live here and that is not fair to the younger generation

### **Crumps Farm (4)**

Crumps Farm development should be strongly resisted

### **Stansted Airport (1)**

Stansted airport development should be strongly resisted

### **Ashfields (1)**

Ashfields is wholly inappropriate to its prominent position. Architecturally it has no merit & would be better suited to the American mid-West. It has no resonance with any existing local building style or use of materials. It is certainly not innovative – its' like can be seen at any Tesco. A perfect example of what not to allow.

### **Other**

Hope End bridge weight restriction should be enforced e.g. refuse vehicles

The village sign is attractive – how about some more to replace some of the utilitarian ones?

Some street cleaning would be nice